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इतर पावती

Saturday, 15 February 2020 2:27 PM

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Regn.:39M

पावती क्र.: 2685 दिनांक: 15/02/2020

भावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल2-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड रसिका पाटील

वर्णन शोध अर्ज क्र. 324/2020, मौजे पनवेल वेस्ट, ता. पनवेल, जि. रायगड येथील प्लाट नं . 6, से 17, सन 2007 ते 2020, 14 वर्षे

SEARCHFEE

रु. 350.00

एकूण:

रु. 350.00

*Joint Sr Penvel 2*

1); देयकाचा प्रकार: eChallan रकम: रु.350/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012138559201920P दिनांक: 15/02/2020 सह दुय्यम निबंधक वर्ग-२  
(पनवेल-२)



Date- 20/03/2020

## TITLE CLEARANCE CERTIFICATE

Subject: Title clearance certificate with respect to Plot No. 06, Sector No. 17 admeasuring about 2271.45 Sq. Mtr. Lying Being and Situated at New Panvel, Raigad.

### TO WHOMEVER IT MAY CONCERN

I have investigated the Title on the request of M/s. Vishwakarma Bhagyodaya Aarsh Ventures through its Partners 1. Mr. Dineshkumar Murlidhar Pasoria, 2. Mr. Vineet Vijay Gupta, 3. Mr. Damji Kanji Ravaria and 4. Mr. Mukesh Karman Arethia, the developer of Plot No. 06, Sector No. 17 admeasuring about 2271.45 Sq. Mtr. Lying Being and Situated at New Panvel, Raigad on the basis of the documents produced before me and I have to state as follows:

#### 1. Description of Property:-

All that piece and parcel of land known as Title clearance certificate with respect to Plot No. 06, Sector No. 17 admeasuring about 2271.45 Sq. Mtr. Lying Being and Situated at New Panvel, Raigad.

#### 2. Documents:-

##### A. ALLOTMENT OF PLOT

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO of Maharashtra Ltd.) under the State Government as per the Confirmation Order Passed for by the Collector, Raigarh, The CIDCO OF MAHARASHTRA LTD had allotted Plot No. 06, Sector No. 17 admeasuring about 2271.45 Sq. Mtr. Lying Being and Situated at New Panvel, Raigad under the Allotment Letter dated 30.08.2019 in the name of the Lessees, M/s. Vishwakarma Bhagyodaya Aarsh Ventures through its Partners 1. Mr. Dineshkumar Murlidhar Pasoria, 2. Vineet Vijay Gupta, 3. Damji Kanji Ravaria and 4. Mr. Mukesh Karman Arethia and on payment of Full Premium of by the Lessees.



# Adv. Rasika Patil

HIGH COURT BOMBAY

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Address: 909- The Landmark, Plot No- 26A, Sec-7, Kharghar- 410 210.

Contact No: +91-79770 77375

## B. AGREEMENT TO LEASE OF ALLOTTED PLOT:-

AGREEMENT TO LEASE was executed on 28.01.2020 between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd) the Licensor /Lessor Party of the ONE PART AND M/s. Vishwakarma Bhagyodaya Aarsh Ventures through its partners 1. Mr. Dineshkumar Murlidhar Parsoria, 2. Mr Vineet Vijay Gupta , 3. Mr Damji Kanji Ravaria and 4. Mr Mukesh Karman Artheria, the Original Licensees Party of the OTHER PART (more particularly as written in the schedule of property therein) and Licensees are permitted to construct building on Plot No. 06, Sector No. 17 admeasuring about 2271.45 Sq. Mtr. Lying Being and Situated at New Panvel, Raigad with available F.S.I (Floor Space Index) and the said Agreement to Lease had been registered with the Concerned Sub Registrar of Assurances at Panvel, Dist. Raigarh vide Registration Document Sr. No. PVL4-1097-2020, Receipt No. 1206 dated 28.01.2020.

## C. COMMENCEMENT CERTIFICATE:-

The Lessees of the plot had made an application to the Town Planning Department of CIDCO of Maharashtra Ltd. for its approval to construct Residential Cum Mercantile Business [Commercial] Building Ground Plus 14 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 of Maharashtra Ltd. bearing Ref No. 2020/PMC/TP/BP/723/2020 dated 20/02/2020.

