


Ref.

Date 12<sup>th</sup> July 2015

**TITLE CLEARANCE CERTIFICATE**

**Ref :** Leasehold Plot of Land bearing Plot No. 06, adm. 796.73 sq.mtrs. situated at Sector-15, Ghansoli, Navi Mumbai, Tal. & District Thane.

1. Mr. Sachin Gurunath Mhatre the partner of M/s. Sai Krupa Builders & Developers, had placed various documents before me for the purpose of issuance of the Title Certificate in respect of abovesaid leasehold plot. Search has been taken for the year 2012 to 10/07/2015.
2. From the document it is seen that the City and Industrial Development Corporation of Maharashtra Ltd., vide an Allotment Letter dtd. 18/04/2012 and agreement to Lease dated 02/05/2012 has allotted a plot bearing No.06, admeasuring about 796.73 sq.mtrs. situated at Sector-15, Village Ghansoli, Navi Mumbai, Tal. & Dist. Thane to Shri. Ramkrishna Trimbak Patil of Village Ghansoli, Navi Mumbai, Tal. & Dist. Thane which has been registered with the Office of Sub-Registrar of Assurance Thane-6, on 02/05/2012 at S.No. 1743/2012.

  
**J. D. PAITHANKAR**  
B.A. (Hon.) LL.B.  
**ADVOCATE**

Ref. \_\_\_\_\_

Date \_\_\_\_\_

3. The Original Licensee have assigned their leasehold right in and upon the said plot in favour of M/s. Sai Krupa Builders & Developers vide Tripartite Agreement dated 27/07/2012 which is registered with the Office of Sub-Registrar, Thane-6 on 27/07/2012 at Serial No.3139/2012. On basis of Tripartite Agreement the name of M/s. Sai Krupa Builders & Developers has been substituted in place of Original licensee i.e. Mr. Ramkrishna Trimbak Patil with CIDCO record and CIDCO has issued letter dated 03/08/2012 to that effect to M/s. Sai Krupa Builders & Developers.
4. M/s. Sai Krupa Builders & Developers had submitted plan of proposed building to be constructed on said plot to Town Planning Officer, N.M.M.C. for sanction. And Town Planning Officer of NMMC has issued Commencement Certificate bearing No. NMMC/TPD/BP/ Case No.A-16493/804/2013 dated 06/02/2013 & Amended Commencement Certificate No. NMMC/TPD/BP /Case No.A-16493/5987/2013 in the name of M/s. Sai Krupa Builders & Developers. The construction of building consisting Stilt Podium + 23 floors has been

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started as per plan sanctioned by Town Planning Authority, NMMC, Navi Mumbai.

5. So on perusing the documents viz. i) an allotment letter dt. 18/4/2012 issued by Chief Land & Survey Officer, CIDCO Ltd., ii) an agreement to lease dated 02/05/2012, iii) Tripartite Agreement dated 27/07/2012, iv) CIDCO Letter dated 3/8/2012, v) Commencement Certificate No. NMMC/TPD/BP/Case No. A-16493/804/2013 dated 06/02/2013, vi) Amended Commencement Certificate No. NMMC/TPD/BP/Case No. A-16493/5987/2013 dt. 20/12/2013 and Search Report dated 11/07/2015 I am of the opinion that M/s. Sai Krupa Builders & Developers has lease hold rights in the said plot. Hence, I certify that the proposed building to be constructed by M/s. Sai Krupa Builders & Developers on Plot No.06 adm. about 796.73 sq.mtrs. situated at Sector-15 of Village Ghansoli, Navi Mumbai, Tal. & Dist. Thane, is having free and clear marketable title.

Date : 12/07/2015



( **J.D. PAITHANKAR** )  
Advocate

3 **J. D. PAITHANKAR**  
B.A. (Hon.) LL.B.  
**ADVOCATE**

**J. D. Paithankar**

B. A. (Hons) LL. B


**Advocate**

ARI/A- 42 Sector-3,  
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Phone: 2779 0537  
Mobile: 9892216484

Ref. \_\_\_\_\_

Date \_\_\_\_\_

This search report prepared from the records available and updated with Sub-Registrar of Assurance No.3, 6, 8, 9 & 11 Thane and documents made available till 10/07/2015 on as is and where is basis.

  
( **J.D. Paithankar** )  
Advocate

**J. D. PAITHANKAR**  
B.A. (Hon.) LL.B.  
**ADVOCATE**