

# PRAKASH THAKKAR

M.COM., LLB

ADVOCATE HIGH COURT

OFFICE:

SHOP NO:21, SHUBHANGAN COMPLEX, SECTOR:, PLOT NO:25-A, KAMOTHE, NAVI MUMBAI



Dt: 11/01/2012.

**TITLE CLEARANCE CUM SEARCH REPORT**

**OF PLOT NO:35, SECTOR-20**

**FILE NO:215, AREA:2199.00 SQ.MT,**

**TALOJA PACHNAND, NAVI MUMBAI**

On the basis of Documents submitted by M/S. PLANET BUILDERS & DEVELOPERS, through its Proprietor MR.HABIB UMER KHAN, having its address at 8/A/40, SAGAR CHS, SECTOR:10, KOPAR KHAIRANE, NAVI MUMBAI, (hereinafter referred to as the BUILDER / DEVELOPERS ) in respect of PLOT NO:35, SECTOR-20, TALOJA-PACHNAND, NAVI MUMBAI, admeasuring 2199.00 Sq.Mtrs ( herein referred to as the PLOT), I here opine as follows:

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956. (hereinafter referred to as THE CORPORATION) having its registered office at Nirmal, 2<sup>ND</sup> Floor, Nariman Point, Mumbai- 400021, is a New Town Development Authority under the provisions of sub-sec (3-a) of Section 113 of Maharashtra Regional Town Planning Act, 1966 (Maharashtra Act No. xxxviii of 1966) hereinafter referred to as the said Act.
2. The State Government in pursuant to Section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

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3. By an Agreement to Lease dated 28<sup>TH</sup> day of JULY, 2011, made at CBD, Belapur, Navi Mumbai, and entered in to between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, ( CIDCO ) therein and herein referred to as 'THE LESSOR' and 1) SHRI. DILIP CHANDRAKANT PATIL 2) SHRI. ARUN CHANDRAKANT PATIL 3) SHRI. RATAN CHANDRAKANT PATIL 4) SHRI. VISHWAS CHANDRAKANT PATIL 5) SHRI. SUBHASH CHANDRAKANT PATIL 6) SMT. SULOCHANA BHAGWAN MHATRE 7) SMT. VIJAYA CHANDRAKANT PATIL @ SMT. VIJAYA JANARDHAN PATIL 8) SMT. NANDINI SUDAM PATIL 9) SMT. CHHAITA CHANDRAKANT PATIL @ SMT. MANSI MAHESH DIKSHIT 10) SMT. NITA CHANDRAKANT PATIL @ NITA NIVRUTI CHAUDHARI 11) SMT. SUNITA CHANDRAKANT PATIL @ SUNITA JANARDHAN PATIL 12) SMT. GUNABAI CHANDRAKANT PATIL, POST. TALOJE (MAJKUR), TAL. PANVEL, DIST. RAIGAD, therein referred to as the LESSEE, hereinafter referred to as the ORIGINAL ALLOTEE, the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being PLOT NO:35, SECTOR-20, admeasuring about 2199.00 Sq.Mtrs. under the 12.5% Expansion Scheme at village TALOJA- PACHNAND, Taluka- Panvel , Dist. Raigad, Navi Mumbai (hereinafter referred to as 'THE SAID PLOT' ) duly Registered with the Sub Registrar of Assurances Panvel-3, vide and document No:07852/2011, RECEIPT NO:7987, Dt:01/08/2011 obtained the Physical possession of the same has handed over to the Original Allottee for Development and Construction thereof Building for Residential cum Commercial purpose.

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4. The ORIGINAL Allottee paid the premium of Rs.35,200/- (RUPEES THIRTY FIVE THOUSAND TWO HUNDRED ONLY) in full to the Corporation and on payment of the said premium in full, Corporation granted permission or license to the Original Allottee to enter upon the said Plot of land for the purpose of erecting a building/s.
  
