

DATE: 10.10.2018.

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

OF PLOT NO.10, SECTOR-26,  
TALOJA (NEW), NAVI MUMBAI.

I have carried out search of title of the Plot No.10, situated at Sector-26 Taloje, Navi Mumbai, admeasuring 549.64 Sq. Mtrs. (hereinafter referred to as the PLOT) which now stands in the name of M/S. ARKAN DEVELOPERS, through its Partners 1) ABBAS AMIRUDDIN HAMDULAY, 2) DAWOOD A. HAMDULE, having address at Shop No.9, Fortune Classic, Plot No.27, Sector-35E, Kharghar, Navi Mumbai – 410 210, at the office of Sub-Registrar of Assurances Panvel-4 for the last 13 years, dt.09.10.2018, vide receipt No.15276, Search Report No.3111/18 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, (I of 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, 1 and 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 113A 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.

**IN THE YEAR 2017**

3. The CIDCO upon acquiring the land held by 1) RAZIYA MAINUDDIN PATEL, 2) ANWARI AKHTAR SHAH, 3) SHAHID ALI MOHAMMED ALI ARSHI, 4) AMJAD ALI MOHAMMED ALI ARSHI, legal heirs of MOHAMMED ALI ABDUL KARIM ARSHI, (hereinafter collectively referred to as the "ORIGINAL ALLOTTEES"), allotted to the Original Allottees, vide File No.254, Dated 21.11.2017, a plot of land under erstwhile 12.5% Gaothan Expansion Scheme, against their land acquired for the New Town of Navi Mumbai, bearing Plot No.10 in Sector No.26, Village-Taloja, Taluka-Panvel, District-Raigad, admeasuring approximately 549.64 Square Meters on the terms and conditions of lease of the conditions of lease of the Project Land as set out therein;

**PARTNER**

**JINDAL & JINDAL**  
**LAW FIRM**

B-3/6/01-02, Sector 2, Vashi,  
Navi Mumbai

By an Agreement to Lease dated: 7<sup>th</sup> December, 2017 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705.

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LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) RAZIYA MAINUDDIN PATEL, 2) ANWARI AKHTAR SHAH, 3) SHAHID ALI MOHAMMED ALI ARSHI, 4) AMJAD ALI MOHAMMED ALI ARSHI, (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.10, Sector-26, admeasuring 549.64 Sq. Mtrs. at village Taloja, 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.

5. The said Agreement to Lease dated 7<sup>th</sup> December, 2017 has been registered at the Office of Sub Registrar Assurances Panvel 2, Vide Receipt No.16761, Document No.PVL2-14025-2017, Dated: 07.12.2017.
6. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential cum Commercial 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.

#### IN THE YEAR 2018

7. By Tripartite Agreement dated 4<sup>th</sup> May, 2018 between the CIDCO THE FIRST PART 1) RAZIYA MAINUDDIN PATEL, 2) ANWARI AKHTAR SHAH, 3) SHAHID ALI MOHAMMED ALI ARSHI, 4) AMJAD ALI MOHAMMED ALI ARSHI, Original Allottees of the SECOND PART & the M/S. ARKAN DEVELOPERS, through its Partners 1) ABBAS AMIRUDDIN HAMDULAY, 2) DAWOOD A. HAMDULE, 'the New Licensees' of THE THIRD PART.
8. The said Tripartite Agreement dated 4<sup>th</sup> May, 2018 has been registered at the Office of Sub Registrar Assurance Panvel 3, vide Receipt No.6369, Document No.PVL3-5115-2018, Dated. 14.05.2018.
9. The CIDCO has transferred the said Plot in favour of M/S. ARKAN DEVELOPERS, through its Partners 1) ABBAS AMIRUDDIN HAMDULAY, 2) DAWOOD A. HAMDULE, CIDCO/VASAHAT/12.5% SCHEME/TALOJA/254/2018/+/2018/26157, Dated : 06.06.2018
10. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate under Reference No.CIDCO/BP-15861/TPO(NM&K)/2018/3178, Dated: 05.10.2018, granted its permission to develop the said plot and to construct a building for residential Cum Commercial proposes on the said plot subject to the terms and conditions of the Commencement Certificate and thereby approved and sanctioned the plans in respect of the said building.

11. The said Plot is earmarked for the purpose of building a residential cum commercial project consisting Ground + 6 Floors and the said project shall be known as "SAFAYER" (hereinafter referred to as the said Building).
12. The Promoters have entrusted the architect works to "TRIARCH DESIGN STUDIO", (hereinafter called "The Said Architect") & RCC works to AGHARKAR CONSULTING ENGINEERS PVT. LTD., (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
13. I have made the oral enquiries from the Promoters regarding the loan and if any case is pending in the court of law then the Promoters replied in negative.

### SCHEDULE

All that piece or parcel of land known as Plot No.10, Sector-26, in Village Taloja of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 549.64 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : Plot No.09  
On or towards the South By : Plot No.19 & 11  
On or towards the East By : Plot No.19 & 20  
On or towards the West By : 15 meter wide road

I am, thereof, of the opinion that the title of the said plot of land being Plot No.10, Under Gaothan Expansion Scheme, Sector-26, Taloja, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring 549.64 Sq.Mtrs. which stands in the name of M/S. ARKAN DEVELOPERS, through its Partners 1) ABBAS AMIRUDDIN HAMDULAY, 2) DAWOOD A. HAMDULE, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dated and also Tripartite Agreement.

BJR/920/18/SEARCH

  
(R. R. JINDAL)  
Advocate & Notary  
(JINDAL AND JINDAL LAW FIRM)  
PARTNER  
JINDAL & JINDAL  
LAW FIRM  
B-3/6/01-02, Sector-2,  
Vashi, Navi Mumbai.