

MH010364905201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 Jan 2020	Receipt	Receipt no.: 1111692499
	Name of the Applicant :	harish dilip mestry
	Details of property of which document has to be searched :	Dist :Raigarh Village :Taloja Pachanand S.No/CTS No/G.No. : 153
	Period of search :	From :2008 To :2020
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010364905201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



Date: 04.01.2020

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

On the basis of the documents and search carried out on the request of **M/s SHREE GANESH BUILDERS AND DEVELOPERS** through its Sole Proprietor, **MR. GIRISH KRUSHNA KHUTARKAR** having office address at Shop No.03, Sai Ganesh, Plot No.101,Phase II, Navade, Panvel-410208 in respect of **Plot No.153, admeasuring about 149.80 Sq.Mtrs, Sector-2, Taloja, Tal. Panvel, Dist. Raigarh-410208** I have to state as follows:

Whereas:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD) is the New Town Development Authority for Navi Mumbai.
2. The CIDCO LTD. has allotted plot of lands to villagers whose lands have been acquired under the 12.5% G.E. Scheme.
3. The CIDCO Ltd. had allotted of **Plot No.153, admeasuring about 149.80 Sq. Mtrs, Sector-2, Taloja, Tal. Panvel, Dist. Raigarh-410208** to **MR.GOVIND DAULATRAO KADAM** as per Allotment Letter vide File No. 1064 dated 15.07.2019.



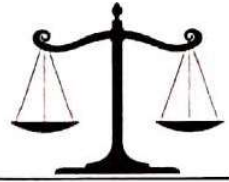
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4. AGREEMENT TO LEASE executed on **25.07.2019** between CIDCO Ltd therein referred to as "Corporation" Party of the First Part and **MR.GOVIND DAULATRAO KADAM** therein referred to as "Original Licensee" Party of the SECOND PART in respect **Plot No.153, admeasuring about 149.80 Sq. Mtrs, Sector-2, Tal. Panvel, Dist. Raigarh-410208** with available F.S.I (Floor Space Index) and the said Agreement to Lease registered with the Concerned Sub Registrar of Assurances at Panvel, Dist.Raigarh vide **Registration Sr. No. PVL3-12228-2019 and Receipt No.15054 dated 31.07.2019.**
5. TRIPARTITE AGREEMENT dated **14.10.2019** executed between CIDCO Ltd therein referred to as "Corporation" Party of the First Part, **MR.GOVIND DAULATRAO KADAM** therein referred to as "Original Licensee" Party of the Second Part & **M/s SHREE GANESH BUILDERS AND DEVELOPERS** through its Sole Proprietor, **MR. GIRISH KRUSHNA KHUTARKAR** therein referred to as the "New Licensee" Party of the Third Part in respect of **Plot No.153, admeasuring about 149.80 Sq. Mtrs, Sector-2, Tal. Panvel, Dist. Raigarh-410208** and the said Tripartite Agreement had been registered with the Concerned Sub Registrar of Assurances at Panvel, Dist.Raigarh vide **Registration Sr. No. PVL2-13531-2019, Receipt No.15745 dated 14.10.2019.**

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6. **M/s SHREE GANESH BUILDERS AND DEVELOPERS** through its Sole Proprietor, **MR. GIRISH KRUSHNA KHUTARKAR** has submitted plans to CIDCO LTD had made an application to the Town Planning Department of CIDCO for its approval to construct Residential Cum Mercantile Business [Commercial] Building **1 Ground /Stilt+ Four [04] Upper Floors** on the same Plot and the same is approved and Development Permission & Commencement Certificate is issued by The Associate Planner (BP), the Town Planning Dept. of CIDCO bearing Ref No. **CIDCO/BP-17317/TPO(NM & K)/2019/6401** dated **27/12/2019**.

SEARCH REPORT

I had gone through and perused the aforesaid title documents related to the said plot and also taken title search through Mr.Harish Mestry, Search Clerk for the period between 2008-2020 ie.(13 years) in the Office of Concerned Sub Registrar of Assurance and made the payment of Government Fees to that effect with Receipt No. 1111692499 dated 04.01.2020.





It is observed by me that the title of M/s SHREE GANESH BUILDERS AND DEVELOPERS through its Sole Proprietor, MR. GIRISH KRUSHNA KHUTARKAR in respect of Plot No.153, admeasuring about 149.80 Sq.Mtrs, Sector-2, Taloja, Tal. Panvel, Dist. Raigarh-410208 is clear & marketable and further the Tripartite Agreement of mentioned plot is free from all encumbrances, mortgages, charges and /or claims and Developer has all rights to develop the said land with prior permission of the CIDCO.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot No.153, admeasuring about 149.80 Sq.Mtrs, Sector-2, Taloja , Tal. Panvel, Dist. Raigarh-410208 and bounded as follows:

THAT IS TO SAY

On or towards North by : 6 M Wide Road
On or towards South by : Plot No.170
On or towards East by : Plot No.154
On or towards West by : Plot No.152



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04/01/2020
Ushique A.