

## **TITLE CLEARANCE CERTIFICATE**

### **TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY THAT I have investigated the title of **M/s. Kaamdhenu Builders**, a Partnership Firm duly Registered under the provision of Indian Partnership Act, 1932, through its Partners, 1) Mrs. Parveen Satish Sabhlok, 2) Mr. Puneet Satish Sabhlok, and 3) Ms. Monica Satish Sabhlok, Having its office at - 20, 2<sup>nd</sup> Floor, Shanti Center, Sector - 17, Vashi, Navi Mumbai - 400 703, as under -

### **SCHEDULE OF PROPERTY**

The Piece and parcel of land known as Plot No. 4 (under 12.5% Gaothan Expansion Scheme) at Sector No. 54, admeasuring 1250.00 square meters, situated at Dronagiri Node, Taluka: Uran, District: Raigad and thereabout and bonded as follow that is to say -

That is to say -

On or towards the North by - Plot No. 05

On or towards the South by - Plot No. 03

On or towards the East by - 22 meters wide road

On or towards the West by - Plot No. 11 & 12

1. I have perused the copy of allotment letter bearing no. CIDCO/ BHOOMI/ SATYO/ DRONAGIRI/ 786/ 2010, dated 21<sup>st</sup> December' 2010, issued by City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.), addressed to Shri. Purushottam Ramdas Tandel, Having address at: Navghar, Post: J.N.P.T, Taluka: Uran, District: Raigad, allotting Plot No. 4, at Sector No. 54, admeasuring 1250 square meters, situated at: Dronagiri Node, Taluka: Uran, District: Raigad
  
2. I perused the copy of the agreement to lease dated 6<sup>th</sup> January' 2011, entered and executed by City and Industrial Development Corporation of Maharashtra Limited (therein referred to as "Corporation") in favour of Shri. Purushottam Ramdas Tandel (therein referred to as "Original Licensee"), whereby the Corporation has consented to grant to the Original Licensees a lease of all that piece or parcel of Plot of land bearing no. 4, at Sector 54, admeasuring 1250 square meters, situated at Dronagiri Node, Taluka: Uran, District: Raigad for the purpose of constructing a building or buildings for residential users and has permitted the Original Licensee to occupy; the said plot of land from the date hereof on such terms and conditions mentioned therein.

The said agreement to lease dated 6<sup>th</sup> January' 2011 was duly registered with the Office of Sub Registrar of Assurance – Uran, at document no. Uran – 30 – 2011, dated 6<sup>th</sup> January' 2011.

3. I perused the copy of tripartite agreement dated 11<sup>th</sup> April' 2011, entered and executed between the City and Industrial Development Corporation of Maharashtra Limited (therein referred to as "Corporation"), Shri. Purshottam Ramdas Tandel (therein referred to as "Original Licensee") and M/s. Vishrut Infotech Pvt. Ltd., a Company duly incorporated under the Companies Act' 1956, through its Director Mr. Vishrut Arun Tripathi Having its address at – 237 - 240, Big Splash, Sector - 17, Vashi, Navi Mumbai – 400 703. (therein referred to as "the New Licensee"), whereby the New Licensee was substituted for the Original Licensee, in the said agreement to lease dated 6<sup>th</sup> January' 2011 and all the rights, obligations, liabilities, benefits and equities accordingly there under, were assigned to the New Licensee.

The said tripartite agreement dated 11<sup>th</sup> April' 2011 was duly registered with the Office of Sub Registrar of Assurance – Uran, at document no. Uran 529 – 2011, dated 11<sup>th</sup> April' 2011.

4. The City and Industrial Development Corporation of Maharashtra Limited by its letter bearing no. CIDCO/ VASAYAT/ SATYO/ DRONAGIRI/ 786/ 2011, dated 19<sup>th</sup> August' 2011, addressed to M/s. Vishrut Infotech Pvt. Ltd., through its Director Mr. Vishrut Arun Tripathi recording name of M/s. Vishrut Infotech Pvt. Ltd., as the New Licensee, in respect of Plot of land bearing no. 4, at Sector 54, admeasuring 1250 square meters, situated at Dronagiri Node, Taluka: Uran, District: Raigad in pursuance of tripartite agreement dated 11<sup>th</sup> April' 2011.
5. I perused the copy of tripartite agreement dated 10<sup>th</sup> April' 2014, entered and executed between the City and Industrial Development Corporation of Maharashtra Limited (therein referred to as "Corporation"), M/s. Vishrut Infotech Pvt. Ltd., through its Director Mr. Vishrut Arun Tripathi (therein referred to as "the New Licensee") and M/s. Kaamdhenu Builders, a partnership firm, duly registered under the provision of Indian Partnership Act' 1932, through its Partners, 1) Mrs. Parveen Satish Sabhlok, 2) Mr. Puneet Satish Sabhlok, and 3) Ms. Monica Satish Sabhlok, Having its office at - 20, 2<sup>nd</sup> Floor, Shanti Center, Sector - 17, Vashi, Navi Mumbai 400703 (therein referred to as "the Subsequent New Licensee"), whereby the Subsequent New Licensee was substituted for the Original Licensee and New

Licensee in the said agreement to lease dated 6<sup>th</sup> January' 2011 and tripartite agreement dated 10<sup>th</sup> April' 2011 respectively all the rights, obligations, liabilities, benefits and equities accordingly there under, were assigned to subsequent New Licensee.