And I have to report and certify as under: -

- a) The corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers



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under sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as "the said act")

- b) The State Government is pursuant to section 113A of the said Act, acquiring lands described therein and vesting such lands in the corporation for development and disposal.
- c) Vide scheme no MM-1/CA/2019 20/KHR&NP(W) Corporation has launched a scheme for lease of plots for Residential + Commercial use plots Kharghar and node of Navi Mumbai through E Tender Cum E Auction.
- d) The Licensee had participated in the said scheme and applied Plot No. 06, Sector No. 17 admeasuring about 2271.45 Sq. Mtr. Lying Being and Situated at New Panvel, Raigad by quoting an amount more particularly contained in the said Tender.
- e) Being the Highest Bidder among the Participants for the said land, the allotment letter was issued in favour of the Licensee on 30.08.2019 as per the provision of Navi Mumbai Disposal of Land (Amendment) Regulation 2008.
- f) The Corporation through the said Scheme above has consented to grant to the licensee a lease of all the piece or parcel of land described in the schedule hereunder written for the purpose of constructing a building for Residential + Commercial use and has granted to the Licensee the License or Permission to enter upon the said land for the date hereof on the terms and conditions hereinafter contained.
- g) The Licensee has before the Execution of this Agreement paid the full premium agreed to be paid by the Licensee to the Corporation on 23.01.2020 to the managing director of the Corporation. Hereinafter referred to as the Managing Director of the Corporation.



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That on payment of the entire lease premium & execution of Lease Agreement, the corporation handed over the possession of the said plot to the Original Licensee.

That the immovable property consisting of Plot No. 06, Sector No. 17 admeasuring about 2271.45 Sq. Mtr. Lying Being and Situated at New Panvel, Raigad was allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of M/s. Vishwakarma Bhagyodaya Aarsh Ventures through its partners 1. Mr. Dineshkumar Murlidhar Parsoria, 2. Mr Vineet Vijay Gupta , 3. Mr Damji Kanji Ravaria and 4. Mr Mukesh Karman Artheria, under the Lease Agreement dated 28.01.2020 for construction of building in accordance with the plans sanctioned by Associates Planner (BP), Navi Mumbai. By virtue of the Plot allotted by the CIDCO and further by virtue of the said agreement to lease the said Licensees have a clear and marketable title and the said Plot is without any encumbrances and they are entitled to develop the said plot and to construct the building/s thereon accordance with the plans sanctioned or to be sanctioned by the CIDCO Ltd.

### 3. SEARCH REPORT:-

I had gone through and perused the aforesaid title documents related to the said plot and also taken title search for the period between i.e. 2007-2020 years in the Office of Concerned Sub Registrar of Assurance and made the payment of Government Fees to that effect with Receipt No.2685 dated 13.02.2020. While taking searches, I have found following documents Registered / Indexed therein pertaining to the aforesaid flat however some entries were found pertaining to other flats in the same building but the same is not captured here as they are not related to the said flat.



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YEAR	TRANSACTION
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	ENTRY

Search taken at Sub-Registrar's Office at Panvel S.R.O. Computer Records from the year 2007 to 2020 (13Years).

PVL4-1097-2020 Agreement To Lease dt.28.01.2012

CIDCO Ltd

To

M/s. Vishwakarma Bhagyodaya Aarsh Ventures through its Partners 1. Mr. Dineshkumar Murlidhar Parsoria, 2. Mr. Vineet Vijay Gupta, 3. Mr. Damji Kanji Ravaria and  
4. Mr. Mukesh Karman Artheria

Schedule: Property bearing Title clearance certificate with respect to Plot No. 06, Sector No. 17 admeasuring about 2271.45 Sq. Mtr. Lying Being and Situated at New Panvel, Raigad on the basis of above documents placed before me.



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I hereby certify that M/s. Vishwakarma Bhagyodaya Aarsh Ventures is the Lessee of the said Plot, through its Partners 1. Mr. Dineshkumar Murlidhar Parsoria, 2. Vineet Vijay Gupta , 3. Damji Kanji Ravaria and 4. Mukesh Karman Artheria are entitled to develop the said property and the title of the said property is clear, marketable and free from all encumbrances.

**THE SCHEDULE ABOVE REFERRED TO** all that piece and parcel of land bearing Title clearance certificate with respect to Plot No. 06, Sector No. 17 admeasuring about 2271.45 Sq. Mtr. Lying Being and Situated at New Panvel, Raigad and bounded as follows:

## THAT IS TO SAY

On or towards the North by : 20.00 Mtr Wide Road  
On or towards the South by : Plot no. 7  
On or towards the East by : Plot no. 5A  
On or towards the West by : 30.00 Mtr Wide Road

Adv. Rasika Patil

