



CHALLAN
MTR Form Number-6



GRN	MH008707095201920P	BARCODE	[Barcode]				Date	25/11/2019-13 28 51	Form ID	
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee Other Items			TAX ID (if Any)						
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(if Applicable)	ARJPM6602Q					
Location	RAIGAD			Full Name	Harish Mestry					
Year	2019-2020 One Time			Flat/Block No.						
Account Head Details			Amount In Rs.	Premises/Building						
0030072201	SEARCH FEE		750.00	Road/Street						
				Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)	Plot 9 Sector 7 Village Taloja Panchanand Taluka Panvel District Raigad					
				Amount In	Seven Hundred Fifty Rupees Only					
Total			750.00	Words						
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	10000502019112501098	5933432344025			
Cheque/DD No.				Bank Date	RBI Date	25/11/2019-13:29:34	Not Verified with RBI			
Name of Bank				Bank-Branch	SBIEPAY PAYMENT GATEWAY					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Mobile No. : 8898003250

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्त्यासाठी लागू नाही.



Date: 14.12.2019

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

On the basis of the documents of M/s RIO INFRATECH THROUGH ITS PARTNERS MR. MOHAMMED GAUS KASHMIRI, MR. MOHAMMED HUSAIN KASHMIRI, MR. MD. ZUBER IBRAHIM PATEL, MR. SHAWKAT ABDUL REHMAN PATEL, MR. NAEEM ABDUL QAADIR SAYYED & MR MOHD. ARIF ABDUL LATIF having office address SECTOR, 7 PLOT NO 9M NEAR SAI RIVERDALE TALOJA PHSE 1, NAVI MUMBAI 410208 in respect of Plot No.9, Sector-7 admeasuring about 2699.90 sq.mtrs, Village Taloja Panchanand, Tal. Pannel, District-Raigarh-410206.

Whereas:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD) is the New Town Development Authority for Navi Mumbai.
2. The CIDCO LTD. had allotted plot of lands to villagers whose lands have been acquired under the 12.5% G.E. Scheme.



USHIQUE



3. The CIDCO Ltd. had allotted Plot No.9, Sector-7 admeasuring about 2699.90 sq.mtrs, Village Taloja Panchanand, Tal. Panvel, District-Raigarh-410206 to SMT ANUBAI MAHADU MADVI, SHRI GOPINATH MAHADU MADVI, SHRI SANJAY MAHADU MADVI, SHRI DILIP MAHADU MADVI, SHRI VASUDEV MAHADU MADVI, SMT KAMLABAI MAHADU MADVI, SHRI DHARMANATH MAHADU MADVI, SMT. BHIMABAI GOVIND SANGADE, SHRI CHANDAR TUKARAM MADVI, SHRI SHANTARAM TUKARAM MADVI, SHRI RAJARAM TUKARAM MADVI, SHRI BARKIBAI PUNDLIK MADVI, SHRI DATTA GOSAVI MHATRE, & SMT MIRABAI ARJUN PATIL, as per Allotment Letter under File No.86/2008 dated 23.06.2008.

4. AGREEMENT TO LEASE executed on 01.12.2008 between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd) the licensor /Lessor Party of the ONE PART AND SMT ANUBAI MAHADU MADVI, SHRI GOPINATH MAHADU MADVI, SHRI SANJAY MAHADU MADVI, SHRI DILIP MAHADU MADVI, SHRI VASUDEV MAHADU MADVI, SMT KAMLABAI MAHADU MADVI, SHRI DHARMANATH MAHADU MADVI, SMT. BHIMABAI GOVIND

USHIQUE





SANGADE, SHRI CHANDAR TUKARAM MADVI, SHRI SHANTARAM TUKARAM MADVI, SHRI RAJARAM TUKARAM MADVI, SHRI BARKIBAI PUNDLIK MADVI, SHRI DATTA GOSAVI MHATRE, & SMT MIRABAI ARJUN PATIL the Original Licensees Party of the OTHER PART (more particularly as written in the schedule of property therein) and Licensees had been permitted to construct building on Plot No.9, Sector 7 admeasuring about 2699.90 sq.mtrs, Village Taloja Panchanand with available F.S.I (Floor Space Index) and the said Agreement to Lease is registered with the Concerned Sub Registrar of Assurances at Panvel, Dist. Raigarh vide **Registration Document Sr. No. PVL3- 9814-2008 dated 01.12.2008.**

