

DT. 18.09.2019

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.7D & 7E, SECTOR-10E,
ROADPALI, KALAMBOLI, NAVI MUMBAI
TALUKA-PANVEL, DIST. RAIGADI.

I have caused the search through search clerk Mr. Rushikesh Jadhav and also on the basis of papers submitted by M/S. MAHARASHTRA DEVELOPERS in respect of the Plot No.7E & 7E, Sector-10E, Roadpali, Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 1008.25 Sq. Mtrs. which stands in the name of M/S. MAHARASHTRA DEVELOPERS, through its Partners 1) MR. ARVIND BHANJI RAVRIYA, 2) MR. ABDUL REHMAN ABDUL KADIR DADAN, 3) SMT. RAMILA NARAYAN RAVRIYA, (hereinafter referred to as the Promoters) having its address at Shop No.1, Panchnand Corner, Plot No.6, Sector No.24, Taloja Phase II, Panvel-Raigad - 410 208, at the office of Sub-Registrar of Assurances Panvel, for the last 13 years (from 2007 to 2019), vide its GRN No.MH006377983201920E, Dated 17.09.2019, and I 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, (I of 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, 1 and 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 113A 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.

IN THE YEAR 2018

3. The CIDCO Ltd., vide its Letter of Allotment dated 27.11.2018, File No.324, has allotted the Plot bearing No.7D & 7E, in Sector-10E, admeasuring 1008.25 Sq.Mtrs., Node-Roadpali, Navi Mumbai Tal.Panvel, Dist Raigad to the LATE NAMDEV SHANKAR MHATRE, through his legal hairs i) SMT. NAGUBAI NAMDEV MHATRE, ii) SMT. WASANTI GOPINATH PATIL, iii) MRS. LAXMIBAI @ LAXMI ASHOK MHATRE, iv) MR. JITENDRA @ JITESH ASHOK MHATRE, v) SMT. CHITRA VISHWAS ZUGE, vi) SMT. SANDHYA RAJARAM @ RAJESH BHAGAT, vii) SMT. SUPRIYA ASHOK MHATRE, LATE RAJARAM MHATRE, through his legal hairs i) MRS. SHEVANTI

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ATMARAM MHATRE, ii) SMT. INDIRA MAHADEV BHOPI, iii) MRS. DEEPIKA DAYANAND DALAVI, iv) SMT. GITA ATMARAM MHATRE @ GITA HARESH SHELKE, v) SMT. VAISHALI ATMARAM MHATRE @ VAISHALI DNYANESHWAR MHATRE, vi) SMT. SHANTI @ SHANTABAI HARI MHATRE, vii) SMT. VENUBAI BALU MHATRE, for the purpose of construction of building or buildings thereon for residential & commercial purpose on the terms and conditions mentioned in the said Allotment Letter.

4. By an Agreement to Lease dated: 5th December, 2018 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. NAGUBAI NAMDEV MHATRE, 2) SMT. WASANTI GOPINATH PATIL, 3) MRS. LAXMIBAI @ LAXMI ASHOK MHATRE, 4) MR. JITENDRA @ JITESH ASHOK MHATRE, 5) SMT. CHITRA VISHWAS ZUGE, 6) SMT. SANDHYA RAJARAM @ RAJESH BHAGAT, 7) SMT. SUPRIYA ASHOK MHATRE, 8) MRS. SHEVANTI ATMARAM MHATRE, 9) SMT. INDIRA MAHADEV BHOPI, 10) MRS. DEEPIKA DAYANAND DALAVI, 11) SMT. GITA ATMARAM MHATRE @ GITA HARESH SHELKE, 12) SMT. VAISHALI ATMARAM MHATRE @ VAISHALI DNYANESHWAR MHATRE, 13) SMT. SHANTI @ SHANTABAI HARI MHATRE, 14) SMT. VENUBAI BALU MHATRE, (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.7D & 7E, Sector-10E, admeasuring 1008.25 Sq. Mtrs. at village Roadpali, 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.
5. The said Agreement to Lease dated 5th December, 2018 has been registered at the Office of Sub Registrar Assurances Panvel 2, Vide Receipt No.18113, Document No.PVL2-15353-2018, Dated: 05.12.2018.
6. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential cum Commercial 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.

IN THE YEAR 2019

7. By Tripartite Agreement dated 20th February, 2019 between the CIDCO THE FIRST PART, 1) SMT. NAGUBAI NAMDEV MHATRE, 2) SMT. WASANTI GOPINATH PATIL, 3) MRS. LAXMIBAI @ LAXMI ASHOK MHATRE, 4) MR. JITENDRA @ JITESH ASHOK MHATRE, 5) SMT.

