

MH007609957201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Oct 2018	Receipt	Receipt no.: 1111435904
	Name of the Applicant :	Hemendra Dilip Mestry
	Details of property of which document has to be searched :	Dist :Thane Village :Dighe S.No/CTS No/G.No. : 2
	Period of search :	From :2006 To :2018
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH007609957201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		

DATE : 31.10.2018

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.DIGHA-2, IN THE TRANS THANE
CREEK INDUSTRIAL AREA,
VILLAGE-DIGHE, NAVI MUMBAI,
TALUKA-THANE, DIST. THANE.

I have caused the search through search clerk MR. HEMENDRA MESTRY in the Sub-Registrar office at Thane on 25.10.2018 for the 13 years, from 2006 to 2018, vide receipt No.1111435904, dt.25.10.2018 in respect of the Plot No.DIGHA-2, in Trans Thane Creek Industrial Area, Village-Dighe, Navi Mumbai, admeasuring 3620 Sq. Mtrs. which now stands in the name of M/S. PARTH WORLD LLP., through its Partners 1) SHRI. DHARMENDRA M. PARIKH, 2) SHRI. PARTH DHARMENDRA PARIKH, having address at A-2, Shruti Bldg., A. K. Vaidya Marg, Near Yashodham School, Dindoshi, Goregaon (E), Mumbai – 400 063.

1. THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION constituted under Maharashtra Industrial Development Act, 1961 (Mah. II 1962) and having its Principal Office at Orient House, Mangalore street, Ballard Estate, Mumbai-400 038, (hereinafter referred to as 'MIDC') is the Authority declared for granting lease of Plots in the T.T.C. INDUSTRIAL ESTATE, DIST. THANE for constructing Industrial Building.
2. The MIDC has accepted the tender/Offer of SHRI. DHARMENDRA M. PARIKH, PROMOTOR OF PROPOSED PVT. LTD. CO. and by virtue of an Allotment Letter dated 11.08.2017, vide Letter No. MIDC/RO/Mahape/TTC/Digha-2/2667, the MIDC has allotted to SHRI. DHARMENDRA M. PARIKH, PROMOTOR OF PROPOSED PVT. LTD. CO. herein a Plot being Plot No.DIGHA-2 in the Trans Thane Creek Industrial Area, Village Dighe, Taluka Thane, Dist. Thane containing by measurement 3620 Square meters or thereabouts for residential cum commercial use on the terms and conditions and for the lease premium as contained in the said Allotment Letter
3. At the request of the SHRI. DHARMENDRA M. PARIKH, PROMOTOR OF PROPOSED PVT. LTD. CO., the MIDC has given advance Possession of the Plot No.DIGHA-2, admeasuring 3620 Sq. Mtrs., in the Trans Thane Creek Industrial Area to the SHRI. DHARMENDRA M. PARIKH, PROMOTOR OF PROPOSED PVT. LTD. CO., on 04.12.2017.

JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705.

Tel.: 022 2782 5356 / 59 / Mob. 9987058727

• Email: jindaloffice@gmail.com • Website: www.rrjindal.com

4. By an Agreement made on 20th April 2018 between the 'MIDC' (therein referred to as the "GRANTOR") of the One Part and SHRI. DHARMENDRA M. PARIKH, PROMOTOR OF PROPOSED PVT. LTD. CO. (therein referred to as the "Lessee") of the Other Part, The MIDC granted/allotted the land bearing Plot No.DIGHA-2, admeasuring about 3620 Sq. Mtrs., situated at Trans Thane Creek Industrial Area, within the limits of Village DIGHE, Taluka Thane, Dist. Thane to the SHRI. DHARMENDRA M. PARIKH, PROMOTOR OF PROPOSED PVT. LTD. CO.
5. Before signing Agreement the SHRI. DHARMENDRA M. PARIKH, PROMOTOR OF PROPOSED PVT. LTD. CO. has paid to the Chief Executive Officer, Maharashtra Industrial Development Corporation, Mumbai (hereinafter called "the Chief Executive Officer") a sum of Rs.11,77,11,540/- (Rupees Eleven Crore Seventy Seven Lakhs Eleven Thousand Five Hundred Forty Only) being the amount of premium payable by the SHRI. DHARMENDRA M. PARIKH, PROMOTOR OF PROPOSED PVT. LTD. CO.in respect of the said Plot
6. The said Agreement dated 20th April 2018 has been registered with the Sub Registrar of Assurances Thane-3, vide Receipt No.7731, Document No.TNN3-6224-2018, Dt.25.04.2018.
7. MIDC, by its Commencement Certificate under Reference No.EE/MHP-II/TTC/DIGHA-2/D19434/of 18, Dated 25.09.2018 granted its permission to develop the said Plot and to construct a building on the said Plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building which have been annexed hereto as 'Annexure A'
8. SHRI. DHARMENDRA M. PARIKH, PROMOTOR OF PROPOSED PVT. LTD. CO. has made an Application to the MIDC to change constitution i.e from SHRI. DHARMENDRA M. PARIKH, PROMOTOR OF PROPOSED PVT. LTD. CO. to SHRI. DHARMENDRA M. PARIKH AND SHRI. PARTH DHARMENDRA PARIKH, Partners of M/S. PARTH WORLD LLP., as per the Certificate of Incorporation under Section 12(1) (b) of the LLP Act, 2008 issued by the Registrar, Mumbai, Ministry of Corporate Affairs, Gol issued on 15.11.2008
9. MIDC has accepted the application of SHRI. DHARMENDRA M. PARIKH, PROMOTOR OF PROPOSED PVT. LTD. CO and changed in their ~~PARTNER~~ **PARTNER** SHRI. DHARMENDRA M. PARIKH AND SHRI. PARTH DHARMENDRA PARIKH, Partners of M/S. PARTH WORLD LLP. Vide Letter No. MIDC/RO/MAHAPE/TTC/DIGHA-2/1530, Dated : 27.09.2018.

9. The Building being constructed on the said Plot shall be known as "PARTH LAKEFRONT"
10. I have made the oral enquiries from the Promoters regarding the loan and if any case is pending in the court of law then the Promoters replied in negative.

SCHEDULE

All that piece or parcel of land known as Plot No. DIGHA-2, in the Trans Thane Creek Industrial Area, within the Village Limits of DIGHE and within the limits of Navi Mumbai Municipal Corporation, Tal. Thane, Dist Thane containing by measurements 3620 Sq.Mtrs and bounded as follows that is to say:

On or towards the North West By : Open Plot
On or towards the South East By : Encroachment
On or towards the North East By : Garden, Chawl
On or towards the South West By : Road (R/W Meters)

I am, thereof, of the opinion that the title of the said DIGHA-2, in the Trans Thane Creek Industrial Area, Village-Dighe, Navi Mumbai, admeasuring 3620 Sq. Mtrs., now stands in the name of M/S. PARTH WORLD LLP., through its Partners 1) SHRI. DHARMENDRA M. PARIKH, 2) SHRI. PARTH DHARMENDRA PARIKH, is clear and marketable and free from all encumbrances, subject to the terms and conditions of the said Agreements dated: 20th April 2018.


(R. R. JINDAL)
ADVOCATE

(JINDAL AND JINDAL LAW FIRM)

PARTNER
JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

BJR/957/18/SEARCH