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MANOJ S. GADHAVE
B.S.L.,LLB.

ADVOCATE HIGH COURT

Office: Shop No.03, Yashokiran Bldg., Swarkar Chowk, Lokhandi Pada, Panvel-410 206, Dist. Raigad.

Date: 07/09/2017

TITLE CLEARANCE CERTIFICATE

Sub:- Title Clearance Certificate in respect of Plot No. 130, Sector No. 50, Area about 249.81 Sq. Mtrs. lying & being at Village- Dronagiri, Tal. Uran, Dist. Raigad, Navi Mumbai instructed by Dilip G Shah (HUF).

TO WHOMSOEVER IT MAY CONCERN

1) **DESCRIPTION OF PROPERTY:**

All that piece and parcel of Land known as Plot No. 130, Sector No. 50, Area about 249.81 Sq. Mtrs. lying & being at Village- Dronagiri, Tal. Uran, Dist. Raigad, Navi Mumbai allotted under 12.5% Scheme

2) **DOCUMENTS :**

For the purpose of investigation of title of the said Plot, I have taken at Sub Registrar Office, Uran No. 1 through Adv. Lalita Sandeep More by depositing Rs. 375/- at Sub Registrar Office, Uran by Receipt No. 2051/2017, dated : 28/08/2017 for 15 years i.e. 2002 to 2017 in respect of above mentioned property & I also perused the following documents:

1. Allotment letter dtd. 21/02/2007 issued by CIDCO in favour of Smt. Parvati Machindra Patil R/at -Pagote, Tal. Uran, Dist. Raigad, regarding Plot No. 130, Sector No. 50, Area about 249.81 Sq. Mtrs. lying & being at Village- Dronagiri, Tal. Uran , Dist. Raigad, Navi Mumbai.
2. Allotment letter dtd. 03/07/2007 issued by CIDCO in favour of Shree. Manoharlal pahzlahrai Makhija R/at -Plot no. 92, Flat No. 18, Sukhmani Palace, Lula Nagar, Pune, regarding Plot No. 130, Sector No. 50, Area about 249.81 Sq. Mtrs. lying & being at Village- Dronagiri, Tal. Uran , Dist. Raigad, Navi Mumbai.
3. Allotment letter dtd. 04/11/2011 issued by CIDCO in favour of Shree. Dilip G. Shah HUF R/at -606, Thacker Tower, Plot no. 86, Sector-17, Vashi Navi Mumbai-400703, regarding Plot No. 130, Sector No. 50, Area about 249.81 Sq. Mtrs. lying & being at Village- Dronagiri, Tal. Uran , Dist. Raigad, Navi Mumbai.
4. Agreement to Lease dtd. 26/02/2007 between CIDCO and Smt. Parvati Machindra Patil registered on 26/02/2007 Vide Document No. 1658/2007, at Sub-Registrar Panvel-1.
5. Tripartite Agreement dtd. 27/06/2007 between CIDCO and Smt. Parvati Machindra Patil and Shree. Manoharlal pahzlahrai Makhija registered on 27/06/2007, Vide Document No.5180/2007 at Sub-Registrar Panvel-1.
6. Tripartite Agreement dtd. 25/10/2011 between CIDCO and Shree. Manoharlal pahzlahrai Makhija and Shree. Dilip G. Shah (HUF) Registered on 25/10/2011, Vide Document No.1428/2011 at Sub-Registrar Uran.

it or vested in it in accordance with the proposal approved by the State Government under the Said Act.

- 1) That the immovable property consisting of Plot No. 130, Sector No. 50, Area about 249.81 Sq. Mtrs. lying & being at Village- Dronagiri, Tal. Uran , Dist. Raigad, Navi Mumbai, is allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of Smt. Parvati Machindra Patil by Allotment letter dtd. 21/02/2007 & Lease Agreement 26/02/2007, registered on 26/02/2007 Vide Document No. 1658/2007, at Sub-Registrar Panvel-1.

Later Tripartite Agreement dtd. 27/06/2007 between CIDCO and Smt. Parvati Machindra Patil and Shree. Manoharlal pahzlahrai Makhija registered on 27/06/2007, Vide Document No.5180/2007 at Sub-Registrar Panvel-1.

AND

Later Tripartite Agreement dtd. 25/10/2011 between CIDCO and Shree. Manoharlal pahzlahrai Makhija and Shree. Dilip G. Shah (HUF) Registered on 25/10/2011, Vide Document No.1428/2011 at Sub-Registrar Uran regarding Plot No. 130, Sector No. 50, Area about 249.81 Sq. Mtrs. lying & being at Village- Dronagiri, Tal. Uran , Dist. Raigad, Navi Mumbai.

By virtue of the said Tripartite Agreement date 27/06/2007 And 25/10/2011, Order of Assessment of Development & Development permission along with Commencement Certificate dtd. 22/06/2017, Shree. Dilip G. Shah (HUF) has every right to develop the said Plot and to construct the building there upon according to the plans sanctioned by CIDCO. Now the title of Shree. Dilip G. Shah (HUF) is clear & marketable and they can develop the said property.

On the basis of the above document placed before me, I hereby certify that Shree. Dilip G. Shah (HUF) is entitled to develop the said property which is clear, marketable and free from all encumbrances, subject to the conditions

incorporated in the Agreement to Lease entered between CIDCO Ltd. & Original Farmer and Tripartite Agreements.

Dated: 07/09/2017.

Place : Navi Mumbai.

7/9/17

Adv. Manoj S. Gadhave (Deshmukh)
B.S.L., LL.B.
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ADVOCATE

TITLE CLEARANCE CERTIFICATE

of

Plot No. 130, Sector No. 50

about 249.81 Sq. Mtrs.

of Village- Dronagiri,

Tal. Uran, Dist. Raigad, Navi Mumbai

by

MANOJ S. GADHAVE

Advocate