



**Mrs. S. R. NARULA**  
(B. Com., L.L.B.)

ADVOCATE HIGH COURT

#2, SS-4/4, Opp. Railway Men's CHS, Sector 2, Vashi, Navi Mumbai 400 703.  
Tel.: (Off.) 2782 2204; (Resi.) 2782 0559; Mobile: 98193 33603

Date: 02/07/2012.

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

I have investigated the title of Plot No.9, in 12.5% (G.E) Scheme, situated at Sector-15, Village/Site Ghansoli, Navi Mumbai, Tal. & Dist. Thane Admeasuring about 1246.70 Sq. Mtrs., lying within the jurisdiction of the Sub-Registrar of Assurances Thane-8.

It is seen from the records that M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at 'NIRMAL' Nariman Point, Mumbai-21, (hereinafter called 'CIDCO') has vide its Agreement to Lease dated 26/08/2011 has allotted plot of land bearing No.9, in 12.5% (G.E) Scheme, situated at Sector-15, Village/Site Ghansoli, Navi Mumbai, Tal. & Dist. Thane in the name of Original Allottees SMT. LAXMIBAI DATTATRAY RANKAR & MR. ROSHAN DATTATRAY RANKAR.

AND WHEREAS CIDCO has execute Agreement to lease dated 26/08/2011, with the above said Original

*Sangeeta Narula.*  
Adv. Mrs. S. R. NARULA  
B.com., LL.B.  
Advocate High Court  
Shop No.-2, Ss-4/275, sec.-2,  
Vashi Navi Mumbai.



**Mrs. S. R. NARULA**  
(B. Com., L.L.B.)

ADVOCATE HIGH COURT

#2, SS-4/4, Opp. Railway Men's CHS, Sector 2, Vashi, Navi Mumbai 400 703.  
Tel.: (Off.) 2782 2204; (Resi.) 2782 0559; Mobile: 98193 33603

- : 2 :-

Allottees **SMT.LAXMIBAI DATTATRAY RANKAR & MR.ROSHAN DATTATRAY RANKAR**, in respect of above said Plot No.9, in 12.5% (G.E) Scheme, situated at Sector-15, Village/Site Ghansoli, Navi Mumbai, (hereinafter referred to as 'said Plot').

I have to mention that pursuant to the said Agreement to Lease the Original Allottees were put into physical possession of the said plot for the purpose of constructing proposed building/s.

AND WHEREAS the said Agreement to Lease Dt.26/08/2011 has been registered with Sub-Registrar of Assurances at Thane-6, Under Serial No.03931/2011, Dt.29/08/2011.

AND WHEREAS the above said Original Licensees are unable to construct the building upon the said plot because of in sufficiency of fund and lack of knowledge of the construction, therefore they have transferred/assigned all their rights, interest, benefits in respect of above said Plot bearing No.9, in 12.5%(G.E.) Scheme, situated at Sector-15, Village/Site Ghansoli, Navi Mumbai, in favour of M/S.SAI DEVELOPERS, through its

*Jangsetu Narula.*  
Adv. Mrs. S. R. NARULA  
B.com., LL.B.  
Advocate High Court  
Shop No.-2, Ss-4/275,sec.-2,  
Vashi Navi Mumbai.



- : 3 :-

Partners 1)MR.RISHIKESH SHIVRAM PATIL &  
2)MR.NARENDRA TULSI MANANI, having its office at  
Shop No.1, Ashirwad Building, Plot No.222,  
Sector-19, Kopar Khairane, Navi Mumbai,  
(hereinafter referred to as the New Licensees)  
vide Tripartite Agreement Dt.1st December, 2011,  
duly registered with Sub-Registrar of Assurances  
at Thane-6, under Serial No.05481/2011,  
Dt.01/12/2011.

On the basis of the documents submitted M/S.SAI  
DEVELOPERS are the lawful owners of above said  
Plot bearing No.9, in 12.5% (G.E.) Scheme,  
situated at Sector-15, Ghansoli, Navi Mumbai.

AND WHEREAS the above said plot is under  
construction as per the plans and specifications  
approved by the PLANNING AUTHORITIES of Navi  
Mumbai Municipal Corporation.

AND WHEREAS the Navi Mumbai Municipal Corporation  
has issued Commencement Certificate Vide their  
Letter bearing No.NMMC/TPD/BP/Case No.A-15212/  
1252/2012, dated 13/03/2012 to commence the  
construction work of the Residential Building on  
Plot No.9, in Sector-15, at Ghansoli, Navi  
Mumbai.

*Sangeeta Narula.*  
Adv. Mrs. S. R. NARULA  
B.com., LL.B.  
Advocate High Court  
Shop No.-2, Ss-4/275,sec.-2,  
Vashi Navi Mumbai.



**Mrs. S. R. NARULA**  
(B. Com., L.L.B.)

ADVOCATE HIGH COURT

#2, SS-4/4, Opp. Railway Men's CHS, Sector 2, Vashi, Navi Mumbai 400 703.  
Tel.: (Off.) 2782 2204; (Resi.) 2782 0559; Mobile: 98193 33603

- : 4 :-

On the basis of the documents submitted, I do hereby certify that the title of above said Plot bearing No.9, in 12.5% (G.E.) Scheme, situated at Sector-15, Ghansoli, Navi Mumbai, is deemed to be clear and marketable and is free from all encumbrances of whatsoever nature subject to Agreement to Lease dated 26/08/2011 between the Corporation & above said Original Licensees, & Tripartite Agreement Dt.01/12/2011, between the Corporation, Original Allottees & New Licensees.

SCHEDULE OF PLOT

All that piece or parcel of land being Plot No.9, in 12.5%(G.E.) Scheme, in Sector-15, situated at Village/Site Ghansoli, Navi Mumbai, Tal. & Dist. Thane, contained by admeasuring 1246.70 Sq. Mtrs., for thereabouts and bounded as follows, that is to say:-

On the North by : Plot No.10  
On the South by : Plot No.08  
On the East by : Plot No.03 STP.  
On the West by : 8.00 Mtrs. Service Road.

*Sangeeta Narula*  
Adv. Mrs. S. R. NARULA  
B.com., LL.B.  
Advocate High Court  
Shop No. 2, SS-4/275, sec.-2,  
Vashi Navi Mumbai.