

DATE: 04.03.2015.

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.13, UNDER 12.5% EXPANSION SCHEME
SECTOR-16, TALOJA, NAVI MUMBAI,
TALUKA-PANVEL, DIST. RAIGAD.

I have caused the search through search clerk Mr. Rohit Gangal in the Sub-Registrar office at Panvel-1,2,3,4,5 on 26.02.2015 for the 13 years, from 2003 to 2015, vide Receipt No.1027/2015 dt.: 25.02.2015 in respect of the Plot No.13, Under 12.5% Expansion Scheme, Sector-16, Taloje, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring 899.39 Sq. Mtrs. (search Report is enclosed).

In the year 2003 to 2011 no adverse entry found

Title Report of year 2012-2015 is not found because index is not made therefore the documents have checked on day books.

1. By an Agreement to Lease dated: 27th January 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. KESHAV SHALIK PATIL, 2) SHRI. EKNATH SHALIK PATIL, 3) SHRI. BHAGAWAN SHALIK 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.13, Sector-16, admeasuring 899.39 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.
2. The said Agreement to Lease dated 27th January 2012, has been Registered at the Office of Sub Registrar Assurance Panvel-3, Vide Receipt No.1049, Document No.PVL3-01036-2012, Dated: 27.01.2012.
3. 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.

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JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

4. The said Original Allottee SHRI. KESHAV SHALIK PATIL expired on dated 05.10.2012 leaving behind 1) SMT. CHANDRABHAGA KESHAV PATIL, 2) SHRI. SACHIN KESHAV PATIL, 3) SHRI. SAGAR KESHAV PATIL, 4) MRS. SAPANA KAMALAKAR MHATRE, 5) MRS. ASHWINI JITESH THAKUR, as his legal heirs.
5. The said 1) SMT. CHANDRABHAGA KESHAV PATIL, 2) SHRI. SACHIN KESHAV PATIL, 3) SHRI. SAGAR KESHAV PATIL, 4) MRS. SAPANA KAMALAKAR MHATRE, 5) MRS. ASHWINI JITESH THAKUR, have obtained legal heirship Certificate from Competent Court vide CIVIL MISC.APPLN. NO.186/2013.
6. By Tripartite Agreement dated: 09th September 2014, between the CIDCO THE FIRST PART, 1) SHRI. EKNATH SHALIK PATIL, 2) SHRI. BHAGAWAN SHALIK PATIL, 3) SMT. CHANDRABHAGA KESHAV PATIL, 4) SHRI. SACHIN KESHAV PATIL, 5) SHRI. SAGAR KESHAV PATIL, 6) MRS. SAPANA KAMALAKAR MHATRE, 7) MRS. ASHWINI JITESH THAKUR, the Original Allottees of the SECOND PART & the M/S. B-2 SQUARE, through its Partners 1) SHRI. BHAVESH HEMCHAND SHAH, 2) SHRI. BHUPAT KESHAVJI CHHEDA, 3) SHRI. KANTILAL HANSRAJ BHANUSHALI, 4) SHRI. DHARMESH DEEPAK CHHEDA, therein referred to as "THE LICENSEES" and hereinafter referred to as "THE BUILDERS" of THE THIRD PART.
7. The said Tripartite Agreement dated 09th September 2014, has been registered at the Office of Sub Registrar Assurance, Panvel-4 vide Receipt No.10130, Document No.PVL4-9325-2014, Dated. 09.09.2014
8. The CIDCO has transferred the said Plot in favour M/S. B-2 SQUARE, through its Partners 1) SHRI. BHAVESH HEMCHAND SHAH, 2) SHRI. BHUPAT KESHAVJI CHHEDA, 3) SHRI. KANTILAL HANSRAJ BHANUSHALI, 4) SHRI. DHARMESH DEEPAK CHHEDA, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/TALOJE/422/2014, Dated: 12.09.2014.
9. The Builders have entrusted the architect works to "M/S. ATUL PATEL" (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.
10. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO) by its development permission-cum-Commencement Certificate under Reference No. CIDCO/B.P.-11588/TPO (NM&K)/ 2015/ 178, Dt 18.02.2015, 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.

11. As per the Plans approved by the Corporation the BUILDERS are constructing thereon Building as per the Plans and Specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/ Planning Authorities:
12. The Building being constructed on the said Plot shall be known as "AASTHA PALACE".
13. 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.

SCHEDULE

All that piece or parcel of land known as Plot No.13, Sector-16, in Village/Site Taloja of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Tal. Panvel, District: Raigad, containing measurement 899.39 Sq. Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : Plot No.21 & 22

On or towards the South By : 09.00 Meter wide Road

On or towards the East By : Plot No.14

On or towards the West By : Plot No.12

I am, thereof, of the opinion that the title of the said plot of land being Plot No.13, at Sector-16, Taloja, Navi Mumbai, Tal. Panvel, District : Raigad, admeasuring 899.39 Sq. Mtrs., which stands in the name of M/S. B-2 SQUARE, through its Partners 1) SHRI. BHAVESH HEMCHAND SHAH, 2) SHRI. BHUPAT KESHAVJI CHHEDA, 3) SHRI. KANTILAL HANSRAJ BHANUSHALI, 4) SHRI. DHARMESH DEEPAK CHHEDA, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dt. 27th January 2012. and also Tripartite Agreement dt. 09th September 2014

04/08/2015
(R. R. JINDAL)

Advocate & Notary

(JINDAL AND JINDAL LAW FIRM)

JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,

Vashi, Navi Mumbai.

BJR/813/AS