

**SUVARNA S. SHINGADE**

B.A., M.S.W., LL.B.

Advocate High Court

D-15/3:3,13 Sahyadri CHS Ltd, Plot No.50, Sector No.8, Sanpada, Navi Mumbai - 400705.Mob.9867144977

Date : 15<sup>th</sup> October, 2015

**TITLE CLEARANCE CERTIFICATE  
TO WHOMSOEVER IT MAY CONCERN  
SCHEDULED OF PROPERTY**

Piece of parcel of land known as Plot No. 105 A, total area admeasuring 680.47 Sq. Mtrs. in 12.5% Scheme of Sector – 50E, Nerul GES., T&D. Thane, Navi Mumbai, thereabout and bonded as follows that is to say :-

ON THE NORTH BY : 9 MTRS WIDE ROAD  
ON THE SOUTH BY : PLOT NO. 106 A  
ON THE EAST BY : PLOT NO. 105 B  
ON THE WEST BY : PLOT NO. 105

THIS IS TO CERTIFY THAT I have investigated the title of M/S. SHIVTEJ BUILDERS & DEVELOPERS, through it's Proprietor, MR. YOGESH RAMDAS SARJINE, Adult, Indian Inhabitant, Occ-Developer, having office at:- Shop No. 2, Plot No. 27 F, Sector 28, Nerul, T&D. Thane, Navi Mumbai.

I perused the copy of AGREEMENT TO LEASE dated 14-06-2011 entered & executed between the City and Industrial Development Corporation of Maharashtra Ltd. (thereinafter referred to as "the said Corporation") of the First Part and (1) Shri Ankush Krishna Patil (2) Shri Raghunath Laxman Mhatre (3) Smt. Kuntibai Bharat Naik (4) Smt. Anubai Vasant Mhatre (thereinafter referred to as "Licensees") of the Second Part by which CIDCO agreed to grant lease of Plot No. 105 A, having area admeasuring 680.47 Sq. Mtr. as per 12.5 % Scheme of Sector-50E, Nerul GES., T&D. Thane, Navi Mumbai, for a period of 60 years for residential purpose.

I perused the copy of SUPPLEMENTARY DEED dated 31-05-2014 entered & executed between the City and Industrial Development Corporation of Maharashtra Ltd. (thereinafter referred to as "the said Corporation") of the First Part and (1) Shri Ankush Krishna Patil (2) Shri Raghunath Laxman Mhatre (3) Smt. Kuntibai Bharat Naik (4) Smt. Anubai Vasant Mhatre (thereinafter referred to as "Licensees") of the Second Part by which both the parties have confirmed the execution of Agreement to Lease dated 14-06-2011 and duly registered the

same before Sub-Registrar, Thane No. 6, below document No. TNN6 – 4933 – 2014 on 31-05-2014.

I perused the copy of Tripartite Agreement dated 29-12-2014 executed between City and Industrial Development Corporation of Maharashtra Ltd. (therein referred to as "the said Corporation") of the First Part and (1) Shri Ankush Krishna Patil (2) Shri Raghunath Laxman Mhatre (3) Smt. Kuntibai Bharat Naik (4) Smt. Anubai Vasant Mhatre (therein referred to as the "Original Licensees") of the Second Part and M/S. SHIVTEJ BUILDERS & DEVELOPERS, through its Proprietor SHRI. YOGESH RAMDAS SARJINE (therein referred to as the "New Licensees") of the Third Part and said agreement registered wide before Sub-Registrar, Thane No. 6, wide below document No. TNN6 – 6162 – 2014 on 30-12-2014, by which corporation has transferred all lease hold rights of the said Plot in favour of the New Licensees.

