

SANTOSH ASHOK THAKUR

B. Com. LL.B.

Advocate High Court

ff.: Shop No. 3, Plot No. 5/2, Sun Arcade Bldg., Sec. 4, (Near Parsik Bank), Sanpada, Navi Mumbai. ☎ 27752255 / 9892210973.

Date : ... September, 2018

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

SCHEDULED OF PROPERTY

Piece of parcel of land known as **Plot No. 1B/1**, total area admeasuring **388.13 Sq. Mtrs. in 12.5% Scheme of Sector – 26, Vashi GES., T&D. Thane, Navi Mumbai**, thereabout and bonded as follows that is to say :-

ON THE NORTH BY : PLOT NO. 1B
ON THE SOUTH BY : PLOT NO. 1B/2
ON THE EAST BY : 9 MTRS WIDE ROAD
ON THE WEST BY : PLOT NO. 1A

THIS IS TO CERTIFY THAT I have investigated the title of **M/s. SHREE RAM SAMARTH BUILDERS & DEVELOPERS**, through it's Proprietor, **MR. PRASHANT KASHINATH DONGRE**, Adult, Indian Inhabitant, Occ- Developer, having office at:- **H-214, Second Floor, Belapur Railway Station Commercial Complex, Sector-11, CBD-Belapur, Navi Mumbai**.

I perused the copy of **AGREEMENT TO LEASE** dated **20-03-2018** entered & executed between the City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as "the Corporation") of the First Part and (1) **Shri Pandit Ladaku Patil** (2) **Shri Krishana Ladaku Patil** (3) **Smt. Laxmi Prabhakar Mhatre** (hereinafter referred to as "Licensees") of the Second Part, by which CIDCO agreed to grant lease of **Plot No. 1B/1**, having area admeasuring **388.13 Sq. Mtr. as per 12.5 % Scheme of Sector-26, Vashi GES., T&D. Thane, Navi Mumbai**. The said **Agreement to Lease** dated **20-03-2018** has been duly registered with the Sub-Registrar of Assurances, at **Thane 6 below Document No. TNN6 – 3344 – 2018 on 21-03-2018**.

I perused the copy of **Tripartite Agreement** dated **19-06-2018** executed between City and Industrial Development Corporation of Maharashtra Ltd. (therein referred to as "the said Corporation") of the First Part and (1) **Shri Pandit Ladaku Patil** (2) **Shri Krishana Ladaku Patil** (3) **Smt. Laxmi Prabhakar Mhatre** (therein referred to as "the Original Licensees") of the Second Part and **M/S. SHREE RAM SAMARTH BUILDERS & DEVELOPERS**, through its Proprietor **SHRI. PRASHANT KASHINATH DONGRE** (therein referred to as "the New Licensee") of the Third Part, by which Corporation has transferred all lease hold rights of the said Plot in favour of the New Licensees.



The said Tripartite Agreement has been duly registered with the Sub-Registrar of Assurances, at **Thane 6 below Document No. TNN6 – 6949 – 2018 on 19-06-2018.**

I have gone through above papers and Xerox Copies of title relating to the said Plot and certify that the title of **M/S. SHREE RAM SAMARTH BUILDERS & DEVELOPERS**, through it's Proprietor, **MR. PRASHANT KASHINATH DONGRE**, in respect of said Plot is a Clean, clear, marketable and free from all encumbrances of any nature whatsoever.

Dated this.....day of **September, 2018.**

Yours,



SANTOSH A. THAKUR
Advocate High Court
Off. Sanpada, Navi Mumbai