

*C. Fernandes*

B.A.L.L.B.

Advocate

OFFICE :

E-8/0:4, Opp. Apna Bazar,  
Near Saibaba Mandir, Sector - 1,  
Vashi, Navi Mumbai - 400 703.

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Email : cloda.fernandes@yahoo.in

Ref.:

Date :

Date: 19.11.2019

**TO WHOMSOEVER IT MAY CONCERN  
TITLE CLEARANCE CERTIFICATE**

**Sub: Plot No. 51 Sector 35D, Kharghar, Navi Mumbai, Panvel.**

This is to certify that I have investigated the Title of **M/S. PARADISE INFRA-CON PRIVATE LTD.,** a Company incorporated under the Companies Act, 1956, in respect of their Plot No.51, Sector 35D, Kharghar, Navi Mumbai, Taluka Panvel and District Raigad admeasuring 3042.47 sq.mtrs..

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Company incorporated under the Companies Act, 1956 (Act. No. 1 of 1956) and having its registered office at Nirmal Building, 2<sup>nd</sup> floor, Nariman Point, Mumbai-400021, (hereinafter referred to as "the Corporation") is the New town Development Authority declared for the area designated as site for the new town by the Government of Maharashtra in exercise of its power under sub-section (i) and (3-a) of Section 113 of the Maharashtra Regional and Town Planning Act, 1956.

2. The State Government in pursuant to Section 113(A) of the said Act; acquired lands described therein and vested such lands in the Corporation for development and disposal thereof.

3. By an Agreement to Lease dated 23.04.2012 executed by the Corporation in favour of (1) Smt Zubeda Hajimiya Patel (2) Shri Irfan Hajimiya Patel (3) Shri Majid Hajimiya Patel (4) Smt Shahnaj Hajimiya Patel (5) Shri Abdul Ajij Abdul Latif Patel and (6) Smt Sugrabi Ashraf Patel the Licensees therein, of the Other Part, the Corporation thereby agreed

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to grant lease, in favour of the said Licensees, the above said Plot, subject to the terms and conditions as contained therein and the same was duly registered vide document serial No.PVL1-05308-2012 dated 26.04.2012.

4. The said (1) Smt Zubeda Hajimiya Patel (2) Shri Irfan Hajimiya Patel (3) Shri Majid Hajimiya Patel (4) Smt Shahnaj Hajimiya Patel (5) Shri Abdul Ajj Abdul Latif Patel and (6) Smt Sugrabi Ashraf Patel agreed to assign to **M/s. Paradise Infra-Con Private Ltd** the Developers , the development rights of the said Plot vide Development Agreement dated 26.12.2016 and the same was duly registered vide document serial No.PVL4-10911-2016 dated 26.12.2016 and in consideration whereof the Developers shall hand over to the Licensees, 50% of constructed premises as per the list annexed thereto.

5. The Corporation, at the request of the said (1) Smt Zubeda Hajimiya Patel (2) Shri Irfan Hajimiya Patel (3) Shri Majid Hajimiya Patel (4) Smt Shahnaj Hajimiya Patel (5) Shri Abdul Ajj Abdul Latif Patel and (6) Smt Sugrabi Ashraf Patel, transferred and assigned the Lease hold rights title interest in the said Plot No.51 and benefits under the Lease Agreement dated 23.04.2012, from the name of the said Licensees to the name of M/s. Paradise Infra-Con Private Ltd vide Tripartite Agreement dated 26.12.2016 duly registered vide Registration Receipt No.13623 and Document Serial No. PVL4-10912-2016 dated 26.12.2016. and Final Order No.CIDCO/EMS/SCHEME/KHARGHAR/305/2017/15307 dated 03.01.2017 and subject to pending litigations bearing Special civil Suit No.55 of 2012; special Civil Suit No.619 of 2011 and Special Civil Suit No.503 of 2012 and subject to the orders that may be passed in such pending litigations.



*[Handwritten signature]*

6. However, the Special Civil Suit No.55 of 2012 was disposed as withdrawn as against the Defendant therein as per Order below Exhibit therein passed by the Hon'ble Civil Judge SD Panvel, on 22.04.2018.

7. The CIDCO Ltd. by its Commencement Certificate No.CIDCO/BP-16613/TPO(NM&K)2019/5996 dated 11.11.2019 granted permission to **M/s. Paradise Infra-Con Private Ltd**, to develop the said Plot and to construct residential cum commercial building thereon comprising of ground + 12 floors, consists of 88 residential units and 16 commercial units, and subject to the terms and conditions as contained therein.

8. In pursuance of the said Lease Agreement dated 23.04.2012, Tripartite Agreement dated 26.04.2016, Development Agreement dated 26.12.2016 and the Commencement Certificate dated 11.11.2019 granted by the Corporation, M/s. Paradise Infra-Con Private Ltd are fully entitled to develop and construct the said Plot and to dispose of the Units therein to the prospective Purchaser/s.

9. Subject to what is stated hereinabove and pending disposal of special Civil Suit No.619 of 2011 and Special Civil Suit No.503 of 2012, and after having gone through all the Documents of title to the said Plot and it is hereby certify that the title of **M/s. Paradise Infra-Con Private Ltd** in respect of said Plot, are clear and marketable.

