



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

M/S. MAJESTIC BUILDERS & DEVELOPERS  
Plot No. 63, Sector- 19, At Kamothe,  
Navi Mumbai- 410209

Date: 10-10-2017

Valid Upto: 09-10-2025

**No Objection Certificate for Height Clearance**

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

|  |  |
|--|--|
| NOC ID :   | NAVI/WEST/B/092517/248396 ✓  |
| Applicant Name*  | Mr. Manohar Mokal ✓  |
| Site Address*  | Plot No. 63, Sector- 19, At Kamothe, Navi Mumbai, At Kamothe Navi Mumbai, Navi Mumbai, Maharashtra ✓ |
| Site Coordinates*  | 73 05 32.72-19 00 51.82, 73 05 32.78-19 00 51.34, 73 05 33.05-19 00 51.87, 73 05 33.19-19 00 51.38,  |
| Site Elevation in mtrs AMSL as submitted by Applicant*       | 4.55 M ✓   |
| Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL) | 29.55M ✓   |

\*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606



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

Date : 20/04/2018

**TITLE CLEARANCE CERTIFICATE**

Sub: Title Clearance Certificate with respect to Plot No. 63, Sector No. 19, having area admeasuring 145.50 Sq. Mtrs., situated in Kamothe, 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. MAJESTIC BUILDERS AND DEVELOPERS**, a partnership firm consisting partners namely **1) SHRI. KALPESH RAMESH THAKKAR, 2) SHRI. MOHAMED ANAS ABDUL WAHAB DOKADIA**, all adults, Indian inhabitants, having its Registered Office Address at Address at 821, Ecstasy Business Park, Near City OF Joy, J.S.D Road, Cement Factory, Mulund, West, Mumbai-400082, by making application to Sub Registrar Office at Panvel 3 by Receipt No. 5292 dated 20/04/2018 of 2 years i.e. 2017 to 2018 in respect of the property [hereinafter referred to as The Said Plot], which is described as follows:

1) **DESCRIPTION OF PROPERTY:**

All that piece and parcel of Land known as Plot No. 63, Sector No. 19, in Kamothe, under 12.5% Scheme admeasuring about 145.50 Sq. Mtrs. and bounded that is to say:

On or towards North by : Plot No. 76+77  
On or towards South by : 9.0 Mtr. Wide Road  
On or towards East by : Plot No. 62  
On or towards West by : Plot No. 64

2) DOCUMENTS:

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

1) **LETTER OF ALLOTMENT** dated 03/01/2017 issued by CIDCO in respect of Plot No. 63, situated at Sector No. 19, Kamothe, Navi Mumbai, Taluka Panvel, District Raigad in the names of 1) **SHRI. DWARKANATH LAXMAN BHAGAT**, 2) **SHRI. KAMLAKANT @ KAMLAKAR LAXMAN BHAGAT**, 3) **SHRI. RAMESH LAXMAN BHAGAT**.

2) **AGREEMENT TO LEASE** dated 16<sup>th</sup> January 2017 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION through its Chief Land & Survey Officer as the CORPORATION of the One Part and 1) **SHRI. DWARKANATH LAXMAN BHAGAT**, 2) **SHRI. KAMLAKANT @ KAMLAKAR LAXMAN BHAGAT**, 3) **SHRI. RAMESH LAXMAN BHAGAT** as the 'Licensees' of the Other Part of Plot No. 63, Sector No.19, having area admeasuring 145.50 Sq. Mtrs., situated in Kamothe, Tal- Panvel, Dist- Raigad. The same is registered before the Sub-Registrar of Assurances at Panvel-4 vide Registration receipt No. 593 under Document Registration Serial No. PVL-4-414-2017 dated 17/01/2017 [Hereinafter referred to as "The Said Plot"].

3) **TRIPARTITE AGREEMENT** dated 11<sup>th</sup> September 2017 executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION as the Corporation of the First Part, 1) **SHRI. DWARKANATH LAXMAN BHAGAT**, 2) **SHRI. KAMLAKANT @ KAMLAKAR LAXMAN BHAGAT**, 3) **SHRI. RAMESH LAXMAN BHAGAT** as 'The Original Licensees' of the Second Part and M/s. **MAJESTIC BUILDERS AND DEVELOPERS**, a partnership firm consisting partners namely 1) **SHRI. KALPESH RAMESH THAKKAR**, 2) **SHRI. MOHAMED ANAS ABDUL WAHAB DOKADIA** as 'The New Licensees' of the Third Part in respect of the said Plot. The same is registered with the Sub-Registrar of Assurances at Panvel-2 vide Registration Receipt No.



12531, under Document Registration Serial No. URAN-10450-2017, dated 11/09/2017.

4) **CIDCO FINAL ORDER** Letter bearing No. CIDCO/VASAHAT/SATYO/KAMOTHE/302/2017/22599 dated 20/09/2017.

5) **DEVELOPMENT PERMISSION** along with **COMMENCEMENT CERTIFICATE** issued by City Engineer Panvel Municipal Corporation of the said Plot vide Letter bearing Reference No. 2018/PMC/BP/4383/2018 dated 16<sup>th</sup> April 2018.

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 2<sup>nd</sup> 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. 63, Sector No. 19, having area admeasuring 145.50 Sq. Mtrs., situated in Kamothe, Tal- Panvel, Dist- Raigad is allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of 1) SHRI. DWARKANATH LAXMAN BHAGAT , 2) SHRI. KAMLAKANT @ KAMLAKAR LAXMAN BHAGAT, 3) SHRI. RAMESH LAXMAN BHAGAT. under the Agreement to Lease dated 17<sup>th</sup> January 2017 & Tripartite Agreement dated 11<sup>th</sup> September 2017, M/s. MAJESTIC BUILDERS AND DEVELOPERS, a partnership firm consisting partners namely 1) SHRI. KALPESH RAMESH THAKKAR, 2) SHRI. MOHAMED ANAS ABDUL WAHAB DOKADIA have become the New Licensees/Owners of the said Plot.

By virtue of the said Plot allotted by the CIDCO and further by virtue of the said Agreement to Lease Dated 17<sup>th</sup> January 2017 & Tripartite Agreement dated 11<sup>th</sup> September 2017 the Licensee has a clear and marketable title to the said Plot and M/s. MAJESTIC BUILDERS AND DEVELOPERS (Partnership Firm), is authorized to develop the said Plot and to construct the building/s thereon in accordance with the plans sanctioned by the CIDCO Ltd.

On the basis of the above documents placed before me, I hereby certify that M/s. MAJESTIC BUILDERS AND DEVELOPERS (Partnership Firm), is entitled to develop the said property and that the title of the said property is clear, marketable and free from all encumbrances.

SEARCH TAKEN BY



**MRS. PRATIBHA M. JADHAV**

ADVOCATE

Date: 20/04/2018

Place: CBD Belapur, Navi Mumbai.