

P.G.DANAVALE

(B.COM. LL.B.)

ADVOCATE HIGH COURT MUMBAI

Office: Shop No. 2, Plot No.21, Enkey Square CHS Ltd., Sector-6, Koparkhairane, Navi Mumbai 400 709

Mob. 8082018739

E-mail: pandurangd_2007@rediffmail.com

Date: 09.05.2018

TO WHOMSOEVER IT MAY CONCERN

TITLE CLEARANCE CERTIFICATE

Sub: - Plot No. 123, admeasuring Area 248.07 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad

This is to certify that I have investigated the Title of Plot No.123, admeasuring Area 248.07 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad.

1. That the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED hereinafter referred to as the party of the First Part has allotted the Plot No.123, admeasuring Area 248.07 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% Scheme to 1) Mr. Hari Paktya Tandel, 2)Smt.Janabai Damodar Kadu, 3)Smt. Prabhavati Ratan Mhatre, 4)Smt. Mathurabai Ram Gharat, 5) Smt. Deepavati Nashiket Mhatre all resident At-Karal, Taluka-Uran, Dist. Raigad.
2. The Original allottee 1) Mr. Hari Paktya Tandel, 2)Smt.Janabai Damodar Kadu, 3)Smt. Prabhavati Ratan Mhatre, 4)Smt. Mathurabai Ram Gharat, 5) Smt. Deepavati Nashiket Mhatre paid





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to the Corporation Lease premium of Rs.5,086/- (Rupees Five Thousands Eighty Six only)

3. That Agreement to Lease made at Belapur, Navi Mumbai on 16th day of March 2007 between the Corporation of the One Part & 1) Mr. Hari Paktya Tandel, 2)Smt.Janabai Damodar Kadu, 3)Smt. Prabhavati Ratan Mhatre, 4)Smt. Mathurabai Ram Gharat, 5) Smt. Deepavati Nashiket Mhatre in respect of Plot No.123, admeasuring Area 248.07 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% Scheme & said Agreement to Lease is registered before the Sub-Registrar of Assurance at Uran, bearing document No. 2214/2007, dt. 17/03/2007 the corporation has handed over peaceful and vacant possession of the said plot to the Original allottee.
4. That Tripartite Agreement made at Navi Mumbai on 3rd day of May 2007 between the Corporation of the One Part & 1) Mr. Hari Paktya Tandel, 2)Smt.Janabai Damodar Kadu, 3)Smt. Prabhavati Ratan Mhatre, 4)Smt. Mathurabai Ram Gharat, 5) Smt. Deepavati Nashiket Mhatre ("The Original allottee") is the Other Part & M/s. Shree Mahalaxmi Enterprises through Prop. Dr. Manisha Shailesh Talele ("therein referred to as New Licensee") in respect of Plot No.123, admeasuring Area 248.07 Sq. Mtrs., Sector No. 50,



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Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% Scheme & said Tripartite Agreement is registered before the Sub-Registrar of Assurance at Panvel-3 bearing document No. 04760/2007, dt. 03/05/2007

5. Tripartite Agreement made at Navi Mumbai on 22nd day of May 2017 between the Corporation of the One Part & Dr. Shailesh Mohan Talele is the Other Part & M/s. Shrey Infra through its Partners 1) Mr. Manish Vithalbhair Hirani, 2) Mr. Bhavesh Rameshbhai Umaretiya ("therein referred to as Subsequent New Licensee") in respect of Plot No.123, admeasuring Area 248.07 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% Scheme & said Tripartite Agreement is registered before the Sub-Registrar of Assurance at Uran bearing document No. 848/2017, dt. 02/06/2017
6. Corporation has recorded name as Licensee in said Plot as M/s. Shrey Infra through its Partners 1) Mr. Manish Vithalbhair Hirani, 2) Mr. Bhavesh Rameshbhai Umaretiya vide letter dated 08.06.2017, Ref.No.CIDCO/VASAHAT/SATYO/DRONAGIRI/1043/2017/20180



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7. That the as per the records and documents M/s. Shrey Infra through its Partners 1) Mr. Manish Vithalbai Hirani, 2) Mr. Bhavesh Rameshbhai Umaretiya obtained the development permission/commencement certificate from Corporation vide Ref No.CIDCO/BP-15613/TPO (NM & K)/2017/2243, dated: 18/01/2018 in respect of the said Plot No.123, admeasuring Area 248.07 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% Scheme

8. That I have taken the search from year 1999 to 2018 for the said plot of land dated 08/05/2018 its receipt No. 1419 and document no.Uran-0-2018 dated 08/05/2018 through this there are no any encumbrances of whatsoever nature on the said Plot No.123, admeasuring 248.07 Sq. Mtrs., Sector No.50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5%

9. I have gone through following record.of the documents

I) Agreement to Lease dated 16th March 2007

II) Tripartite Agreement dated 3rd May 2007

III) Tripartite Agreement dated 22nd May 2017

IV) CIDCO letter dated 08/06/2017,

Ref.No.CIDCO/VASAHAT/SATYO/DRONAGIRI/1043/2017/
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V) Development permission/ Commencement Certificate Ref No. CIDCO/BP-15613/TPO (NM & K)/2017/2243, dated: 18/01/2018 and through the search it appears that the property is free from all encumbrances of whatsoever nature.

Regards,

Adv. P.G. Danavale

Adv. P. G. DANAVALE
B.COM. LL.B.
Advocate High Court
Enkey Square CHS Ltd. Shop No.2.
Plot No.21, Sec-6, Koparkhairane,
Navi Mumbai-400709

03/03/2018



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Date: 09/05/2018

SEARCH REPORT

I had taken Search of 20 years from 1999 to 2018 at the Office of the Sub Registrar of Assurances Uran dated 08.05.2018, receipt No. 1419, Search Application No. 444/2018 document application no. Uran-0-2018, amount of Rs. 500/- on the said Plot No:123, admeasuring 248.07 Sq. Mtrs., Sector No.50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% having following entries.

Sr. No.	Year	Entries
1	1999 to 2006	Nil
2	2007	Entry
3	2008 to 2016	Nil
4	2017	Entry
5	2018	Nil

Regards,

Adv. P.G. Danawale

Adv. P. G. DANAVALE
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Advocate High Court
Enkey Square CHS Ltd. Shop No.2
Plot No.21, Sec-6, Koparkhairane,
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