



# Anil Jadhav & Co.

Mob.: 9967608864  
9702044071

Advocates High Court

Chamber - Office No. 106, 1st Floor, "Trimurti Arcade" Final Plot No. 263, Uran Road, Panvel 410 206.

Ref. No.:

Date :

Date: 29<sup>th</sup> July 2017

## TITLE CLEARANCE CERTIFICATE

In respect of Plot bearing no. 47,  
Sector-4, situated at Belpada  
Kharghar, Measuring 1399.63 Sq.  
mtr. (Herewith referred as "said  
plot)

This is to certify that I have investigated the title of the owner Mr. Vishal Ramkrishana Dutt Proprietor of M/s Jal Parbat Builders to the Plot Bearing No. 47, Sector-4 situated at Belpada Kharghar, Measuring 1399.sq. mtr.

After perusal of the documents produced before me, which are annexed hereto for my investigation, my observation, and remark are as under:-

It is revealed that the CIDCO Ltd Agreed to grant a lease to the original Licensee Shri Nanakchand Pyarelal Taneja and other and he agreed to accept the lease of plot No. 47, Area 1399.63 Sq. Mtr., Sector-4, Belpada Situated at kharghar allotted under 12.5% Scheme on terms and condition Specified in the Agreement to Lease made at C.B.D. Belapur on 23<sup>rd</sup> April, 2007 by the Corporation (hereinafter referred to as the 'The said

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Agreement'). The said Agreement is duly registered at Sub Registered, Panvel-3 vide serial No. 4399/2007. That the original Licensees of the said plot paid full premium of Rs.1,03,835/- to the CIDCO in respect of the said plot and another plot.

It is revealed that Shri. Nanakchand Pyarelal Taneja transferred said Plot to M/s Neelkanth Associates through its partners (1) Shri. Hemant Ganpatbhai Gaudani, (2) Shri.Chaturbhai Madhavji Patel, (3) Shri. Rameshbhai Ravjibhai Patel, (4) Shri. Anil Ravjibhai Patel, (5) Shri. Rahul Chaturbhai Patel, having official address At: E-5/1/4, Sector-1, Vashi, and Navi Mumbai with the permission of CIDCO Ltd., by way of Tripartite Agreement dated 11<sup>th</sup> June 2007. The said Agreement is duly registered at Sub Registered, Panvel-2; vide serial No. 04219/2007.

It is revealed that M/s Neelkanth Associates through its partners (1) Shri. Hemant Ganpatbhai Gaudani, (2) Shri.Chaturbhai Madhavji Patel, (3) Shri.Rameshbhai Ravjibhai Patel, (4) Shri.Anil Ravjibhai Patel, (5) Shri. Rahul Chaturbhai Patel transfer said Plot to Mr. Vishal Ramkrishna Dutt Proprietor of M/s Jal Parbat Builders, with the permission of CIDCO Ltd., by way of Tripartite Agreement dated 7<sup>th</sup> November 2007. The said

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Agreement is duly registered at Sub Registered, Panvel-3; vide serial No. 10940/2007. That Mr. Vishal Ramkrishna Dutt Proprietor of M/s Jal Parbat Builders had paid transfer fee of Rs. 3,20,000/- and documentation charge of Rs. 500/- to the CIDCO

By a Deed of Simple Mortgage dated 1.7.2015 executed between the Promoters herein AND one Indiabulls Housing Finance Ltd., the Promoters herein, had availed Loan from the said Indiabulls Housing Finance Ltd by mortgaging the said Property and upon such terms and conditions as mentioned therein. The said Deed of Simple Mortgage is registered with Sub Registrar of Assurances at Panvel under Serial Number PVL4-8080-2015 dated 1.7.2015.

The Promoters had repaid the said entire loan amount to the said Indiabulls Housing Finance Ltd., and the Lenders M/s. Indiabulls Housing Finance Ltd., has given further Top up Loan of Rs. 1,75,00,000/- (Rupees One crore seventy five lacs only) to Promoters on the same Mortgage Deed dt. 1.7.2015.

However Mr. Vishal Ramkrishna Dutt Proprietor of M/s Jal Parbat Builders has become the "Subsequent New Licensee" of the said Plot.

Hence I certify that in my opinion on the basis of documents produced before me which are annexed hereinafter, that the said Plot is clear and marketable and free from all encumbrances except the loan mentioned herein above. I further certify that in my opinion Plot Bearing No. 47, Sector-4, situated at Belpada, Measuring 1399.63 sq. mtr. Has got a clear and marketable title now known a Plot belongs to Mr. Vishal Ramkrishna Dutt Proprietor of M/s Jal Parbat Builders only.

At : Panvel, Navi Mumbai

Date:

Anil Jadhav & Co. Advocate High Court

Mah/257/2002

**Anil Jadhav & Co.**

**ADVOCATE HIGH COURT**

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