



Mrs. S. R. NARULA
(B.Com., LL.B.)

ADVOCATE HIGH COURT

#2, SS-4/275, Xerox Lane, Sector 2, Vashi, Navi Mumbai 400 703.
Tel.: (Off.) 2782 2204; Mobile: 98193 33603

Date: 04/09/2013.

TITLE CLEARANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

I have investigated the title of Plot No.69, in 12.5% (G.E) Scheme, in Sector-19, situated at Village/Site Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, Admeasuring about 198.96 Sq. Mtrs., lying within the jurisdiction of the Sub-Registrar of Panvel.

It is seen from the records that M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at 'NIRMAL' Nariman Point, Mumbai-21, (hereinafter called 'CIDCO') has vide its Agreement to Lease dated 21/09/2011 has allotted plot of land bearing No.69, in 12.5%(G.E) Scheme, in Sector-19, situated at Village/Site Ulwe, Navi Mumbai, Tal.Panvel, Dist. Raigad, in the name of Original Allottees 1)MR.ADIRAJ ANANT PATIL, 2)SMT.DWARKABAI ANANT PATIL & 3)SMT.JAYSHREE TUKARAM TANDEL.

Sangeeta Narula.
Adv. Mrs. S. R. NARULA
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-: 2 :-

AND WHEREAS CIDCO has execute Agreement to lease dated 21/09/2011, with the above said Original Allottees, in respect of above said Plot No.69, in 12.5% (G.E) Scheme, in Sector-19, situated at Village/Site Ulwe, Navi Mumbai, (hereinafter referred to as 'said Plot'). I have to mention that pursuant to the said Agreement to Lease the Original Allottees were put into physical possession of the said plot for the purpose of constructing proposed building/s.

AND WHEREAS the said Agreement to Lease Dt.21/09/2011 has been registered with Sub-Registrar of Assurances at Panvel-2, Under Serial No.08574/2011, Dt.21/09/2011.

AND WHEREAS the above said Original Licensees are unable to construct the building upon the said plot because of in sufficiency of fund and lack of knowledge of the construction, therefore they have

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-: 3 :-

transferred/assigned all their lease hold rights, interest, benefits in respect of above said Plot bearing No.69, in 12.5%(G.E.) Scheme, situated at Sector-19, Village/Site Ulwe, Navi Mumbai, in favour of M/S.NILIMA ENTERPRISES, through its Partners MR.GANESH NARAYAN NAIK & MRS.NILIMA GANESH NAIK, having address at Shop No.3 & 4, Samarth Apartment, Plot No.149, Sector-44, Seawoods, Nerul, Navi Mumbai (hereinafter referred to as the New Licensee) vide Tripartite Agreement Dt.13th October 2011, duly registered with Sub-Registrar of Assurances at Panvel-2, under Serial No.09187/2011, Dt.13/10/2011, and the Corporation has issued Transfer Order in favour of M.S.NILIMA ENTERPRISES, vide its letter No.CIDCO/ESTATE/GES/ULWE/637, Dt.20/10/2011.

AND WHEREAS the New Licensees M/S.NILIMA ENTERPRISES through its Partners MR.GANESH NARAYAN NAIK & MRS.NILIMA GANESH NAIK have

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-: 4 :-

transferred/assigned their lease hold rights in respect of above said Plot bearing No.69, Admeasuring about 198.96 Sq. Mtrs., under 12.5%(G.E.) Scheme, in Sector-19, situated at Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, in favour of A)M/S.SAVITRI GROUP, through its Partners MR.SANDEEP GOPICHAND MISHRA, residing at NL-6/4/10, Sector-3, Nerul, Navi Mumbai, & B)1)MR.ADHIRAJ ANANT PATIL, 2)SMT.DWARKABAI ANANT PATIL, & 3)SMT.JAYSHREE TUKARAM TANDEL, residing at Kombadbhuje, Tal. Panvel, Dist. Raigad, (hereinafter referred to as the New Subsequent Licensee) vide Tripartite Agreement Dt.27th July 2012, duly registered with Sub-Registrar of Assurances at Panvel-2, under Serial No.06952/2012, Dt.27/07/2012, and the corporation has issued transfer order in favour of A)M/S.SAVITRI GRUOP, through its Partners MR.SANDEEP GOPICHAND MISHRS & B)MR.ADHIRAJ ANANT PATIL & OTHER TWO, vide

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-: 5 :-

its letter No. CIDCO/ESTATE/GES/ULWE/
637/2012, Dt. 13/08/2012.

On the basis of the documents submitted, I do hereby certify that the title of above said Plot bearing No. 69, in 12.5% (G.E.) Scheme, in Sector-19, situated at Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, is deemed to be clear and marketable and is free from all encumbrances of whatsoever nature subject to Agreement to Lease dated 21/08/2011 between the Corporation & above said Original Licensees, & Tripartite Agreement Dt. 13/10/2011, between, the Corporation, Original Allottee & New Licensee M/S. NILIMA ENTERPRISES, & Tripartite Agreement Dt. 27/07/2012, between the Corporation, New Licensee & New Subsequent Licensee A) M/S. SAVITRI GROUP through its Partners 1) SHRI. SANDEEP G. MISHRA B) 1) MR. ADHIRAJ A. PATIL, 2) SMT. DWARKABAI A. PATIL & 3) SMT. JAYSHREE T. TANDEL.

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-: 6 :-

SCHEDULE OF PLOT

All that piece or parcel of land being Plot No.69, in 12.5%(G.E.) Scheme, in Sector-19, situated at Village/Site Ulwe, Navi Mumbai, Tal. Panvel, Dist. Panvel, contained by admeasuring 198.96 Sq. Mtrs., for thereabouts and bounded as follows, that is to say:-

On the North by : 11 Mtrs. Wide Road
On the South by : Plot No.79.
On the East by : Plot No.68.
On the West by : Plot No.70.

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