

TITLE CLEARANCE CERTIFICATE

of

Plot No. 80, Sector No. 6

about 650 Sq. Mtrs.

of Karanjade Node

Tal. Panvel, Dist. Raigad, Navi Mumbai

by

MANOJ K. BHUJBAL

Advocate

Office :-

2, Ashadeep Apartment,
Near Vasudev Balwant Phadke
Natyagruh, Beside Anil Xerox,
Panvel, Tel. : 2745 6306.

**PRASHANT ASHOK BHUJBAL
(Advocate)****Residence :-**

"Vithai", Bhujbal Wadi,
Podi No.2, Sector-15-A,
New Panvel-410 206.
Dist. Raigad.

Date: 23/08/2018.

TITLE CLEARANCE CERTIFICATE

Sub:- Title Clearance Certificate in respect of Plot No. 80, Sector No. 6, Area about 650 Sq. Mtrs. lying & being at Karanjade, Tal. Panvel, Dist. Raigad, Navi Mumbai, instructed by M/s. Vardhman Developers through it's Partners Smt. Kumud Haresh Shah & others.

TO WHOMSOEVER IT MAY CONCERN**1) DESCRIPTION OF PROPERTY:**

All that piece and parcel of Land known Plot No. 80, Sector No. 6, Area about 650 Sq. Mtrs. lying & being at Karanjade Node, Tal. Panvel, Dist. Raigad, Navi Mumbai, 12.5% Scheme and bounded that is to say:

On or towards the North by : 15.00 Mtrs Wide Road.
On or towards the South by : Plot No. 81.
On or towards the East by : Plot No. 82.
On or towards the West by : 15.00 Mtrs Wide Road.

2) DOCUMENTS :

For the purpose of investigation of title of the said Plot, I have taken search at Sub Registrar Office, Panvel No. 1, 2, 3, 4 & 5 by depositing Rs. 300/- at Sub Registrar Office, Panvel No. 4 by Application No. 2709/2018, dated : 21/08/2018 for 9 years i.e. 2010 to August-2018 in respect of above mentioned property & I also perused the following documents:


Manoj K. Bhujbal
Advocate

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- 1) Allotment letter dated 04/05/2010 issued by CIDCO in favour of 1) Smt. Laxmibai Dharma Koli, 2) Smt. Yashoda Dattu Koli, 3) Shri. Dipak Dattu Koli, regarding Plot No. 80, Sector No. 6, Area about 650 Sq. Mtrs. lying & being at Karanjade, Tal. Panvel, Dist. Raigad, Navi Mumbai.
- 2) Agreement to Lease dated 11/05/2010 between CIDCO and Smt. Laxmibai Dharma Koli & others Registered on 11/05/2010 Vide Document No. 6027/2010, at Sub-Registrar Panvel Office No. 1.
- 3) Tripartite Agreement dated 01/07/2010 between CIDCO and Smt. Laxmibai Dharma Koli & others and Mr. Harshad Vilasrao Satav, Registered on 01/07/2010, Vide Document No. 8125/2010 at Sub-Registrar Panvel Office No. 1.
- 4) Tripartite Agreement dated 20/07/2011 between CIDCO and Mr. Harshad Vilasrao Satav and M/s. Vardhman Developers through its Partners 1) Smt. Kumud Haresh Shah, 2) Shri. Kunal Haresh Shah, 3) Smt. Kirti Hemchand Shah, 4) Shri. Dilip Hemchand Shah, 5) Shri. Yogesh Kantilal Shah, Registered on 20/07/2011, Vide Document No. 9574/2011 at Sub-Registrar Panvel Office No. 1.
- 5) Order of Assessment No. 2018/2857 of Development charges dated 10/08/2018, issued by CIDCO Ltd. in favour of M/s. Vardhaman Developers of Plot No. 80, Sector No. 6, Area about 650 Sq. Mtrs. lying & being at Karanjade Node, Tal. Panvel, Dist. Raigad, Navi Mumbai, Vide its Letter No. CIDCO/BP-15870/TPO (NM&K)/2018/3015, dtd. 10/08/2018.


Manoj K. Bhujbal
Advocate

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- 6) **Development Permission along with Commencement Certificate** dtd. 10/08/2018 issued by CIDCO Ltd. in favour of M/s. Vardhaman Developers through its Partners **Smt. Kumud Haresh Shah & others**, of Plot No. 80, Sector No. 6, Area about 650 Sq. Mtrs. lying & being at Karanjade Node, Tal. Panvel, Dist. Raigad, Navi Mumbai, Vide its **Letter No. CIDCO/BP-15870/TPO (NM&K)/ 2018/3015**, dtd. 10/08/2018.
- 7) **Report of Search** carried out at Sub Registrar Office Panvel No. 1, 2, 3, 4 & 5.