LAW FIRM

CHITRA VISHWAS ZUGE, 6) SMT. SANDHYA RAJARAM @ RAJESH BHAGAT, 7) SMT. SUPRIYA ASHOK MHATRE, 8) MRS. SHEVANTI ATMARAM MHATRE, 9) SMT. INDIRA MAHADEV BHOPI, 10) MRS. DEEPIKA DAYANAND DALAVI, 11) SMT. GITA ATMARAM MHATRE @ GITA HARESH SHELKE, 12) SMT. VAISHALI ATMARAM MHATRE @ VAISHALI DNYANESHWAR MHATRE, 13) SMT. SHANTI @ SHANTABAI HARI MHATRE, 14) SMT. VENUBAI BALU MHATRE, Original Allottees of the SECOND PART & the M/S. MAHARASHTRA DEVELOPERS, through its Partners through its Partners 1) MR. ARVIND BHANJI RAVRIYA, 2) MR. ABDUL REHMAN ABDUL KADIR DADAN, 3) SMT. RAMILA NARAYAN RAVRIYA, (therein referred to as "the New Licensees" and hereinafter referred to as "the Promoters") of THE THIRD PART.

8. The said Tripartite Agreement dated 20th February, 2019 has been registered at the Office of Sub Registrar Assurance Panvel 2, vide Receipt No.2633, Document No.PVL2-2231-2019, Dated. 20.02.2019.
9. Due to Clerical mistake Sector of the said Plot was wrongly mentioned in Tripartite Agreement dated 20.02.2019 as Sector No.10 instead of Sector No.10E on page No.3 & 4, and the name of the one original Allottee was wrongly mentioned as श्रीमती. वासंती गोपीनाथ म्हात्रे instead of श्रीमती. वासंती गोपीनाथ पाटील on Index II and Summary 2. The Deed of Rectification dated 05.03.2019 has been executed between CIDCO LTD. and M/S. MAHARASHTRA DEVELOPERS, through its Partners through its Partners 1) MR. ARVIND BHANJI RAVRIYA, 2) MR. ABDUL REHMAN ABDUL KADIR DADAN, 3) SMT. RAMILA NARAYAN RAVRIYA, to rectify the Sector of the said Plot as 10E and the name of the one original Allottee as श्रीमती. वासंती गोपीनाथ पाटील . And the said Rectification Deed has been registered with the Sub Registrar of Assurances Panvel 2, vide Receipt No.3360, Document No.PVL2-2844-2019, Dt.05.03.2019.
10. The CIDCO has transferred the said Plot in favour of M/S. MAHARASHTRA DEVELOPERS, through its Partners through its Partners 1) MR. ARVIND BHANJI RAVRIYA, 2) MR. ABDUL REHMAN ABDUL KADIR DADAN, 3) SMT. RAMILA NARAYAN RAVRIYA, vide CIDCO letter No.CIDCO/VASAHAT/ 12.5%SCHEME/ROADPALI /324/ 2019/ 2269, Dated : 11.03.2019.

11. The PANVEL MUNICIPAL CORPORATION (PMC), by its development permission-Cum-Commencement Certificate under Reference No.2019/PMC/TP/BP/2027/2019, Dated: 26.08.2019, granted its permission to develop the said plot and to construct a building for residential Cum Commercial proposes on the said plot subject to the

and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building,

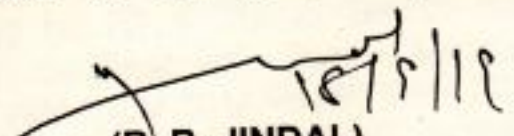
12. The said Plot is earmarked for the purpose of building a residential cum commercial project consisting Ground + 7 Floors and the said project shall be known as "NEELKANTH BLISS"
13. The Promoters have entrusted the architect works to "ATUL PATEL ARCHITECTS", (hereinafter called "The Said Architect") & RCC works to B.S. SUKHTANKAR (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
14. I have made the oral enquiries from the Promoters regarding the loan and if any case is pending in the court of law then the Promoters replied in negative.

SCHEDULE

All that piece or parcel of land known as Plot No.7D & 7E, Sector-10E, in Village Roadpali of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 1008.25 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : Plot No.7
On or towards the South By : Plot No.8
On or towards the East By : 30.0 mtrs. wide Road
On or towards the West By : Plot No.7A, 7B, 7C

I am, thereof, of the opinion that the title of the said Plot No.7D & 7E, Sector-10E, Roadpali, Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 1008.25 Sq.Mtrs. stands in the name of M/S. MAHARASHTRA DEVELOPERS, through its Partners 1) MR. ARVIND BHANJI RAVRIYA, 2) MR. ABDUL REHMAN ABDUL KADIR DADAN, 3) SMT. RAMILA NARAYAN RAVRIYA, 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