

TITLE CLEARANCE CERTIFICATE

of

Plot No. 13, Sector No. 11

about 349.89 Sq. Mtrs.

of Taloja, Tal. Parnel, Dist. Raigad,

by

PRASHANT A. BHUJBAL

Advocate

Office :-

2, Ashadeep Apartment,
Near Vasudev Balwant Phadke
Natyagruh, Beside Anil Xerox,
Panvel, Tel. : 2745 6306.

PRASHANT ASHOK BHUJBAL
(Advocate)

Residence :-

"Vithai", Bhujbal Wadi,
Podi No.2, Sector-15-A,
New Panvel-410 206,
Dist. Raigad.

Date: 15/10/2020.

TITLE CLEARANCE CERTIFICATE

Sub:- Title Clearance Certificate in respect of
Plot No. 13, Sector No. 11, Admeasuring
349.89 Sq. Mtrs. at Taloja, Tal. Panvel,
Dist. Raigad, instructed by M/s. Golden
Reality through its Partners Mr. Md.
Zuber Md. Ebrahim Patel & others.

TO WHOMSOEVER IT MAY CONCERN

1) **DESCRIPTION OF PROPERTY:**

All that piece and parcel of Land known Plot No. 13, Sector No.
11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad,
12.5% Scheme and bounded as under:

On or towards the North by : Plot No. 14.
On or towards the South by : Plot No. 12.
On or towards the East by : Prop. 11.00 Mtrs Wide Road.
On or towards the West by : Plot No. 1 & 2.

2) **DOCUMENTS :**

In the process of investigation of title I have also taken search of
Index – II of registered documents for the period 1991 to 2020 at
the Sub-Registrar Offices, Panvel by making payment of Rs. 750/-
(vide Receipt No. 9824) dated 13/10/2020 in respect of above
mentioned property & I also perused the Xerox copies of following
documents provided by Instructor:


Prashant A. Bhujbal
Advocate

...2/-

- 1) Allotment letter bearing No. सिडको/पुमी/साटयो/तळोजे V/529/2008 issued by CIDCO in favour of Shri. Genu Changu Gaikwad, Smt. Mainibai Chango Gaikwad, Shri. Govind Hendrya Gaikwad, Shri. Dayanand Hendrya Gaikwad, Smt. Vithabai Hendrya Gaikwad, Shri. Babu Balya Gaikwad regarding Plot No. 13, Sector No. 11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad.
- 2) Agreement to Lease dated 18/01/2010 between CIDCO and Shri. Genu Changu Gaikwad, Shri. Dayanand Hendrya Gaikwad, Shri. Mahesh Govind Gaikwad Registered on 19/01/2010 Vide Document No. 597/2010, at Sub-Registrar Panvel Office No. 3.
- 3) Tripartite Agreement dated 23/02/2010 between CIDCO and Shri. Genu Changu Gaikwad, Shri. Dayanand Hendrya Gaikwad, Shri. Mahesh Govind Gaikwad and Mr. Gulam Rasul Khan, Registered on 23/02/2010, Vide Document No. 1799/2010 at Sub-Registrar Panvel Office No. 2.
- 4) Letter Dtd. 26/02/2010 bearing No. सिडको/वसाहत/साटयो/तळोजे पाचनंद/529/2010, issued by CIDCO informing that name of Mr. Gulam Rasul Khan was entered in their record as new lease holder of Plot No. 13, Sector No. 11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad.
- 5) Tripartite Agreement dated 17/06/2019 between CIDCO and Mr. Gulam Rasul Khan and M/s. Golden Reality through its Partners Mr. Md. Zuber Md. Ebrahim Patel, Mr. Shawkat Abdul Rehman Patel, Mr. Nacem Abdul Qadir Sayyed, Mr. Mohd. Arif A. Latif Patel, Registered on 17/06/2019, Vide Document No. 7419/2019 at Sub-Registrar Panvel Office No. 2.


Prashant A. Bhujbal
Advocate

...3/-

- 6) Letter Dtd. 04/07/2019 bearing No. सिडको/वसाहत/साटयो/तळोजा/529/2019/5324,, issued by CIDCO informing that name of M/s. Golden Reality through its Partners Mr. Md. Zuber Md. Ebrahim Patel & Others was entered in their record as new lease holder of Plot No. 13, Sector No. 11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad.
- 7) Order of Assessment No. 2020/7297 of Development charges dated 29/09/2020, issued by CIDCO Ltd. in favour of M/s. Golden Reality through its Partners Mr. Md. Zuber Md. Ebrahim Patel & others, regarding Plot No. 13, Sector No. 11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad, Vide its Letter No. CIDCO/BP-17608/TPO (NM & K)/2020/7450, dtd 29/09/2020.
- 8) Commencement Certificate for Development Work dated 29/09/2020, issued by CIDCO Ltd. in favour of M/s. Golden Reality through its Partners Mr. Md. Zuber Md. Ebrahim Patel & others of Plot No. 13, Sector No. 11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad, Vide its Letter No. CIDCO/BP-17608/TPO (NM & K)/2020/7450, dtd 29/09/2020.
- 9) Report of Search carried out at Sub Registrar Office Panvel No. 1, 2, 3, 4 & 5.

