

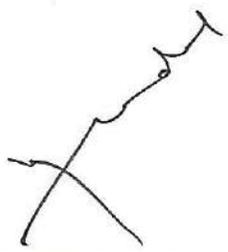
DT.23.02.2017

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.17, UNDER GAOTHAN EXPANSION SCHEME,
SECTOR- 17, TALOJA, NAVI MUMBAI,
TALUKA-PANVEL, DIST. RAIGAD

I have carried out search of title of the Plot No.17, situated at Sector-17, Talaja, Navi Mumbai, admeasuring 449.64 Sq. Mtrs. (hereinafter referred to as the PLOT) which now stands in the name of 1) M/S. AAKAR DEVELOPERS, through its Partners a) MR. GULAM MOHAMMAD SHAIKH, b) MR. ABBAS AMIRUDDIN HAMDULAY, having address at Flat No.405, Mehsa Vista, Plot No.47, Sector-35E, Kharghar, Navi Mumbai, 2) MR. MANISH MULCHAND GANGAR, having address at B-3/11/2:1, Sector-No.03, Vashi, Navi Mumbai, at the office of Sub-Registrar of Assurances Panvel-2 for the last 13 years (from 2004 to 2016), dt. 17.01.2017, vide Search Report No.120/2017, receipt No.603, 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: 11th July 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) SHRI. GANPAT ARJUN BHANDARI, 2) SHRI. GOPAL ARJUN BHANDARI, 3) SHRI. ANANTA ARJUN BHANDARI, 4) SMT. BEDKUBAI @ TULSIBAI SUDAM PATIL, 5) SMT. BHAGUBAI KASHINATH PATIL, 6) SMT. NAGUBAI @ RADHABAI HARI GONDHALI, 7) SMT. MUKTABAI ARJUN BHANDARI @ MUKTABAI ~~MAHARAJ~~ THAKUR, 8) SMT. RAGHUBAI BUDHYA PATIL, (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.17, Sector-17, admeasuring 449.64 Sq.Mtrs., Talaja,



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Vashi, Navi Mumbai

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.

4. The said Agreement to Lease dated 11th July 2012, has been Registered at the Office of Sub Registrar Assurance Panvel-2, Vide Receipt No.6478, Document No.Uran-06394-2012, Dated: 11.07.2012.
5. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential 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.
6. By Tripartite Agreement dated: 09th November 2012, between the CIDCO THE FIRST PART, 1) SHRI. GANPAT ARJUN BHANDARI, 2) SHRI. GOPAL ARJUN BHANDARI, 3) SHRI. ANANTA ARJUN BHANDARI, 4) SMT. BEDKUBAI @ TULSIBAI SUDAM PATIL, 5) SMT. BHAGUBAI KASHINATH PATIL, 6) SMT. NAGUBAI @ RADHABAI HARI GONDHALI, 7) SMT. MUKTABAI ARJUN BHANDARI @ MUKTABAI MARUTI THAKUR, 8) SMT. RAGHUBAI BUDHYA PATIL, the Original Allottees of the SECOND PART & the 1) MR. MANISH MULCHAND GANGAR, 2) M/S. G. S. ROOF PVT. LTD., through its Director SHRI. GULAM M. MOHAMMAD M. SHAIKH, the New Licensees of the THIRD PART.
7. The said Tripartite Agreement dated 09th November 2012, has been registered at the Office of Sub Registrar Assurance, Panvel-4 vide Receipt No.1409, Document No.PVL4-1408-2012, Dated.: 09.11.2012.
8. The CIDCO has transferred the said Plot in favour of 1) MR. MANISH MULCHAND GANGAR, 2) M/S. G. S. ROOF PVT. LTD., through its Director SHRI. GULAM M. MOHAMMAD M. SHAIKH, vide CIDCO Letter NO.CIDCO/VASAHAT/12.5% SCHEME/TALOJA/273/2012, Dated: 03.12.2012.

9. By Tripartite Agreement dated: 31st July 2015, between the CIDCO THE FIRST PART, 1) MR. MANISH MULCHAND GANGAR, 2) M/S. G. S. ROOF PVT. LTD., through its Director SHRI. GULAM M. MOHAMMAD M. SHAIKH, the New Licensees of the SECOND PART & the 1) M/S. AAKAR DEVELOPERS, through its Partners a) MR. GULAM MOHAMMAD SHAIKH, b) MR. ABBAS AMIRUDDIN HAMDULAY, 2) MR. MANISH MULCHAND GANGAR, the Subsequent New Licensees of the THIRD PART. The said New Licensee M/S. G. S. ROOF PVT. LTD., through its Director SHRI. GULAM M. MOHAMMAD M. SHAIKH has assigned all his 50% rights

and interests in and upon the said Plot to the Party of the THIRD PART M/S. AAKAR DEVELOPERS, through its Partners a) MR. GULAM MOHAMMAD SHAIKH, b) MR. ABBAS AMIRUDDIN HAMDULAY on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.

10. The said M/S. G. S. ROOF PVT. LTD., through its Director SHRI. GULAM M. MOHAMMAD M. SHAIKH, New Licensee transfer his 50% share of Plot No.17, Sector No.17, total admeasuring 449.64 Sq. Mtrs. area. In this Area only 224.82 sq. mtrs. area will be transfer to M/S. AAKAR DEVELOPERS, the Subsequent New Licensees and admeasuring 224.82 sq. mtrs. area will be transfer to MR. MANISH MULCHAND GANGAR.
11. The said Tripartite Agreement dated 31st July 2015, has been registered at the Office of Sub Registrar Assurance, Panvel-4 vide Receipt No.10693, Document No.PVL4-9606-2015, Dated : 03.08.2015.
12. The CIDCO has transferred 50% rights and interest of the said Plot in favour of 1) M/S. AAKAR DEVELOPERS, through its Partners a) MR. GULAM MOHAMMAD SHAIKH, b) MR. ABBAS AMIRUDDIN HAMDULAY and 50% rights and interest of the said Plot in favour of MR. MANISH MULCHAND GANGAR vide CIDCO Letter NO.CIDCO/VASAHAT/12.5%SCHEME/TALOJA/273/2015/1090, Dated: 25.08.2015.
13. 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
14. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No.CIDCO/BP-15012/TPO(NM&K)/2015/0594, Dt. 02.06.2016 granted its permission to develop the said plot and to construct a building for the Residential purpose 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.
15. The Building being constructed on the said Plot shall be known as "DREAM ENCLAVE"
16. 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.

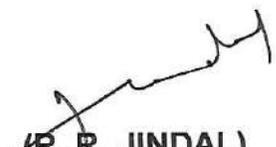
PARTNER
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SCHEDULE

All that piece or parcel of land known as Plot No.17, Sector-17, in Village/Site Talaja of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Tal. Panvel, District: Raigad, containing measurement 449.64 Sq. Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By :Plot No.18
On or towards the South By : Plot No.16
On or towards the East By : 11.00 mtrs. wide road
On or towards the West By : Plot No.33, 34, & 35

I am, thereof, of the opinion that the title of the said Plot No.17, situated at Sector-17, Talaja, Navi Mumbai, admeasuring 449.64 Sq. Mtrs., now stands in the name of 1) M/S. AAKAR DEVELOPERS, through its Partners a) MR. GULAM MOHAMMAD SHAIKH, b) MR. ABBAS AMIRUDDIN HAMDULAY, 2) MR. MANISH MULCHAND GANGAR, 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
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LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.