Dated this 19<sup>th</sup> November, 2019



**C. FERNANDES**

**ADVOCATE HIGHCOURT.**

*C. Fernandes*

B.A.L.L.B.

Advocate

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Date:- 20. ~~Dec~~ 2019

**SEARCH REPORT  
TO WHOMSOEVER IT MAY CONCERN**

**Sub:** Plot No. 51 Sector 35D, Kharghar, Navi Mumbai, Panvel.

I have taken search of Property being GES Plot No. 51 Sector 35D, Kharghar, Navi Mumbai, Taluka Panvel and District Raigad admeasuring 3042.47 sq. mtrs. or thereabouts for a period of 13 years from 2007 to 2019 in the Office of the Sub-Registrar of Assurances at Panvel.

<u>Year</u>	<u>Other Encumbrances</u>
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Lease Agreement dated 23.04.2012
2013	Nil
2014	Nil
2015	Nil
2016	Development Agreement dated 26.12.2016 Tripartite Agreement dated 26.12.2016
2017	Nil
2018	Nil
2019	Nil

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As per the informations and documents submitted, that the above said Plot was allotted and granted lease by the CIDCO LTD to (1) Smt Zubeda Hajimiya Patel (2) Shri Irfan Hajimiya Patel (3) Shri Majid Hajimiya Patel (4) Smt Shahnaj Hajimiya Patel (5) Shri Abdul Ajj Abdul Latif Patel and (6) Smt Sugrabi Ashraf Patel (the Licensees), vide Agreement to Lease dated 23.04.2012 and the same was duly registered vide document serial No.PVL1-05308-2012 dated 26.04.2012, the Corporation, at the request of the above said Licensees, transferred and assigned the Lease hold rights title interest in the said Plot and benefits under the Lease Agreement, from the name of the said Licensees to the name of **M/s. Paradise Infra-Con Private Ltd** vide Tripartite Agreement dated 26.12.2016 duly registered vide Registration Receipt No.13623 and Document Serial No. PVL4-10912-2016 dated 26.12.2016 and Final Order No.CIDCO/EMS/SCHEME/KHARGHAR/305/2017/15307 dated 03.01.2017 and subject to pending litigations bearing special Civil Suit No.619 of 2011 and Special Civil Suit No.503 of 2012 and subject to the orders that may be passed in such pending litigations.

The said (1) Smt Zubeda Hajimiya Patel (2) Shri Irfan Hajimiya Patel (3) Shri Majid Hajimiya Patel (4) Smt Shahnaj Hajimiya Patel (5) Shri Abdul Ajj Abdul Latif Patel and (6) Smt Sugrabi Ashraf Patel agreed to assign to **M/s. Paradise Infra-Con Private Ltd** the Developers, the development rights of the said Plot vide Development Agreement dated 26.12.2016 and the same was duly registered vide document serial No.PVL4-10911-2016 dated 26.12.2016 and in consideration whereof the Developers shall hand over to the Licensees, 50% of constructed premises as per the list annexed thereto.

  


As per the searches there is no entry in the records of the Sub-Registrar Office at Panvel to the effect that the Property is either sold or mortgaged or transferred or given on lease to anybody by the said M/s. Paradise Infra-Con Private Ltd.

It appears from the records that the said **M/s. Paradise Infra-Con Private Ltd.**, is the absolute owners and in actual possession of the said Property.

It is also cleared that the said Property is not affected by any easements, set backs or reservations or acquisitions either by Central Government or State Government or any other local body.

I therefore, certify that subject to what is stated herein above and pending disposal of civil litigations as above, the title of **M/s. Paradise Infra-Con Private Ltd.** in respect of the said Plot is clear marketable and free from all encumbrances of any nature whatsoever.

Dated 20<sup>th</sup> day of November, 2019



C. FERNANDES  
ADVOCATE



**CHALLAN**  
MTR Form Number-6



GRN MH008534471 201920M		BARCODE		Date	20/11/2019-11:31:36	Form ID		
Department Inspector General Of Registration			Payer Details					
Type of Payment Search Fee			TAX ID (If Any)					
Other Items			PAN No.(If Applicable)					
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name		ADV C FERNANDES			
Location RAIGAD			Flat/Block No.		PLOT NO.51			
Year 2019-2020 One Time			Premises/Building		SECTOR-35D			
Account Head Details		Amount In Rs.		Road/Street		KHARGHAR NAVI MUMBAI		
0030072201 SEARCH FEE		325.00		Area/Locality		KHARGHAR NAVI MUMBAI		
				Town/City/District				
				PIN		4 1 0 2 1 0		
				Remarks (If Any)				
				SEARCH OF 13 YEARS OF THE ABOVE SAID PLOT				
				Amount In		Three Hundred Twenty Five Rupees Only		
Total		325.00		Words				
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN		Ref. No.		CPW4496263	
Cheque/DD No.			Bank Date		RBI Date		Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date					

Gajanan Dairi PF No. 1199561/BR. CODE 191100  
 22 NOV 2019  
 STATE BANK OF INDIA  
 रोख / CASH अंतरण / TRANSFER  
 (Man)

Department ID :

**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

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