And I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is company within the meaning of the Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2nd Floor, Nariman Point, Mumbai 400 021.


Prashant A. Bhujbal
Advocate

...4/-

That the CIDCO has been declared as a New Town Development Authority under the provision of Sub - Section 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, 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. 13, Sector No. 11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad, is allotted by CIDCO Ltd., on lease basis for Sixty (60) years in favour of Shri. Genu Changu Gaikwad & others by Allotment Letter bearing No. सिडको/भुमी/साटयो/तळोजे V/529/2008.

Later Lease Agreement dtd. 18/01/2010 was executed between CIDCO and Shri. Genu Changu Gaikwad & others, Registered on 19/01/2010, Vide Document No. 597/2010, at Sub-Registrar Panvel Office No. 3 regarding Plot No. 13, Sector No. 11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad.


Prashant A. Bhujbal
Advocate

...5/-


Later Tripartite Agreement dated 23/02/2010 was executed between Shri. Genu Changu Gaikwad & others and Mr. Gulam Rasul Khan, Registered on 23/02/2010, Vide Document No. 1799/2010, at Sub-Registrar Panvel Office No. 2 regarding Plot No. 13, Sector No. 11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad.

Thereafter CIDCO issued Letter Dtd. 26/02/2010 bearing No. सिडको/वसाहत/साटयो/तळोजे पाचनंद/529/2010, confirming that name of Mr. Gulam Rasul Khan was entered in their record as new lease holder of Plot No. 13, Sector No. 11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad.

Later Tripartite Agreement dated 17/06/2019 was executed between Mr. Gulam Rasul Khan and M/s. Golden Reality through its Partners Mr. Md. Zuber Md. Ebrahim Patel & others, Registered on 17/06/2019, Vide Document No. 7419/2019, at Sub-Registrar Panvel Office No. 2, regarding Plot No. 13, Sector No. 11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad.

Thereafter CIDCO issued Letter Dtd. 04/07/2019 bearing No. सिडको/वसाहत/साटयो/तळोजा/529/2019/5324, conforming that name of M/s. Golden Reality through its Partners Mr. Md. Zuber Md. Ebrahim Patel & others is entered in their record as new lease holder of Plot No. 13, Sector No. 11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad.

By virtue of abovementioned Tripartite Agreement dtd. 17/06/2019, CIDCO Letter Dtd. 04/07/2019 & Commencement Certificate dtd. 29/09/2020, M/s. Golden Reality through its Partners


Prashant A. Bhujbal
Advocate

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Mr. Md. Zuber Md. Ebrahim Patel & others have got every right to develop the said Plot and to construct the building there upon according to the plans sanctioned by CIDCO Ltd.

On the basis of the above document placed before me I hereby certify that, title of M/s. Golden Reality through its Partners Mr. Md. Zuber Md. Ebrahim Patel & others regarding Plot No. 13, Sector No. 11, Admeasuring 349.89 Sq. Mtrs. at Taloja, Tal. Panvel, Dist. Raigad is clear & marketable and M/s. Golden Reality through its Partners Mr. Md. Zuber Md. Ebrahim Patel & others is entitled to develop the said property which is clear, marketable and free from all encumbrances, subject to the conditions incorporated in the Agreement to Lease, Tripartite Agreements and Commencement certificate above mentioned.

It should be noted that this certificate has been issued on the basis of Xerox copies of all above mentioned documents which were provided by the instructor.

Hence, this Title clearance Certificate is Issued.

Dated: 15/10/2020.
Place : Panvel.


Prashant A. Bhujbal
Advocate

398.0

इतर पावती

Original/Duplicate

Tuesday, 13 October 2020 4:35 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 9824 दिनांक: 13/10/2020

गावाचे नाव: तळोजा पाचनंद

दस्तऐवजाचा अनुक्रमांक: पवेल3-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड प्रशांत अशोक भुजबळ

वर्णन अर्ज क्र 9.25/2020 मौजे तळोजा ता पनवेल िज रायगड मुखंड क्र 13 सेक्टर 11 शोध सन 1991 ते 2020 पर्यंत

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00


Sub Registrar Panvel 3

1); देयताचा प्रकार: eChallan रकम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005465837202021E दिनांक: 13/10/2020

बँकेचे नाव व पत्ता: