



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

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect to Plot No. 19, containing by admeasurement 2697.30 Sq.Mtrs., situated in Sector No. 25, of Village Kamothe (Phase-II), Navi Mumbai, 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. **R. R. BUILDERS & DEVELOPERS** a Partnership Firm, consisting of two partners namely 1) **SHRI. BHARAT TUKARAM BHOR** and 2) **SMT. SUREKHA BHARAT BHOR**, having its address at 218/219, Raheja Arcade, Plot No. 61, Sector 11, CBD-Belapur, Navi Mumbai : 400 614 and M/s. **RADIANT BUILDERS**, a partnership firm, consisting of Five partners namely 1) **SHRI. NIKUNJ RAMESHBHAI THAKKAR**, 2) **SHRI. JETHANAND MERUMAL JAGAWANI**, 3) **SHRI. KIRIT JAMNADAS BHAYANI**, 4) **SHRI. RAVINDRA GANPAT JOSHI** and 5) **SHRI. BHARAT SHARAD PATIL**, having Registered Office Address at Shop No. 5, Sai Darshan, Plot Nos. 8 & 8A, Sector 19, Kamothe : 410209, by making application to Sub Registrar Office at Panvel by Receipt No. 9868/2015, dated 30/09/2015 of 6 years i.e. 2010 to 2015 in respect of the property which is described as follows:

1) DESCRIPTION OF PROPERTY:

All that piece and parcel of land bearing Plot bearing No. 19, situated at Sector No. 25 in Village Kamothe (Phase-II), Navi Mumbai of 12.5% (erstwhile Gaothan Expansion) Scheme, admeasuring 2697.30 Sq. Mtrs. or thereabout bounded as follows; that is to say:

On or towards the North by : 11.00 Mtr. wide road
On or towards the South by : Plot No. 25, MSEDCL
On or towards the East by : 10.00 Mtr. wide road, prop. service road
On or towards the West by : Plot No. 20.

2) DOCUMENTS:

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

- 1) **AGREEMENT TO LEASE** dated 17/06/2010 executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION through its Asst. Lands & Survey Officer as the CORPORATION of the One Part and M/s. R. R. BUILDERS & DEVELOPERS a Partnership Firm, consisting of two partners namely 1) SHRI. BHARAT TUKARAM BHOR and 2) SMT. SUREKHA BHARAT BHOR as the 'Licensees' of the Other Part of Plot No. 19, containing by admeasurement 2697.30 Sq.Mtrs., situated in Sector No. 25, of Village Kamothe (Phase-II), Navi Mumbai, Tal- Panvel, Dist- Raigad. [Hereinafter referred to as "The Said Plot"]. The same is registered before the Sub-Registrar of Assurances at Panvel-2 vide its registration receipt No. 6449 under Document Registration Serial No. URAN-06143-2010 dated 21/06/2010.
- 2) **DEVELOPMENT PERMISSION** along with **COMMENCEMENT CERTIFICATE** bearing No. CIDCO/BP-8262/TPO(NM&K)/2015/466, dated 24/04/2015 of the said Plot issued by the Town Planning Officer(BP), Navi Mumbai & Kopta of CIDCO in favour of M/s. R. R. Builders & Developers.
- 3) **TRIPARTITE AGREEMENT** dated 7th August 2015 executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION as the Corporation of the First Part, M/s. R. R. BUILDERS & DEVELOPERS a Partnership Firm, consisting of two partners namely 1) SHRI. BHARAT TUKARAM BHOR and 2) SMT. SUREKHA BHARAT BHOR as 'The Original Licensees' of the Second Part and M/s. RADIANT BUILDERS, a

partnership firm through its Five partners namely 1) SHRI. NIKUNJ RAMESHBHAI THAKKAR, 2) SHRI.JETHANAND MERUMAL JAGAWANI, 3) SHRI.KIRIT JAMNADAS BHAYANI, 4) SHRI.RAVINDRA GANPAT JOSHI and 5) SHRI. BHARAT SHARAD PATIL as 'The New Licensees' of the Third Part in respect of 50% SHARE of the said Plot. The same is registered with the Sub-Registrar of Assurances at Panvel-4 vide Registration Receipt No. 11058, under Document Registration Serial No. PVL4-9928-2015, dated 10/08/2015.

- 4) CIDCO FINAL ORDER Letter bearing No. CIDCO/ESTATE/12.5%/KAMOTHE-14+259+107/2015/1039 dated 14/08/2015.

And I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is a company incorporated under the provision of Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2nd 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 area of New Bombay and 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.

That by virtue of being the Development Authority of the 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 No. 19, containing by measurement 2697.30 Sq.Mtrs., situated in Sector No. 25, of Village Kamothe (Phase-II), Navi Mumbai, Tal- Panvel, Dist- Raigadis allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of and **M/s. R. R. BUILDERS & DEVELOPERS** a Partnership Firm, consisting of two partners namely 1) SHRI. BHARAT TUKARAM BHOR and 2) SMT. SUREKHA BHARAT BHOR under the Agreement to Lease dated 17/06/2010.

That M/s. R. R. Builders & Developers applied for and got the **DEVELOPMENT PERMISSION** along with **COMMENCEMENT CERTIFICATE** bearing No. CIDCO/BP-8262/TPO(NM&K)/2015/466, dated 24/04/2015 issued by the Town Planning Officer(BP), Navi Mumbai & Kopta of CIDCO to develop the said plot.

That vide Tripartite Agreement dated 7th August 2015, M/s. R. R. **BUILDERS & DEVELOPERS** transferred 50% of their share in the said Plot in the name of M/s. **RADIANT BUILDERS** a partnership firm through its Five partners namely 1) SHRI. NIKUNJ RAMESHBHAI THAKKAR, 2) SHRI. JETHANAND MERUMAL JAGAWANI, 3) SHRI. KIRIT JAMNADAS BHAYANI, 4) SHRI. RAVINDRA GANPAT JOSHI and 5) SHRI. BHARAT SHARAD PATIL, and both have jointly become the Licensee/Owner of the said Plot.


That CIDCO has issued the **FINAL ORDER** vide their Letter bearing Ref. No. CIDCO/ESTATE/ 12.5%/KAMOTHE-14+259+107/2015/1039 dated 14/08/2015 and added the name of M/s. **RADIANT BUILDERS** as 50% owner of the said Plot.

By virtue of the said Plot allotted by the CIDCO and further by virtue of the said Tripartite Agreement dated 7th August 2015, M/s. R. R. **BUILDERS & DEVELOPERS** & M/s. **RADIANT BUILDERS** have clear and marketable title and the said Plot is without any encumbrances.

Therefore the said M/s. R. R. **BUILDERS & DEVELOPERS** & M/s. **RADIANT BUILDERS** are authorized to develop the said Plot and to

construct the building/s thereon in 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. R. R. BUILDERS & DEVELOPERS & M/s. RADIANT BUILDERS are entitled to develop the said property and that the title of the said property is clear, marketable and free from all encumbrances.


MRS. PRATIBHA M. JADHAV
ADVOCATE

Date: 01/10/2015

Place: CBD Belapur, Navi Mumbai.