5. **TRIPARTITE AGREEMENT** dated 21.05.2019 between CIDCO, Party of the FIRST PART, SMT ANUBAI MAHADU MADVI, SHRI GOPINATH MAHADU MADVI, SHRI SANJAY MAHADU MADVI, SHRI DILIP MAHADU MADVI, SHRI VASUDEV MAHADU MADVI, SMT KAMLABAI MAHADU MADVI, SHRI DHARMANATH MAHADU MADVI, SMT. BHIMABAI GOVIND SANGADE, SHRI CHANDAR TUKARAM MADVI, SHRI SHANTARAM TUKARAM MADVI, SHRI RAJARAM TUKARAM MADVI, SHRI BARKIBAI PUNDLIK MADVI,



USHIQUE

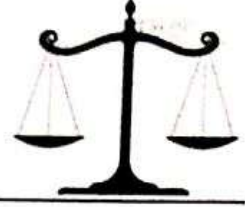


SHRI DATTA GOSAVI MHATRE, & SMT MIRABAI ARJUN PATIL,
Party of the SECOND PART and M/s RIO INFRATECH THROUGH ITS
PARTNERS MR. MOHAMMED GAUS KASHMIRI, MR. MOHAMMED
HUSAIN KASHMIRI, MR. MD. ZUBER IBRAHIM PATEL, MR.
SHAWKAT ABDUL REHMAN PATEL, MR. NAEEM ABDUL QAADIR
SAYYED & MR MOHD. ARIF ABDUL LATIF Party of the THIRD PART in
respect of the said Plot No.9, admeasuring about 2699.90 sq.mtr , sector-7, Taloja
Panchanand, Tal.Panvel, Dist.Raigarh. The said TRIPARTITE AGREEMENT had
been registered with the Concerned Sub Registrar of Assurances at Panvel,
Dist.Raigarh vide **Registration Document Sr. No. PVL2-6147-2019, Receipt
No.7200 dated 21.05.2019.**

6. The Developer of the plot had made an application to the Town Planning
Department of CIDCO of Maharashtra Ltd. for its approval to construct
Residential Cum Mercantile Business [Commercial] Building **1 Ground /Stilt+
Twenty One [21] Upper Floors** on the same Plot and the same is approved and
Development Permission & Commencement Certificate is issued by the Associate
Planner (BP), the Town Planning Dept. of CIDCO of Maharashtra Ltd. Bearing



USHIQUE



Ref No. Commencement Certificate No. CIDCO/BP-17171/
TPO(NM&K)/2019/6078 dated 22.11.2019.

SEARCH REPORT

I had gone through and perused the aforesaid title documents related to the said plot and also taken title search through Mr.Harish Mestry , Search Clerk for the period between 1990-2019 ie. Thirty (30 years) in the Office of Concerned Sub Registrar of Assurance and made the payment of Government Fees to that effect with GRN No. **MH008707095201920P** dated **25.11.2019**.

PAPER PUBLICATION

I had given paper notice in Marathi Local Newspaper namely "PUDHARI" on 25th November,2019 inviting claims/objections in respect of the title to the said Plot No.9, admeasuring about 2699.90 sq.mtr , sector-7, Taloja Panchanand, Tal.Panvel, Dist.Raigarh-410206 within fifteen days from the date of publication of the same. It had been more than 15 days and there had been no claims/objections raised regarding the title in respect of the said plot of land.



Ushique A.

B.L.S LL.B



HIGH COURT BOMBAY

Address: 909- The Landmark, Plot No- 26A, Sec-7, Kharghar- 410 210.

Contact No: +91-79770 77375

It is observed by me that the title of M/s RIO INFRATECH THROUGH ITS PARTNERS MR. MOHAMMED GAUS KASHMIRI, MR. MOHAMMED HUSAIN KASHMIRI, MR. MD. ZUBER IBRAHIM PATEL, MR. SHAWKAT ABDUL REHMAN PATEL, MR. NAEEM ABDUL QAADIR SAYYED & MR MOHD. ARIF ABDUL LATIF in respect of Plot No.9, Sector-7 admeasuring about 2699.90 sq.mtrs, Village Taloja Panchanand, Tal. Panel, District- Raigarh-410206 is clear & marketable and further the Tripartite Agreement of mentioned plot is free from all encumbrances, mortgages, charges and /or claims and Developer has all rights to develop the said land with prior permission of the CIDCO



USHIQUE

Ushique A.

B.L.S LL.B



HIGH COURT BOMBAY

Address: 909- The Landmark, Plot No- 26A, Sec-7, Kharghar- 410 210.

Contact No: +91-79770 77375

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing **Plot No.9, Sector-7** admeasuring about **2699.90 sq.mtrs, Village Taloja Panchanand, Tal. Panvel, District-Raigarh-410206** and bounded as follows:

THAT IS TO SAY

On or towards the North by: **Plot No 6**

On or towards the South by: **20 Mtrs Wide Road**

On or towards the East by: **Plot No. 10**

On or towards the West by: **Plot Nos. 7 & 8**



USHIQUE