The said tripartite agreement dated 10<sup>th</sup> April' 2014 was duly registered with the Office of Sub Registrar of Assurance - Uran, at document no. Uran - 490 - 2014, dated 10<sup>th</sup> April' 2014.

6. The Corporation by its Letter bearing no. CIDCO/ VASAYAT/ SATYO/ DRONAGIRI/ 786/ 2014, dated 11<sup>th</sup> April' 2014, addressed to M/s. Kaamdhenu Builders a partnership firm, duly registered under the provision of Indian Partnership Act, 1932, through its Partners, 1) Mrs. Parveen Satish Sabhlok, 2) Mr. Puneet Satish Sabhlok, and 3) Ms. Monica Satish Sabhlok, Having its office at - 20, 2<sup>nd</sup> Floor, Shanti Center, Sector -17, Vashi, Navi Mumbai - 400 703 (the Subsequent New Licensee) recording name of M/s. Kaamdhenu Builders a partnership firm, as the Subsequent New Licensee, in respect of the Plot of land bearing no. 4, at Sector 54, admeasuring 1250 square meters, situated at Dronagiri Node, Taluka: Uran, District: Raigad in pursuance of tripartite agreement dated 11<sup>th</sup> April' 2014.

7. I perused the copy of the Commencement Certificate and development permission granted by the Corporation vide its letter bearing no. CIDCO/ BP- 12928/ TPO (NM & K)/ 2014/ 1137, dated 19<sup>th</sup> November' 2014, whereby Corporation has granted permission for under Section 45 of the Maharashtra Regional Town Planning Act' 1966, to M/s. Kaamdhenu Builders, a partnership firm, as per the approved plans and subject the conditions more particularly mentioned therein for development work of proposed residential building (Total Build Up Area - Residential 1641.600 square meters & Commercial 227.687 square meters; Nos. of Residential units - 36 Nos, No of Commercial units - 1).
8. I have perused the plans prepared by M/s. STAPL, Architects, Having office at: Sanpada, Vashi, Navi Mumbai and which are approved by the Corporation for development of the said plot.
9. I had issued public notice in weekly newspaper "Vashi Times", dated 21<sup>st</sup> to 27<sup>th</sup> February' 2015, whereby calling upon objections, if any prior to issuance of present title certificate in respect of the Plot of land bearing no. 4, at Sector 54, admeasuring 1250 square meters, situated at Dronagiri Node, Taluka Uran, District Raigad.

10. In pursuance of the tripartite agreement dated 10<sup>th</sup> April, 2014; final order issued by Corporation vide its letters bearing no. CIDCO/ VASAYAT/ SATYO/ DRONAGIRI/ 786/ 2014, dated 11<sup>th</sup> April' 2014; Commencement Certificate and Development Permission issued by CIDCO vide letter bearing no. CIDCO/ BP-12928/ TPO (NM & K)/ 2014/ 1137, dated 19<sup>th</sup> November' 2014, M/s. Kaamdhenu Builders, a partnership firm, through its Partners, 1) Mrs. Parveen Satish Sabhlok, 2) Mr. Puneet Satish Sabhlok, and 3) Ms. Monica Satish Sabhlok, are entitled to develop Plot of land bearing no. 4, at Sector 54, admeasuring 1250 square meters, situated at Dronagiri Node, Taluka Uran, District Raigad and to construct the building thereon for residential and commercial purpose and to sell units thereon on ownership basis to the prospective buyers.
11. I have gone through the above papers original documents of title relating to the said plot and certify that the title of M/s. Kaamdhenu Builders, a partnership firm, through its Partners, 1) Mrs. Parveen Satish Sabhlok, 2) Mr. Puneet Satish Sabhlok, and 3) Ms. Monica Satish Sabhlok in respect of the said Piece and parcel of land known as Plot no. 4 (under 12.5% Gaothan Expansion Scheme) at Sector 54, admeasuring 1250 square meters, situated at Dronagiri Node,

Taluka: Uran, District: Raigad, is clear,  
marketable and free from all encumbrances of  
any nature whatsoever

Dated this 23<sup>rd</sup> day of February, 2015

  
Jeetendra Sachdev  
Advocate