

DATE: 04.09.2015

**SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE**
OF PLOT NO.48B, UNDER 12.5% EXPANSION SCHEME,
SECTOR-20, KAMOTHE, NAVI MUMBAI,
TALUKA-PANVEL, DIST. RAIGAD.

I have caused the search through search clerk Mr. Rohit Gangal in the Sub-Registrar office at Panvel-1,2,3,4,5 on 01.09.2015 for the 13 years, from 2003 to 2015, vide Receipt No.8455 dt.: 01.09.2015 in respect of the Plot No.48B, Under 12.5% Expansion Scheme, Sector-20, Kamothé, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring 449.70 Sq. Mtrs. (search Report is enclosed).

In the year 2003 to 2011 no adverse entry found

Search Report of year 2012-2015 is not found because index is not made therefore the documents have checked on day books.

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxvii of 1966) hereinafter referred to as the said Act.
2. By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.
3. The State Govt. have acquired the lands of VIJAYKUMAR RAJARAM SHUKLA of Village Kamothé, Taluka-Panvel, Dist.Raigad, therein referred to as the PROJECT AFFECTED PERSON.

IN THE YEAR 2007


4. The said Project Affected Person, has made application to CIDCO for allotment of Plot in lieu of the acquisition of their land and the CIDCO has consented to their request and allotted the Plot No.45, Sector-20 at Kamothé, Taluka- Panvel, Dist. Raigad, admeasuring 450.00 Sq. Mtrs.

JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-20, Vashi, Navi Mumbai.
CIDCO letter No.CIDCO/BHOOMI-319/12.5%SCHEME/ KAMOTHE-
1/2007, Dt: 03.09.2007 under 12.5% Scheme on certain terms and
conditions and also on payment of premium.

5. The said Project Affected Person VIJAYKUMAR RAJARAM SHUKLA expired on dated 07.03.2006 leaving behind 1) SHRI. GIRISH VIJAYKUMAR SHUKLA, 2) MRS. ALKA HARISHANKAR TRIPATHI, 3) SMT. MAMTA UDAY SHANKAR TRIPATHI, 4) SMT. SUNITA MARKANDAY MISHRA as his legal heirs.
6. The said 1) SHRI. GIRISH VIJAYKUMAR SHUKLA, 2) MRS. ALKA HARISHANKAR TRIPATHI, 3) SMT. MAMTA UDAY SHANKAR TRIPATHI, 4) SMT. SUNITA MARKANDAY MISHRA have obtained legal heirship Certificate from Competent Court vide MISC. APPLN. NO.408/2007.
7. The CIDCO has change the Plot Number being Plot No.48B instead of Plot No.45 which is allotted to VIJAYKUMAR RAJARAM SHUKLA and CIDCO has amended their record & given a Shudhipatra vide Letter No.CIDCO/ BHOOMI/ 12.5% SCHEME/KAMOTHE-I/319, Dt:22.11.2007 in favour of VIJAYKUMAR RAJARAM SHUKLA.

IN THE YEAR 2014

8. CIDCO had given a Shudhipatra vide Letter No.CIDCO/BHOOMI/12.5% SCHEME/KAMOTHE/319/2014, Dt: 20.08.2014 in favour of 1) SHRI. GIRISH VIJAYKUMAR SHUKLA, 2) MRS. ALKA HARISHANKAR TRIPATHI, 3) SMT. MAMTA UDAY SHANKAR TRIPATHI, 4) SMT. SUNITA MARKANDAY MISHRA as legal heirs of VIJAYKUMAR RAJARAM SHUKLA.
9. By an Agreement to Lease dated: 19th September 2014, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) SHRI. GIRISH VIJAYKUMAR SHUKLA, 2) MRS. ALKA HARISHANKAR TRIPATHI, 3) SMT. MAMTA UDAY SHANKAR TRIPATHI, 4) SMT. SUNITA MARKANDAY MISHRA, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.48B, Sector-20, admeasuring 449.70 Sq. Mtrs., Kamothe-I, Navi Mumbai, Taluka - Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.


JINDAL & JINDAL
LAW FIRM

The said Agreement to Lease dated 19th September 2014, has been Registered at the Office of Sub Registrar Assurance Panvel-2, Vide Receipt No.6878, Document No.PVL2-6740-2014, Dated: 19.09.2014.

11. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.
12. By First Tripartite Agreement dated: 8th December 2014, between the CIDCO THE FIRST PART, 1) SHRI. GIRISH VIJAYKUMAR SHUKLA, 2) MRS. ALKA HARISHANKAR TRIPATHI, 3) SMT. MAMTA UDAYSHANKAR TRIPATHI, 4) SMT. SUNITA MARKANDAY MISHRA, the Original Allottees of the SECOND PART & the SHRI. JAIPAL RAMANLAL BALAD "New Licensee" of THE THIRD PART
13. The said Tripartite Agreement dated 8th December 2014, has been registered at the Office of Sub Registrar Assurance, Panvel-2 vide Receipt No.9073, Document No.PVL2-8866-2014, Dated.: 08.12.2014.
14. The CIDCO has transferred the said Plot in favour SHRI. JAIPAL RAMANLAL BALAD, vide CIDCO Letter No. CIDCO/ VASAHAHAT/12.5% SCHEME/KAMOTHE/319/2014, Dated: 15.12.2014.

IN THE YEAR 2015

15. By Second Tripartite Agreement dated: 10th March 2015, between the CIDCO THE FIRST PART, SHRI. JAIPAL RAMANLAL BALAD, the New Licensee of the SECOND PART & the M/S. NAVA DURGA ENTERPRISE, through its Partners 1) MR. DAMJI JESHANG NISAR, 2) MR. CHANDRAKANT DEVJI CHHEDA, 3) MR. KHETSHI GANGJI CHAMARIYA "therein referred to as "the Subsequent New Licensees" and hereinafter referred to as "the Builders" of THE THIRD PART.
16. The said Tripartite Agreement dated 10th March 2015, has been registered at the Office of Sub Registrar Assurance, Panvel-4 vide Receipt No.3405, Document No.PVL4-3035-2015, Dated.: 11.03.2015.
17. The CIDCO has transferred the said Plot in favour M/S. NAVA DURGA ENTERPRISE, through its Partners 1) MR. DAMJI JESHANG NISAR, 2) MR. CHANDRAKANT DEVJI CHHEDA, 3) MR. KHETSHI GANGJI CHAMARIYA, vide CIDCO Letter No. CIDCO/VASAHAHAT/12.5% SCHEME/KAMOTHE/319/2015, Dated: 31.03.2015.

18. The Builders have entrusted the architect works to "ATUL PATEL" (hereinafter called "The Said Architect") & RCC works to S. R. RAO, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot

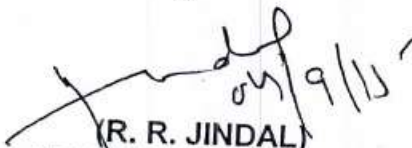
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai

19. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No. CIDCO/TPO/BP-13370/2015/892, Dt.12.08.2015 granted its permission to develop the said plot and to construct a building for the Residential purpose on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
20. The Building being constructed on the said Plot shall be known as "LAXMI APARTMENT"
21. I have made the oral enquiries from the Builders regarding the loan and if any case is pending in the court of law then the Builders replied in negative.

SCHEDULE

All that piece or parcel of land known as Plot No.48B Sector-20, in Village/Site Kamothe-I of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Tal. Panvel, District: Raigad, containing measurement 449.70 Sq. Mtrs. or thereabouts and bounded as follows that is to say:
On or towards the North By : Plot No.47
On or towards the South By : Plot No.48A
On or towards the East By : Plot No.57
On or towards the West By : Prop. 11 m. wide Road

I am, thereof, of the opinion that the title of the said plot of land being Plot No.48B, at Sector-20, Kamothe-I, Navi Mumbai, Tal. Panvel, District : Raigad, admeasuring 449.70 Sq. Mtrs., which stands in the name of M/S. NAVA DURGA ENTERPRISE, through its Partners 1) MR. DAMJI JESHANG NISAR, 2) MR. CHANDRAKANT DEVJI CHHEDA, 3) MR. KHETSHI GANGJI CHAMARIY, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dt. 19th September 2014 and also Tripartite Agreement dt. 10th March 2015.


(R. R. JINDAL)
ADVOCATE & NOTARY
(JINDAL AND JINDAL LAW FIRM)NER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

BJR/322/AS