

C. Fernandes

B.A.L.L.B.

Advocate High Court

OFFICE :

E-8/0:4, Opp. Apna Bazar,
Near Saibaba Mandir, Sector - 1,
Vashi, Navi Mumbai - 400 703.

(O) : 2782 6173

(M) : 98210 23638

Email : cloda.fernandes@yahoo.in

Ref.:

Date :

27.08.2015

TO WHOMSOEVER IT MAY CONCERN

TITLE CLEARANCE CERTIFICATE

**Sub: GES Plot No.117, Sector No.48, Dronagiri, Taluka Uran
District Raigad, admeasuring 1100 sq. mtrs. Navi Mumbai.**

This is to certify that I have investigated the title of **M/S. ORANGE REALTORS** Through its through its Partners (1) Mrs. Kavita Parwani Talib (2) Mr. Sunil Jitendra Shah (3) Mr. Sanjay Dinkar Baikerikar and (4) Mr. Edgar Peter Lobo, in respect of Plot No.117, under Gaothan Expansion Scheme of 12.5% Sector No.48, Dronagiri, Taluka Uran District Raigad, Navi Mumbai, admeasuring 1100 sq.mtrs. or thereabouts, hereinafter referred to as the said Plot.

1. The City and Industrial Development Corporation of Maharashtra Company incorporation under the Companies Act, 1956 (Act No. 1 of 1956) and having its Registered office at Nirmal, 2nd floor, Nariman Point, Mumbai-400021 (hereinafter referred to as "the Corporation") is the New Town Development Authority declared for the area designated as site for the new town by the Government of Maharashtra in exercise of its power under sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXVII of 1966).

2. The State Government is pursuant of Section 113(A) of the said Act; acquired lands described therein and vested such lands in the Corporation for development and disposal thereof.



3. By an Agreement to Lease dated 03.11.2010 duly registered on 12.11.2010 with the Sub Registrar of Assurances at Uran, vide Document Serial 1724/2010, duly executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter referred to as "the Corporation" of the One Part in favour of (1) Shri Govardhan Balu Thakur (2) Shri Tukaram Balu Thakur (3) Shri Arun Satyawar Thakur and (4) Shri Avinash Satyawar Thakur therein referred to as the Licensee of Other Part, the Corporation thereby granted lease to the said Licensee, of the said above Plot, for residential use on 60 years lease and on the terms and conditions and for a lease premium as contained therein

4. And in pursuant to the said Agreement to Lease, Corporation handed over possession of the said Plot to Licensees, enabling them to construct a building or buildings for residential.

5. The Corporation, at the request of the said (1) Shri Govardhan Balu Thakur (2) Shri Tukaram Balu Thakur (3) Shri Arun Satyawar Thakur and (4) Shri Avinash Satyawar Thakur, transferred and assigned the Lease hold rights, title and interest in the said Plot and benefits under the Lease Agreement dated 03.11.2010 from the name of the said (1) Shri Govardhan Balu Thakur (2) Shri Tukaram Balu Thakur (3) Shri Arun Satyawar Thakur and (4) Shri Avinash Satyawar Thakur to the name of Mr. Nishith Bhupat Patel the New Licensee, vide Tripartite Agreement dated 16.12.2010 and the same was duly registered vide Document Serial No Uran-1924-2010 dated 16.12.2010.



6. The Corporation, at the request of the said Mr. Nishith Bhupat Patel, transferred and assigned the Lease hold rights, title and interest in the said Plot and benefits under the Lease Agreement dated 03.11.2010 from the name of the said Mr. Nishith Bhupat Patel to the name of M/S. ORANGE REALTORS Through its through its Partners (1) Mrs. Kavita Parwani Talib (2) Mr. Sunil Jitendra Shah (3) Mr. Sanjay Dinkar Baikerikar and (4) Mr. Edgar Peter Lobo the New Licensee, vide Tripartite Agreement dated 18.02.2011 and the same was duly registered vide Document Serial No.Uran-294/2011 dated 18.02.2011.

7. The Corporation by its letter under reference No CIDCO/BP-13407/TPO(NM&K)/2015/920 dated 14.08.2015 granted its permission to develop the said Plot for residential use and subject to the terms and conditions as contained therein.

8. In pursuance of the said Agreement and permission, the Builders are fully entitled to develop the said Plot and to construct a building / buildings thereon for residential purpose in accordance with the said Agreement and permission granted there under and thereby authorized to sell/dispose off/deal with the units thereon to the prospective buyers and to receive the sale proceeds thereof and to appropriate the same towards the construction of the said building /buildings.

I have gone through relevant documents of title to the said Plot and it is hereby certify that the title of **M/S. ORANGE REALTORS** in respect of said Plot, is clear and marketable and free from all encumbrances.

Dated this 27th day of August, 2015



C. FERNANDES

ADVOCATE HIGHCOURT.