



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. 10, admeasuring Area 299.992 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad

This is to certify that I have investigated the Title of Plot No.10, admeasuring Area 299.992 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.10, admeasuring Area 299.992 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% Scheme to 1) Smt. Yamuna Tulshiram Thakur, 2) Shri. Jaywant Tulshiram Thakur, & 3) Shri. Dashrath Tulshiram Thakur resident At-Dhutum, Taluka-Uran, Dist. Raigad.
2. The Original allottee 1) Smt. Yamuna Tulshiram Thakur, 2) Shri. Jaywant Tulshiram Thakur, & 3) Shri. Dashrath Tulshiram Thakur paid to the Corporation Lease premium of Rs.8,100/- (Rupees Eight Thousands One Hundred only)

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3. That Agreement to Lease made at Belapur, Navi Mumbai on 19th day of April 2017 between the Corporation of the One Part & 1) Smt. Yamuna Tulshiram Thakur, 2) Shri. Jaywant Tulshiram Thakur, & 3) Shri. Dashrath Tulshiram Thakur in respect of Plot No.10, admeasuring Area 299.992 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. 604/2017, dt. 19/04/2017 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 19th day of June 2017 between the Corporation of the One Part & 1) Smt. Yamuna Tulshiram Thakur, 2) Shri. Jaywant Tulshiram Thakur, & 3) Shri. Dashrath Tulshiram Thakur ("The Original allottee") 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 New Licensee) in respect of Plot No.10, admeasuring Area 299.992 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% Scheme & said Tripartite Agreement is registered before the Sub-Registrar of



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Assurance at Uran bearing document No. 929/2017, dt. 20/06/2017

5. Corporation has recorded name as Licensee in said Plot as M/s. Shrey Infra through its Partners 1) Mr. Manish Vithalbai Hirani, 2) Mr. Bhavesh Rameshbhai Umaretiya vide letter dated 15/06/2017, NOC No. 759 Ref. No. CIDCO/VASAHAT/SATYO/DRONAGIRI/2017/3373
6. 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-15620/TPO (NM & K)/2017/2378, dated: 09/03/2018 in respect of the said Plot No.10, admeasuring Area 299.992 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% Scheme
7. That I have taken the search from year 1999 to 2018 for the said plot of land dated 08/05/2018 its receipt No. 1421 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.10, admeasuring Area 299.992 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% Scheme

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8. I have gone through following record of the documents
- I) Agreement to Lease dated 19th April 2017
 - II) Tripartite Agreement dated 19th June 2017
 - III) CIDCO letter dated 15/06/2017, NOC No. 759 Ref. No. CIDCO/VASAHAT/SATYO/DRONAGIRI/2017/3373
 - IV) Development permission/ Commencement Certificate Ref No. CIDCO/BP-15620/TPO (NM & K)/2017/2378, dated: 09/03/2018 and through the search it appears that the property is free from all encumbrances of whatsoever nature.

Regards,

Adv. P.G. Danawale

Adv. P. G. DANAVALE
B.COM. LL.B.
Advocate High Court
Enkey Square CHS Ltd. Shop No.2,
Plot No.21, Sec-6, Koparkhairane,
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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. 1421, Search Application No. 446/2018 document application no. Uran-0-2018, amount of Rs. 500/- on the said Plot No.10, admeasuring Area 299.992 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% Scheme having following entries.

Sr. No.	Year	Entries
1	1998 to 2016	Nil
2	2017	Entry
3	2018	Nil

Regards,

Adv. P.G. Danawale

Adv. P. G. DANAVALE
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Advocate High Court
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