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Ashok C. Doshi

(Retd. District & Session Judge)
B.A. (Hons), LL.B.

ADVOCATE

Bar Council of Maharashtra & Goa
Registration No.: 285 / 1971 dt. 25/06/1971

Register A / D / Courier

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Reference:- **Plot No 42**, admeasuring **599.99 Sq Mtrs** under Gaathan Expansion Scheme (popularly known as 12.5% Scheme) lying, being and situated at **Sector-05, Village Taloja, Taluka Panvel, Dist.- Raigad** and bounded that is say:-

On or towards North by :	Plot No 42 A.
On or towards South by :	11.00 Mtrs wide Road
On or towards East by :	11.00 Mtrs wide Road
On or towards West by :	future Development

City and Industrial Development Corporation Of Maharashtra Ltd. is a Government Company within the meaning of the Company's Act 1956 having its registered Office at Nirmal, 2nd Flr. Nariman Point, Mumbai. The Corporation has been declared as a New Town Development Authority under the provisions of sub-section (3-A) of Section 113 of Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act, 1966) for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers of the area designated as a site for New Town under Sub section 1 of section 113 of the said Act.

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By Virtue of being the Development authority the Corporation has been empowered under Sector 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

In pursuant to the acquisition of land from CIDCO, they have allotted the plot of land out of total acquisition of land under Gaothan Expansion Scheme (GES) to the land affected person, whose land has been acquired.

By registered **Agreement to Lease** dated 01/10/2012 made and entered into between **CIDCO and Mr. Madhukar Balya Patil 2) Smt Halibai Shivram Patil @ Sharmila Shivram Patil 3) Smt Janabai Munga Patil 4) Smt Hirabai Munga Patil 5) Smt Pithibai Munga Patil 6) Smt Vandana Munga Patil 7) Mr. Kishor Munga Patil 8) Smt Swati Munga Patil 9) Smt Ranjana Motiram Patil and 10) Mr. Bharat Munga Patil and CIDCO** had allotted the Plot No 42, admeasuring 599.99 Sq Mtrs under Gaothan Expansion Scheme (popularly known as 12.5% Scheme lying, being and situated at Sector 05, Village Taloja, Taluka Panvel Dist Raigad and same has been registered in the office of Sub Registrar of Assurance Panvel I under document at Serial No PVL-I-11962/2012 vide Receipt No 12681 dated 03/10/2012.

The Original Licensee paid premium to the CIDCO and CIDCO allowed entering upon the property for the purpose of carrying out the construction or development thereon and issued Possession Letter dated 27/08/2012 in respect of Plot No 42, admeasuring 599.99 Sq Mtrs under Gaothan Expansion Scheme (popularly known as 12.5% Scheme lying, being and situated at Sector 05, Village Taloja, Taluka Panvel Dist Raigad.

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Due financial crushes and lack of experience of construction the Original Licensee has agreed to transfer their right, title and interest in respect of Plot No 42, admeasuring 599.99 Sq Mtrs under Gaothan Expansion Scheme (popularly known as 12.5%Scheme lying, being and situated at Sector 05, Village Taloja, Taluka Panvel Dist Raigad in favour of Mr. Ashish Sharma and executed registered Tripartite Agreement dated 19/12/2012 between CIDCO, Original Licensee **Mr. Madhukar Balya Patil 2) Smt Halibai Shivram Patil @ Sharmila Shivram Patil 3) Smt Janabai Munga Patil 4) Smt Hirabai Munga Patil 5) Smt Pithibai Munga Patil 6) Smt Vandana Munga Patil 7) Mr. Kishor Munga Patil 8) Smt Swati Munga Patil 9) Smt Ranjana Motiram Patil and 10) Mr. Bharat Munga Patil and Mr. Ashish Sharma** and same has been registered in the office of sub Registrar of Assurance Panvel III under document at Serial No PVL-4-2609/2012 vide Receipt No 2617 dated 19/12/2012.

CIDCO issued No Objection Certificate to transfer the said plot in the name of Mr. Ashish Sharma by its Order bearing No CIDCO/VASAHAT/SATYO/TALOJA/993/2013 DATED 18/02/2013 and transferred the said plot in the name of Mr. Ashish Sharma.

The New Licensee requested CIDCO to grant to them the permission to sell, transfer and assign their right, title and interest in benefit of Plot No 42, admeasuring 599.99 Sq Mtrs under Gaothan Expansion Scheme (popularly known as 12.5%Scheme lying, being and situated at Sector 05, Village Taloja, Taluka Panvel Dist Raigad and also grant a lease to the "Subsequent New Licensee" in accordance with the

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terms and conditions of the said Agreement and CIDCO have granted permission to the New Licensee agreed to do soon the terms and condition of the said Agreement. The New Licensee Mr. Ashish Sharma had agreed to execute Tripartite Agreement dated 04/03/2013 between CIDCO, New Licensee Mr. Ashish Sharma and M/s Shree Sawan Builders and Developers through its Directors namely Mr. Harnam Singh Maker and same has been registered in the office of Sub Registrar of Assurance Panvel IV under Document at Serial No 2011/2013 vice Receipt No 2040 dated 04/03/2013.

