



**Pratibha M. Jadhav-Pawar**  
B.A. LL.B.

**ADVOCATE HIGH COURT**

Off.: A-202, Shree Nand Dham, Plot No. 59, Sector - 11, C.B.D. Belapur, Navi Mumbai - 400 614.  
• Tel. : 022-27579060 • Mob. : 93233 60060

Date : 06/06/2013

**TITLE CLEARANCE CERTIFICATE**

Sub : Title Clearance Certificate in respect of Plot No. 114, 115 & 116 in Sector 14, Admeasuring about 6399.13 Sq. Mtrs. at Taloje – Pachnand, Tal. Panvel. Dist. Raigad.

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY that I have taken search as per request made by **M/S. SHELTER BUILDERS & DEVLOPERS** (Proprietary Firm) through its Proprietor **SHRI. RABBANI KHAN** having office address at Shop No. 01, Sector No. 15, Phase-1 Nerul Navi Mumbai, making application to Sub Registrar Office at Panvel by Receipt No. 1906/2013, dated 04/06/2013 of 7 years i.e. 2007 to 2013 in respect of the property which is described as follows:

1) **DESCRIPTION OF PROPERTY:**

a) All that piece and parcel of Land known as Plot No. 114 & 115 in Sector 14, at Taloje-Pachnand, Tal- Panvel. Dist- Raigad under 12.5% Scheme admeasuring about 4199.13 sq. mtrs. & bounded that is to say:

On or towards the North by	:	20. Mtrs. Wide Road
On or towards the South by	:	River
On or towards the East by	:	20 Mtrs. Wide Road.
On or towards the West by	:	Plot No. 116

*Pratibha*

b) All that piece and parcel of Land known as **Plot No. 116 in Sector 14, at Taloje-Pachnand. Tal- Panvel. Dist- Raigad** under 12.5% Scheme admeasuring about **2200 sq. mtrs** and bounded that is to say:

On or towards the North by : Prop. 20.00 m Wide Road  
On or towards the South by : Taloja River  
On or towards the East by : Plot No. 117.  
On or towards the West by : Plot No. 114 & 115.

2) **DOCUMENTS:**

For the purpose of investigation of title of the said Plots, I also perused the following documents:

- 1) **AGREEMENT TO LEASE** dated **21<sup>st</sup> August 2007** executed between City and Industrial Development Corporation through its Assistant Land & Survey Officer and 1) MR. GULAM SAHEB DAWOOD PATEL, 2) MR. EBADULLA ISMAIL PATEL, 3) MR. UBEDULLA ISMAIL PATEL, 4) MR. ABUDAWOOD ISMAIL PATEL, 5) MRS. HAFASHA ISMAIL PATEL, 6) MR. MUSTAF ISMAIL PATEL, 7) MR. ABDUL MANNAN ISMAIL PATEL in respect of Plot no. 114 & 115, admeasuring 4199.13 Sq. mtrs., in Sector- 14, at Taloja-Pachnand, Tal-Panvel. Dist- Raigad. The same is registered before the Sub-Registrar of Assurances at Panvel-3 vide its **Registration Receipt No. 8457 & Document Serial No. PVL3 -08379-2007 dtd. 21<sup>st</sup> August 2007.**
- 2) **POSSESSION LETTER** dated 17/08/2007 of Plot No. 114 & 115 area admeasuring about 4199.13 sq. mtrs. At Taloja-Pachnand, Tal-Panvel, Dist- Raigad, given by City and Industrial Development Corporation through his Assistant Land & Survey Officer to MR. GULAM SAHEB DAWOOD PATEL & SIX OTHERS.
- 3) **TRIPARTITE AGREEMENT** dtd. **26<sup>th</sup> September 2007** executed between City and Industrial Development Corporation as a Corporation of the First Part and 1) MR. GULAM SAHEB DAWOOD PATEL, 2) MR. EBADULLA ISMAIL PATEL, 3) MR. UBEDULLA ISMAIL PATEL, 4) MR. ABUDAWOOD ISMAIL PATEL, 5) MRS. HAFASHA ISMAIL PATEL, 6) MR. MUSTAF ISMAIL PATEL,

