

DT. 05.04.2017

**SEARCH REPORT CUM**  
**TITLE CLEARANCE CERTIFICATE**

OF PLOT NO.12, UNDER 12.5% EXPANSION SCHEME  
SECTOR-02, TALOJA PANCHNAND, NAVI MUMBAI,  
TALUKA-PANVEL, DIST. RAIGAD.

I have carried out search of title of the Plot No.12, situated at Sector-02, Taloja Panchnand, Navi Mumbai, admeasuring 495.00 Sq. Mtrs. (hereinafter referred to as the PLOT) which now stands in the name of M/S. MAHIR BUILDERS AND DEVELOPERS, through its Partners 1) MR. MAAHIR NAZIR FAKIH, 2) MRS. SAKINA IQBAL HAMDULAY, 3) MR. RIYAZ IQBAL HAMDULAY, having office address at Shop No.12, Blue Fig Tower, Plot Nos.90, 91 & 92, Sector-10, Taloje Panchnand, Navi Mumbai, Tal.Panvel, Dist. Raigad, at the office of Sub-Registrar of Assurances Panvel-2 for the last 13 years (from 2005 to 2017), dt.05.04.2017, vide Search Report No.783/17, receipt No.4409, 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, 2<sup>nd</sup> 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: 22<sup>nd</sup> July 2016, 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) SHRI. PARVEZ ZIYAUDDIN KHALIFA, 2) SMT. TASNEEM ZIYAUDDIN KHALIFA, 3) SMT. TANVEER ZIYAUDDIN KHALIFA (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.12, Sector-02, admeasuring 495.00 Sq. Mtrs., Taloja, Navi Mumbai, 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.

PARTNER

**JINDAL & JINDAL**  
LAW FIRM

B-3/6/01-02, Sector-02, Vashi, Navi Mumbai 400705  
B-3/6/01-02, Sector-02, Vashi, Navi Mumbai 400705  
Vashi, Navi Mumbai. 356 / 59 • Email: jindaloffice@gmail.com • Website: www.rrjindal.com