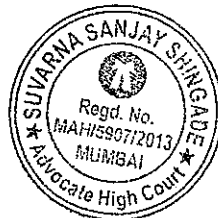
I perused the COMMENCEMENT CERTIFICATE issued by TOWN PLANNER, N.M.M.C. bearing outward No. N.M.M.C. / TPD / BP / CASE No. A 18977 / 4916 / 2015 dated 24-09-2015 by which permission has been granted under section 45, of the Maharashtra Regional and Town Planning Act, 1966, (Maharashtra XXXVII of 1966) for development of proposed residential Building on the SAID PLOT having total Built up Area = Resi. 1013.059 M<sup>2</sup> F.S.I. = 1.50 (Residential) (No. of Units – 28 )

I perused the plan prepaid by " Disha " Architect, having its office at :- 08, Building.No. 9, NI-6, Sector-15, Nerul, Navi Mumbai and which is approved by Town Planner, Navi Mumbai Municipal Corporation for development of the said Plot.

I have gone through above papers and original documents of title relating to the said Plot and certify that the title of M/S. SHIVTEJ BUILDERS & DEVELOPERS, through it's Proprietor, MR. YOGESH RAMDAS SARJINE, in respect of said Plot is clear, marketable and free from all encumbrances of any nature whatsoever.

Dated this 15 day of October, 2015.

Yours faithfully,



*SWS*  
Mrs. Suvarna S. Shingade  
B.A., M.S., LL.B.  
Advocate High Court  
Sanpada, Navi Mumbai

75/0

इतर  
पावती

Original/Duplicate

Wednesday, 14 October  
2015 1:25 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8430

दिनांक: 14/10/2015

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: टनन3-0-2015

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड संतोष ठाकुर

वर्णन अर्ज क्र 3343/15 मौजे नेरुळ, नवी मुंबई , प्लॉट नं 105ए, से-50ई, सन  
2006 ते 2015 (वर्ष 10)

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग ३

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

ठाणे क्र. ३

**SUVARNA S. SHINGADE**

B.A., M.S.W., LL.B.

Advocate High Court

D-15/3:3,13 Sahyadri CHS Ltd, Plot No.50, Sector No.8, Sanpada, Navi Mumbai - 400705.Mob.9867144977

Date :- 15-10-2015

To,

Shri. Yogesh Ramdas Sarjine  
 Proprietor of M/S. Shivtej Builders & Developers  
 Office : Shop No. 2, Plot No. 72, Sector- 28,  
 Nerul, T&D. Thane, Navi Mumbai-400706

**SEARCH REPORT**

Dear Sir,

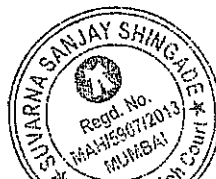
Sub. :- Regarding search in respect of Plot No. 105 A, having area admeasuring about 680.47 Sq. Mtr. in 12.5% scheme of Sector-50E, Nerul GES., T. & D. Thane.

I have taken the Search in respect of above mentioned flat in the office of Sub-Registrar of Assurances at Class-2, Thane-6, and I have gone through available records, Index II Register kept in the office of Sub-Registrar, Class-2, Thane – 6 for the period of 2011 to 2015. I have found the following detailed in respect of said Plot is as follows: -

- 1) Document No. TNN6 – 4933 – 2014 on 31-05-2014 is a SUPPLEMENTARY DEED executed between CIDCO and (1) Shri Ankush Krishna Patil (2) Shri Raghunath Laxman Mhatre (3) Smt. Kuntibai Bharat Naik (4) Smt. Anubai Vasant Mhatre.
- 2) Document No. TNN6 – 6162 - 2014, 30-12-2014 is a Tripartite Agreement executed between CIDCO and (1) Shri Ankush Krishna Patil (2) Shri Raghunath Laxman Mhatre (3) Smt. Kuntibai Bharat Naik (4) Smt. Anubai Vasant Mhatre and M/S. SHIVTEJ BUILDERS & DEVELOPERS, through its Proprietor SHRI. YOGESH RAMDAS SARJINE.

There is no registered encumbrance on the above-mentioned property as per the available records of the Sub-Registrar.

I enclose receipt No. 8430, dated 14/ 10 / 2015, of Rs. 300/- deposited for search for last 10 years in the office of the Sub-Registrar, class-2, Thane-3.



Yours faithfully,

*shw*  
 Mrs. Suvarna S. Shingade  
 B.A., M.S.W., LLB