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- 7) MR. ABDUL MANNAN ISMAIL PATEL as the Original Licensees of the Second Part and M/S. SHELTER BUILDERS & DEVELOPERS (Proprietary Firm) as a New Licensees of the Third Part in respect of Plot No. 114 & 115. The same is registered with the Sub-Registrar of Assurances at Panvel-3 vide **Registration Receipt No. 9571 & Document Serial No. PVL-3-09482-2007, dated 26/09/2007.**
- 4) **CIDCO FINAL ORDER** Letter bearing No. CIDCO/VASAHAT/SATYO/TALOJE-PACHANAND/249/2007 dtd. 12/10/2007.
- 5) **AGREEMENT TO LEASE** dated **21<sup>st</sup> February 2008** executed between City and Industrial Development Corporation through its Assistant Land & Survey Officer and 1) MRS. HALIMA MOHD. HUSAIN PATEL, 2) MRS. NURJAHAN MD. HUSEN PATEL, 3) MRS. MAHENUR MD. HUSEN PATEL, 4) MRS. FATIMA MD. HUSEN PATEL, 5) MR. MALIK MOHD. HUSEN PATEL, 6) MR. NISAR MD. HUSEN PATEL, 7) MR. MOHAMAD NUR MD. HUSEN PATEL, 8) MR. A. RAZAK MD. HUSEN PATEL as the Licensees in respect of Plot no. 116, admeasuring 2200 Sq. mtrs., in Sector- 14, at Taloja-Pachnand, Tal-Panvel. Dist- Raigad. The same is registered before the Sub-Registrar of Assurances at Panvel-3 vide its **Registration Receipt No. 2615 & 2617 & Document Serial No. PVL3-02546-2008 dtd. 28<sup>th</sup> February 2008.**
- 6) **POSSESSION LETTER** dated 06/02/2008 of Plot No. 116 area admeasuring about 2200 sq. mtrs. At Taloja-Pachnand, Tal-Panvel, Dist-Raigad given by City and Industrial Development Corporation through his Assistant Land & Survey Officer to MRS. HALIMA MOHD. HUSEN PATEL & SEVEN OTHERS.
- 7) **TRIPARTITE AGREEMENT** dtd. **21<sup>st</sup> April 2008** executed between City and Industrial Development Corporation as a Corporation of First Part and 1) MRS. HALIMA MOHD. HUSAIN PATEL, 2) MRS. NURJAHAN MD. HUSEN PATEL, 3) MRS. MAHENUR MD. HUSEN PATEL, 4) MRS. FATIMA MD. HUSEN PATEL, 5) MR. MALIK MOHD. HUSEN PATEL, 6) MR. NISAR MD. HUSEN PATEL, 7) MR. MOHAMAD NUR MD. HUSEN PATEL, 8) MR. A. RAZAK MD. HUSEN PATEL as the Original Licensees of the Second Part and M/S. SHELTER BUILDER & DEVELOPERS (Proprietary Firm) through its

*Handwritten signature in blue ink, possibly "Pravin", with a blue line underneath.*

Proprietor SHRI. RABBANI KHAN, as a New Licensee of the Third Part in respect of the said Plot No. 116. The same is registered with the Sub-Registrar of Assurances at Panvel-3 vide **Registration Receipt No. 4865 & 4866 & Document Serial No. PVL-3-04721-2008, dated 07/05/2008.**

- 8) **CIDCO FINAL ORDER** vide Letter bearing No. CIDCO/VASAHAT/SATYO/TALOJE-PACHNAND/6+706/2008 dtd. 23/05/2008.
- 9) **AMALGAMATION NOC** dtd. 23/04/2013 issued by AEO vide letter No. CIDCO/ESTATE/SATYO/TALOJE/94/6+706/2013 in respect of the said Plot No. 114, 115 & 116.
- 10) **DEVELOPMENT PERMISSION ALONG WITH COMMENCEMENT CERTIFICATE** dated 20<sup>th</sup> May 2013 issued by ADDL. TOWN PLANNING OFFICER, Navi Mumbai & Khopta in respect of Plot Nos. 114, 115 & 116, Sector No. 14, at Taloja-Pachanand, Navi Mumbai Vide their Ref No. CIDCO/ATPO/BP-1850/2013/ 733.

And I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is company in corporate under the provision of Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2<sup>nd</sup> floor, Nariman Point, Mumbai 400 021.

That the CIDCO has been declared as a New Town Development Authority under the provision of Sub - Sector 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") for the New Town of New Bombay by Government of Maharashtra in exercise of its Powers for the area designated as site for the New Town under Sub-Section (I) of Section 113 of the said Act.

That the State Government has acquired land within the designated are of New Bombay land vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113 of the Said Act.

*Shri Rabbani Khan*

That by virtue of being the Development Authority of new Town (Navi Mumbai) the CIDCO has been empowered under Section 118 of the Said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the Said Act.

That the immovable property consisting of Plot Nos. 114 & 115, admeasuring about 4199.13 sq. mtrs. Sector 14, at Taloje - Pachnand, Tal- Panvel, Dist-Raigad is allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of MR. GULAM SAHEB DAWOOD PATEL & 6 Others under the Agreement of Lease dtd. 21/08/2007 & Tripartite Agreement dtd. 26/09/2007 & Plot No. 116, area admeasuring about 2200 sq. mtrs. Sector 14, at Taloje - Pachnand, Tal. Panvel, Dist. Raigad is allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of 1) MRS. HALIMA MOHD. HUSEN PATEL, & 7 Others under the Agreement of Lease dtd. 28/02/2008 & Tripartite Agreement dtd. 07/05/2008 M/S. SHELTER BUILDERS & DEVELOPERS (Proprietary Firm) has become the New Licensee/Owner of the said plot.

By virtue of the Plots allotted by the CIDCO and further by virtue of the said New Licensee, the New Licensee have a clear and marketable title and the said Plots are without any encumbrance. Therefore the said Owner M/S. SHELTER BUILDERS & DEVELOPERS (Proprietary Firm) is authorized to develop the said plot and to construct the building/s thereon accordance with the plans sanctioned/to be sanctioned by the CIDCO Ltd.

On the basis of the above documents placed before me, I hereby certify that **M/S. SHELTER BUILDERS & DEVLOPERS** is entitled to develop the said property and the title of the said property is clear, marketable and free from all encumbrances.

SEARCH TAKEN BY



**(PRATIBHA M. JADHAV)**

ADVOCATE

Date: 06/06/2013

Place: CBD Belapur, Navi Mumbai.