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residential cum commercial purposes 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.

11. The Building being constructed on the above said Plot shall be known as "NEELKANTH SPARKLE"

12. 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 and parcel of Land known as Plot No.14, Sector-21, in Village Ghansoli, of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Tal. Thane, District: Thane, Containing by measurement 699.14 Sq.Mtrs. or thereabout and bounded as follows:

that is to say:

On or towards the North by : 20 mtrs. Wide Road
On or towards the South by : Plot No.27,28 & 29
On or towards the East by : Plot No.15
On or towards the west by : Plot No.13

I am, thereof, of the opinion that the title of the said Plot No.14, situated at Sector-21, Ghansoli, Navi Mumbai, admeasuring 699.14 Sq. Mtrs., now stands in the name of M/S. NEELKANTH ENTERPRISES, through its Partners, 1) MR. JAYANTI AMBA CHOUDHARY, 2) MR. KANJI RANCHOD DUBARIYA, 3) MR. RAMJI VAGHA VAVIYA, 4) MR. HIRJI DEVJI VAVIYA, is clear and marketable and free from all encumbrances, subject to the terms and conditions of the said Agreements to Lease as well as the Tripartite Agreements.


(R. R. JINDAL)
Advocate & Notary
(JINDAL AND JINDAL LAW FIRM)

PARTNER
JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

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DT.11.08.2016

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.14, SECTOR-21,
GHANSOLI, NAVI MUMBAI.

I have carried out search of title of the Plot No.14, situated at Sector-21, Ghansoli, Navi Mumbai, admeasuring 699.14 Sq. Mtrs. (hereinafter referred to as the PLOT) which now stands in the name of M/S. NEELKANTH ENTERPRISES, through its Partners, 1) MR. JAYANTI AMBA CHOUDHARY, 2) MR. KANJI RANCHOD DUBARIYA, 3) MR. RAMJI VAGHA VAVIYA, 4) MR. HIRJI DEVJI VAVIYA, having address at 1, Ground Floor, Rajlaxmi Apartments, Plot No.34/3, Sector-8A, Airoli, Navi Mumbai- 400 708, at the office of Sub-Registrar of Assurances Thane-3 for the last 13 years (from 2004 to 2016), dt. 26.07.2016, vide receipt No.9079, also in the Office of CIDCO and I have submit my observation as under:

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. By an Agreement to Lease dated: 23rd April, 2012, 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) SMT. VAIJAYANTI PARSHURAM MADHAVI, 2) SHRI. MADHUKAR ANANT MHATRE, 3) SMT. TARAMATI GANESH PATIL, 4) SHRI. NIVRUTTI ANANT MHATRE, 5) SMT. ALKA KISHOR MHATRE, 6) SHRI. SWAPNIL KISHOR MHATRE, 7) SMT. SHILPA KISHOR MHATRE @ SHILPA HARSHAL RAIKAR, 8) SHRI. PRAVIN JAYARAM MADHAVI, (therein referred to 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% Gaothan Expansion Scheme, a Plot of Land being Plot No.14, Sector-21, admeasuring


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about 699.14 Sq. Mtrs. at village Ghansoli, Navi Mumbai, Taluka-Thane, Dist. Thane, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

4. The said Agreement to Lease dated: 23rd April, 2012, has been Registered at the Office of Sub Registrar Assurance Thane-11, vide Receipt No.1707, Document No.TNN11-01682-2012, Dt. 22.05.2012.


5. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building. The corporation granted permission or licence to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.

6. By Tripartite Agreement dated 14th November 2014, between the CIDCO THE FIRST PART, 1) SMT. VAIJAYANTI PARSHURAM MADHAVI, 2) SHRI. MADHUKAR ANANT MHATRE, 3) SMT. TARAMATI GANESH PATIL, 4) SHRI. NIVRUTTI ANANT MHATRE, 5) SMT. ALKA KISHOR MHATRE, 6) SHRI. SWAPNIL KISHOR MHATRE, 7) SMT. SHILPA KISHOR MHATRE @ SHILPA HARSHAL RAIKAR, 8) SHRI. PRAVIN JAYRAM MADHAVI, the Original Allottees the Party of the SECOND PART & M/S. NEELKANTH ENTERPRISES, through its Partners, 1) MR. JAYANTI AMBA CHOUDHARY, 2) MR. KANJI RANCHOD DUBARIYA, 3) MR. RAMJI VAGHA VAVIYA, 4) MR. HIRJI DEVJI VAVIYA, (therein referred to as New Licensees and hereinafter referred to as BUILDERS,) the Party of the THIRD PART.

7. The said Tripartite Agreement dated 14th November 2014, has been Registered at the Office of Sub Registrar Assurance Thane-6, vide Receipt No.12470, Document No.TNN6-5196-2014, Dt. 14.11.2014.

8. The CIDCO has transferred the said Plot in favour of M/S. NEELKANTH ENTERPRISES, through its Partners, 1) MR. JAYANTI AMBA CHOUDHARY, 2) MR. KANJI RANCHOD DUBARIYA, 3) MR. RAMJI VAGHA VAVIYA, 4) MR. HIRJI DEVJI VAVIYA, vide its CIDCO Letter NO. CIDCONASAHAT/12.5%SCHEME/ GHANSOLI/ 68/ 2014/ Dated: 20.11.2014.

9. The BUILDERS have entrusted the architect works to "TRIARCH" (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.


PARTNER Navi Mumbai Municipal Corporation, by its development
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B-3/6/01-02, Sector-2, Vashti, Navi Mumbai.
NMMC/TPD/BP/Case No.A-19047/3267/2015, Dt.06.07.2015, granted its permission to develop the said Plot and to construct a building for