

DATE: 09.08.2014.

**SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE**

PLOT NO.143 & 143A, SECTOR-50,
DRONAGIRI, NAVI MUMBAI,
TALUKA-URAN, DIST. RAIGAD.

I have caused the search through search clerk Mr. Rohit Gangal in the Sub-Registrar office at Panvel-1,2,3,4,5 & Uran on 04.04.2014 for the 13 years, from 2002 to 2014, vide Challan No.MH000006404201415E, dt.01.04.2014 in respect of the Plot No.143 & 143A, Under Gaothan Expansion Scheme, Sector-50, Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 950 Sq. Mtrs. & 50.00 Sq. Mtrs. respectively.

In the year 2005 to 2011 no adverse entry found

Title Report of 12-14 is not found because index is not made therefore the documents have checked on day books.

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec. (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 113 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.

BRIEF DETAILS OF PLOT NO.143

IN THE YEAR 2006

3. By an Agreement to Lease dated: 22nd August, 2006 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and MR. BABURAO alias BABYA NARAYAN PATIL, (therein referred as the LESSEE & hereinafter referred to as the ORIGINAL ALLOTTEE), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.143, Sector-50, admeasuring 950 Sq. Mtrs. at village Dronagiri, Taluka-Uran, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL ALLOTTEE paid the Premium in full agreed to be paid to the Corporation.

JINDAL & JINDAL
LAW FIRM
PARTNER
B-3/6/01-02, Sector 50,
Vashi, Navi Mumbai.

B-3/6/01-02, Opp. Abhudaya Bank, Sector 50, Vashi, Navi Mumbai - 400705

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4. The said Agreement to Lease dated 22nd August, 2006 has been Registered at the Office of Sub Registrar Assurances Panvel-3, Vide Receipt No.6103, Document No. PVL3-6072-2006, Dated: 23.08.2006.
5. The Physical possession of the said plot has been handed over to the Original Allottee for Development and Construction thereof the Building for Residential purposes. The corporation granted permission or license to the Original Allottee to enter upon the said Plot of land for the purpose of erecting building/s.


IN THE YEAR 2007

6. By Tripartite Agreement dated 2nd November, 2007 between the CIDCO THE FIRST PART MR. BABURAO alias BABYA NARAYAN PATIL, the Original Allottee of the SECOND PART & the M/S. UMA LAND DEVELOPERS, through its Partners 1) MR. RAVJI RATANSHI SAVLA, 2) MR. PRITESH S. PATEL, 'the New Licensees' of THE THIRD PART.
7. The said Tripartite Agreement dated 2nd November, 2007 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.7630, Document No.Uran-07583-2007, Dated. 02.11.2007.
8. The CIDCO has transferred the said Plot in favour M/S. UMA LAND DEVELOPERS, through its Partners 1) MR. RAVJI RATANSHI SAVLA, 2) MR. PRITESH S. PATEL, vide CIDCO Letter No.CIDCO/VASAHAT/ANA/12.5%SCHEME/ DRONAGIRI/341/2007, Dated: 06.11.2007.

BRIEF DETAILS OF PLOT NO.143A

IN THE YEAR 2009

9. By an Agreement to Lease dated: 30th January, 2009 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and MR. BABYA NARAYAN PATIL, (therein referred as the LESSEE & hereinafter referred to as the ORIGINAL ALLOTTEE), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.143A, Sector-50, admeasuring 50.00 Sq. Mtrs. at village Dronagiri, Taluka-Uran, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottee paid the Premium in full agreed to be paid to the Corporation.


PARTNER
The said Agreement to Lease dated 30th January, 2009 has been Registered at the Office of Sub Registrar Assurances Uran, Vide Receipt No.2778, Document No. Uran-116/2009, Dated: 30.01.2009.
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector 2,
Vashi, Navi Mumbai.

11. The Physical possession of the said plot has been handed over to the Original Allottee for Development and Construction thereof the Building for Residential purposes. The corporation granted permission or license to the Original Allottee to enter upon the said Plot of land for the purpose of erecting building/s.
12. The said Original Allottee has assigned all his rights in & upon the said plot in favour of M/S. UMA LAND DEVELOPERS, through its Partners 1) MR. RAVJI RATANSHI SAVLA, 2) MR. PRITESH S. PATEL, for proper consideration.
13. By Tripartite Agreement dated 09th March, 2009 between the CIDCO THE FIRST PART MR. BABYA NARAYAN PATIL, the Original Allottee of the SECOND PART & the M/S. UMA LAND DEVELOPERS, through its Partners 1) MR. RAVJI RATANSHI SAVLA, 2) MR. PRITESH S. PATEL, 'the New Licensees' of THE THIRD PART.
14. The said Tripartite Agreement dated 09th March, 2009 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.3066, Document No.Uran-297-2009, Dated. 09.03.2009.
15. The CIDCO has transferred the said Plot in favour M/S. UMA LAND DEVELOPERS, through its Partners 1) MR. RAVJI RATANSHI SAVLA, 2) MR. PRITESH S. PATEL, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/341/2009, Dated. / 3.2009.
16. The said M/S. UMA LAND DEVELOPERS, through its Partners 1) MR. RAVJI RATANSHI SAVLA, 2) MR. PRITESH S. PATEL applied to CIDCO for amalgamation of the two Plots and on payment of the required premium CIDCO vide its letter No.CIDCO/VASAHAT/12.5% SCHEME/KAMOTHE-341/2009/1029, dated 17.06.2009 granted permission to amalgamate the said Plots.

IN THE YEAR 2014

17. By Tripartite Agreement dated 23rd January, 2014 between the CIDCO THE FIRST PART M/S. UMA LAND DEVELOPERS, through its Partners 1) MR. RAVJI RATANSHI SAVLA, 2) MR. PRITESH S. PATEL, 'the New Licensees' of the SECOND PART & the M/S. SHREY INFRA PROJECT, through its Partners 1) MR. ASHWIN SAVAJIBHAI KOTADIA, 2) MRS. SANGITABEN MANISHBHAI HIRANI, 3) MR. MAHESH BHUPATBHAI PATEL, 'therein referred to as 'The Subsequent New Licensees and hereinafter referred to as 'The Builders' of THE THIRD PART.

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

18. The said Tripartite Agreement dated 23rd January, 2014 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.151, Document No.Uran-110-2014, Dated. 23.01.2014.
19. The CIDCO has transferred the said Plot in favour M/S. SHREY INFRA PROJECT, through its Partners 1) MR. ASHWIN SAVJIBHAI KOTADIA, 2) MRS. SANGITABEN MANISHBHAI HIRANI, 3) MR. MAHESH BHUPATBHAI PATEL, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/341/2014, Dated: 04.02.2014.
20. The Builders have entrusted the architect works to 'ATUL PATEL' (hereinafter called 'The Said Architect') & RCC works to B. S. SUKHTANKAR, (hereinafter called 'The Said RCC Consultant') to develop, design and lay down specifications for construction of the building on the said plot.
21. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate under Reference No.CIDCO/B.P.-12888/TPO(NM&K) 2014/682, Dated: 11.07.2014, granted its permission to develop the said plot and to construct a building for residential proposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
22. The Building being constructed on the said Plot shall be known as "MISRI VILLA HEIGHT"
23. I have made the oral enquiries from the Builders regarding the loan and if any case is pending in the court of law then the Builders replied in negative.

SCHEDULE OF THE PLOT NO.143

All that piece or parcel of land known as Plot No.143, Sector-50, in Village Dronagiri of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 950 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

- On or towards the North By : Plot No.139
On or towards the South By : 11.00 meter wide Road
On or towards the East By : Plot No.141,142 & 143
On or towards the West By : Plot No.144

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

SCHEDULE OF THE PLOT NO.143A

All that piece or parcel of land known as Plot No.143A, Sector-50, in Village Dronagiri of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 50.00 Sq.Mtrs. or thereabouts and bounded as follows that is to say:


On or towards the North By :

On or towards the South By : 11.00 meter wide Road

On or towards the East By : Plot No.142

On or towards the West By : Plot No.143

I am, thereof, of the opinion that the title of the said plot of land being Plot No.143 & 143A, at Sector-50, Dronagiri, Navi Mumbai, Tal.Uran, District : Raigad, admeasuring 950 Sq. Mtrs. & 50.00 Sq. Mtrs. respectively, which stands in the name of M/S. SHREY INFRA PROJECT, through its Partners 1) MR. ASHWIN SAVJIBHAI KOTADIA, 2) MRS. SANGITABEN MANISHBHAI HIRANI, 3) MR. MAHESH BHUPATBHAI PATEL, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease and also Tripartite Agreement.


(RAHUL JINDAL)
ADVOCATE
(JINDAL AND JINDAL LAW FIRM)

PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

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