CIDCO issued Final Transfer Order bearing No CIDCO/VASAHAT/SATYO/TALOJA/993/2012 dated 18/03/2013 and transferred the said plot in the name of M/s Shree Sawan Builders and Developers through its Directors namely Mr. Harnam Singh Maker

I have perused the following documents, which are produced by M/s Shree Sawan Builders & Developers.

1. Photocopy of registered Agreement to lease dt.01/10/2012 executed between CIDCO and Mr. Madhukar Balya Patil 2) Smt Halibai Shivram Patil @ Sharmila Shivram Patil 3) Smt Janabai Munga Patil 4) Smt Hirabai Munga Patil 5) Smt Pithibai Munga Patil 6) Smt Vandana Munga Patil 7) Mr. Kishor Munga Patil 8) Smt Swati Munga Patil 9) Smt Ranjana Motiram Patil and 10) Mr. Bharat Munga Patil

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2. Photo copy of Registration Receipt showing that the said Agreement to lease dated 01/10/2012 has been registered in the office of Sub Registrar of Assurance Panvel I under Document at Serial No PVL-I-11962/2012 vide Receipt No 127 dated 03/10/2012
3. Photocopy of Possession Letter dated 27/08/2012 issued by CIDCO in favour of Mr. Madhukar Balya Patil and Others.
4. Photo copy of Registered Tripartite Agreement dated 19/12/2012 executed between CIDCO, Original Licensee Mr. Madhukar Balya Patil 2) Smt Halibai Shivram Patil @ Sharmila Shivram Patil 3) Smt Janabai Munga Patil 4) Smt Hirabai Munga Patil 5) Smt Pithibai Munga Patil 6) Smt Vandana Munga Patil 7) Mr. Kishor Munga Patil 8) Smt Swati Munga Patil 9) Smt Ranjana Motiram Patil and 10) Mr. Bharat Munga Patil and Mr. Ashish Sharma (New Licensee) same has been registered in the office of sub Registrar of Assurance Panvel IV under document at Serial No PVL-4-2609/2012 vide Receipt No 2617 dated 19/12/2012.
5. Photo copy of Registration Receipt showing that the said Tripartite Agreement dated 19/12/2012 has been registered in the office of sub Registrar of Assurance Panvel IV under document at Serial No PVL-4-2609/2012 vide Receipt No 2617 dated 19/12/2012.

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6. Photo copy of CIDCO issued Final Transfer Order bearing No CIDCO/VASAHAT/SATYO/TALOJA/993/2013 dated 18/02/2013 and transferred the said plot in the name of Mr. Ashish Sharma. ("New Licensee")
7. Photo copy of Registered Tripartite Agreement 04/03/2013 between CIDCO, New Licensee Mr. Ashish Sharma and M/s Shree Sawan Builders and Developers through its Directors namely Mr. Harnam Singh Maker ("Subsequent New Licensee") and same has been registered in the office of Sub Registrar of Assurance Panel IV under Document at Serial No 2011/2013 vide Receipt No 2040 dated 04/03/2013.
8. Photo copy of Registration Receipt showing that the said Tripartite Agreement dated 04/03/2013 has been registered in the office of Sub Registrar of Assurance Panel IV under document at Serial No PVL-4-2011/2013 vides Receipt No 2040 dated 04/03/2013.
9. Photo copy of Final Transfer Order issued by CIDCO bearing No CIDCO/VASAHAT/SATYO/TALOJA/993/2012 dated 18/03/2013 and transferred the said plot in the name of M/s Shree Sawan Builders and Developers through its Directors namely Mr. Harnam Singh Maker ("Subsequent New Licensee")

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On the basis of the above documents placed before me, I am of the opinion that the Title of Plot of **M/s. Shree Sawan Builders and Developers** is clean clear marketable and free from all encumbrances. On going through the Documents, I found that the documents which are produced by the **M/s. Shree Sawan Builders and Developers** are genuine one.

There is no charge on the said Plot and also there is no prior mortgage of the said Plot. Hence I am of the opinion that the Title of **M/s. Shree Sawan Builders and Developers** to the Plot No 42, admeasuring 599.99 Sq Mtrs under Gaothan Expansion Scheme (popularly known as 12.5%Scheme lying, being and situated at Sector 05, Village Taloja, Taluka Panvel Dist Raigad is clean, clear, marketable & free from encumbrances.

Place: Vashi, Navi Mumbai
Date: 22/07/2015

(A. C. Doshi.)
Advocate

A. C. DOSHI
B.A. (Hons.) LL.B Advocate
C-2/1/2/4, Sector - 2,
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