5. THE By Tripartite Agreement dated 23<sup>RD</sup> SEPTEMBER, 2011 between the CIDCO on the FIRST PART and the Original Allottees 1)SHRI. DILIP CHANDRAKANT PATIL 2) SHRI. ARUN CHANDRAKANT PATIL 3) SHRI. RATAN CHANDRAKANT PATIL 4) SHRI. VISHWAS CHANDRAKANT PATIL 5) SHRI. SUBHASH CHANDRAKANT PATIL 6) SMT. SULOCHANA BHAGWAN MHATRE 7) SMT. VIJAYA CHANDRAKANT PATIL @ SMT. VIJAYA JANARDHAN PATIL 8) SMT. NANDINI SUDAM PATIL 9) SMT. CHHAITA CHANDRAKANT PATIL @ SMT. MANSI MAHESH DIKSHIT 10)SMT. NITA CHANDRAKANT PATIL @ NITA NIVRUTI CHAUDHARI 11) SMT. SUNITA CHANDRAKANT PATIL @ SUNITA JANARDHAN PATIL 12) SMT. GUNABAI CHANDRAKANT PATIL, the **SECOND PART** & the M/S. PLANET BUILDERS & DEVELOPERS, through its Proprietor MR.HABIB UMER KHAN, having its address at 8/A/40, SAGAR CHS, SECTOR:10, KOPAR KHAIRANE, NAVI MUMBAI, 'THE NEW LICENSEE' the **THIRD PART**. The said original Allottee have assigned all the rights and interest in and upon the said Plot to the Developers herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement stamped and registered as per the Document No:09525/2011 Registration receipt No:9684, Dt:23/09/2011, Registrar of assurances PANVEL-3.

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6. CIDCO has issued Final Order vide CIDCO /VASAHAT /SATYO/ TALOJA/251/ 2011, Dated:04/10/2011 for the transfer of the plot in the name M/S. **PLANET BUILDERS & DEVELOPERS**, through its Proprietor **MR.HABIB UMER KHAN**, having its address at A/A/40, SAGAR CHS, SECTOR:10, KOPAR KHAIRANE, NAVI MUMBAI.
7. CIDCO has sanctioned latest plan vide letter dated 30/12/2011. CIDCO has issued development permission and Commencement Certificate to M/S. **PLANET BUILDERS & DEVELOPERS**, through its Proprietor **MR.HABIB UMER KHAN**, having its address at A/A/40, SAGAR CHS, SECTOR:10, KOPAR KHAIRANE, NAVI MUMBAI, to construct Residential Building of GROUND + 7 Floors vide CIDCO/BP/ATPO/1890 Dt:30/12/2011.
8. The Builder has entrusted the architect works to M/S. \_\_\_\_\_, (hereinafter called "The said Architect") to develop, design and lay down specifications for construction of the building on the said plot and for RCC M/S. \_\_\_\_\_.

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Dt: 11/01/2012.

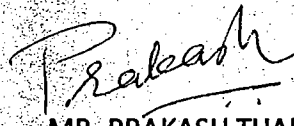
### SCHEDULE

All that piece and parcel of Land comprised and known as PLOT NO:35, SECTOR-20, in village TALOJA- PACHNAND, TAL. PANVEL , DIST. RAIGAD, NAVI MUMBAI of Gaothan Expansion Scheme, containing by measurement 2199.00 Sq.Mtrs or thereabout and bounded as follows that is to say :

ON THE NORTH BY : 15.00 MTR WIDE ROAD  
ON THE SOUTH BY : PLOT NO:41  
ON THE EAST BY : PLOT NO:36  
ON THE WEST BY : 15.00 MTR WIDE ROAD.

I have gone through relevant papers pertaining to the said Plot of land and also conducted search of index-II in all the offices of Sub Registrar Panvel, some of the register were lost and missing except the entries mentioned above I found no existing charge, encumbrances upon the said property. I am of the opinion that there is no encumbrances on the PLOT NO:35, SECTOR-20, TALOJA- PACHNAND, Tal – Panvel, Dist. Raigad, Navi Mumbai. Admeasuring 2199.00 Sq. Mtrs. more particularly described in the schedule hereunder written, stands in the name of M/S. PLANET BUILDERS & DEVELOPERS, is clear and marketable and is free from all encumbrances.

PRAKASH THAKKAR  
M.COM., LL.B.  
ADVOCATE HIGH COURT  
Shubhangam Complex, Shop No. 21,  
Plot No. 25A, Sector - 7, Kamothe,  
Navi Mumbai - 410 209

  
MR. PRAKASH THAKKAR  
ADVOCATE HIGH COURT