And I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is company within the meaning of the Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2nd Floor, Nariman Point, Mumbai 400 021.

That the CIDCO has been declared as a New Town Development Authority under the provision of Sub - Section 3-A of Section 113 of (Maharashtra Regional & Town Planning Act, 1966) Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "The Said Act") for the New Town of New Bombay by Government of Maharashtra in exercise of its Powers for the area designated as site for the New Town under Sub-Section (I) of Section 113 of the Said Act.

That the state Government has acquired land within the designated area of New Bombay and vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113 of the Said Act.


Manoj K. Bhujbal
Advocate

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That by virtue of being the Development Authority, the CIDCO has been empowered under Section 118 of the Said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the Said Act.

That the immovable property consisting of Plot No. 80, Sector No. 6, Area about 650 Sq. Mtrs. lying & being at Karanjade Node, Tal. Panvel, Dist. Raigad, Navi Mumbai, is allotted by CIDCO Ltd., on lease basis for Sixty (60) years in favour of Shri. Maruti Andhalya @ Janu Khutale & others by Lease Agreement 11/05/2010 Registered on 11/05/2010, Vide Document No. 6027/2010, at Sub-Registrar Panvel Office No. 1.

Later Tripartite Agreement dated 01/07/2010 was executed between CIDCO and Smt. Laxmibai Dharma Koli & others and Mr. Harshad Vilasrao Satav, Registered on 01/07/2010, Vide Document No. 8125/2010, at Sub-Registrar Panvel Office No. 1, regarding Plot No. 80, Sector No. 6, Area about 650 Sq. Mtrs. lying & being at Karanjade Node, Tal. Panvel, Dist. Raigad, Navi Mumbai.

Later Tripartite Agreement dated 20/07/2011 was executed between CIDCO and and Mr. Harshad Vilasrao Satav and M/s. Vardhman Developers through its Partners 1) Smt. Kumud Haresh Shah, 2) Shri. Kunal Haresh Shah, 3) Smt. Kirti Hemchand Shah, 4) Shri. Dilip Hemchand Shah, 5) Shri. Yogesh Kantilal Shah, Registered on 20/07/2011, Vide Document No. 9574/2011, at Sub-Registrar Panvel Office No. 1, regarding Plot No. 80, Sector No. 6, Area about 650 Sq. Mtrs. lying & being at Karanjade Node, Tal. Panvel, Dist. Raigad, Navi Mumbai.


Manoj K. Bhujbal
Advocate

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By virtue of the said Tripartite Agreement dtd. 20/07/2011, Order of Assessment of Development & Development permission along with Commencement Certificate dtd. 10/08/2018, M/s. Vardhman Developers through its Partners Smt. Kumud Haresh Shah & others have got every right to develop the said Plot and to construct the building there upon according to the plans sanctioned by CIDCO. Now the title of M/s. Vardhman Developers through its Partners Smt. Kumud Haresh Shah & others is clear & marketable and they can develop the said property.

On the basis of the above document placed before me, I hereby certify that M/s. Vardhman Developers through its Partners Smt. Kumud Haresh Shah & others are entitled to develop the said property which is clear, marketable and free from all encumbrances, subject to the conditions incorporated in the Agreement to Lease entered between CIDCO Ltd. & Original Farmer and Tripartite Agreements.

Dated: 23/08/2018.

Place : Panvel.

F.No.264-K

Advocate


Manoj K. Bhujbal
Advocate

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इतर पावती

Original/Duplicate

Tuesday, 21 August 2018 8:31 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 13182 दिनांक: 21/08/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल4-0-2018

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: पंडे मनोज कृष्णाजी भुजवळ

वर्णन अर्ज क्र 2709/2018 मौजे करंजाडे ता पनवेल जि रायगड येथिल प्लॉट नं 80 मे 6 मन 2010 ते 2018 9 वर्षे

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Joint Sub Registrar Panvel 4

सह. दुय्यम निबंधक वर्ग-२

पनवेल-४.

1); देयकाचा प्रकार: eChallan रकम: रु.300/-

डीडी/प्रसादेश/पि ऑर्डर क्रमांक: MH005286174201819E दिनांक: 21/08/2018

विक्रेते नाव व पत्ता: