



Pratibha M. Jadhav-Pawar
B.A. LL.B.

ADVOCATE HIGH COURT

Off.: A-202, Shree Nand Dham, Plot No. 59, Sector - 11, C.B.D. Belapur, Navi Mumbai - 400 614.
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Date: 14/09/2017

TITLE CLEARANCE CERTIFICATE

Concern for my client **1) M/s. S.R.K. ASSOCIATES**, a Partnership firm duly registered under the Indian Partnership Act, 1932, consisting of three partners namely **1.A. MR. ABDUL RASHID IBRAHIM SHEKH, 1.B. MR. MOHAMMED ASLAM ABDUL RASHID SHEKH AND, 1-C. MR. KHAMRUDDIN SUBHANI PATEL, & 1.D. MR. SUNIL RAMESH BHANUSHALI**, having their office at - Shop No-3-4, Orion Tower, Plot no 120, Sector 50E, Seawoods, Nerul, Navi Mumbai-400706, and **2) M/s. LAKHANI BUILDERS PVT. LTD.** a Company incorporated under the provisions of the Companies Act, 1956, through its Directors namely **2.A. MR. VISHAN SATRAMDAS LAKHANI, 2.B. MR. SHRI. SUNNY VIJAY LAKHANI, 2.C. MR. SUNDER VISHAN LAKHANI, 2.D. MR. VIJAYKUMAR SATRAMDAS LAKHANI & 2.E. MR. NARENDER VIJAYKUMAR LAKHANI**, having their office at - 1801, Satra Plaza, Sector 19D, Vashi, Navi Mumbai : 400 703.

I have taken search of the property being piece & parcel of land admeasuring 1649.72 Sq. Mtrs., bearing Plot No. 33 situated at Sector No. 18part at Village Ulwe, Tal. Panvel, Dist. Raigad, within the limits of the Sub-Registrar Panvel, by making application to the Sub Registrar Office, Panvel under Receipt No. 14342/2017, dated 14/09/2017 in respect of the property which is described hereunder.

I did not find any adverse entry regarding conveyance or any other transaction of whatsoever nature in respect of the above-mentioned property.

1) **DESCRIPTION OF PROPERTY:**

All that piece and parcel of Land Known as Plot No. 33 situated at Sector No. 18Part, Village Ulwe, under 12.5% Scheme, admeasuring about 1649.72 Sq. Mtrs. and bounded as follows, that is to say:

On or towards the North by	:	Plot No. 34 SF
On or towards the South by	:	15.00 Mtrs. wide road.
On or towards the East by	:	11.00 Mtrs. wide road.
On or towards the West by	:	Plot No. 32.

DOCUMENTS INSPECTED:

For the purpose of investigation of title of the said Plot, I also perused the following documents :

1) **Agreement to Lease dated 21st April, 2016** executed between City and Industrial Development Corporation and 1) SMT. JAYASHREE VASANT DESHMUKH AND OTHER 20 residing at Ulwe, Tal. Panvel, Dist. Raigad, which was registered before the Sub-Registrar of Assurance at Panvel vide its Registration Receipt No. 6358 under Registration Document Serial No. PVL-2-4569-2016 dated 21st April 2016.

2) **Tripartite Agreement dated 16th May 2016** executed between the Corporation of the First Part, and SMT. JAYASHREE VASANT DESHMUKH AND OTHER 20, as the Original Licensees of the Second Part and M/s. S.R.K. ASSOCIATES, a Partnership firm duly registered under the Indian Partnership Act, 1932, consisting of three partners namely 1. MR. ABDUL RASHID



IBRAHIM SHEKH, 2. MR. MOHAMMED ASLAM ABDUL RASHID SHEKH AND, 3. MR. KHAMRUDDIN SUBHANI PATEL, & 4. MR. SUNIL RAMESH BHANUSHALI, as the New Licensee of the said plot. as the New Licensee of the Third Part, duly registered with concern Sub. Registrar of Assurances at Panvel, vide its Registration Receipt No. 7641 and Registration Document Serial No. PVL-2-5640-2016 dated 16/05/2016.

3) CIDCO Final Order Letter bearing No. **CIDCO / VASAHAT / SATYO / ULWE / 1236 / 2016/13229** dated 17/10/2016

4) **Tripartite Agreement** dated 28/11/2016 executed between the Corporation of the First Part, and **M/s. S.R.K. ASSOCIATES**, a Partnership firm duly registered under the Indian Partnership Act, 1932, consisting of three partners namely **1. MR. ABDUL RASHID IBRAHIM SHEKH, 2. MR. MOHAMMED ASLAM ABDUL RASHID SHEKH AND, 3. MR. KHAMRUDDIN SUBHANI PATEL, & 4. MR. SUNIL RAMESH BHANUSHALI**, as the New Licensees of the Second Part and, **M/s. LAKHANI BUILDERS PVT. LTD.** a Company incorporated under the provisions of the Companies Act, 1956, through its Directors namely **1. MR. VISHAN SATRAMDAS LAKHANI, 2. MR. SHRI. SUNNY VIJAY LAKHANI, 3. MR. SUNDER VISHAN LAKHANI, 4. MR. VIJAYKUMAR SATRAMDAS LAKHANI & 5. MR. NARENDER VIJAYKUMAR LAKHANI** as the Subsequent New Licensee of the said plot. as the Subsequent New Licensee of the Third Part. the New Licensee have sold, transferred and assigned **Undivided 50% (Fifty Percent only)** rights, title, interest and benefits i.e. **824.86 Sq. Mtrs. of the Plot bearing No. 33, in total admeasuring 1649.72 Sq. Mtrs., situated in**

Sector No. 18Part, of Village Ulwe, Navi Mumbai of land in favour of the Subsequent New Licensee and the same is duly stamped and registered with the Sub-Registrar of Assurances at Panvel-2 vide its registration receipt No. 16853 and registration serial No. PVL-2-13413-2016 dtd. 28/11/2016.

5) CIDCO Final Order Letter bearing No. **CIDCO / VASAHAT / SATYO / 1236/ULWE / 2016/14518** dated **05/12/2016**

6) Development permission along with Commencement Certificate issued by ASSOCIATE PLANNER (Building Permission) Navi Mumbai dated **11/08/2017** of Plot No. 33 situated at Sector No. 18Part at Village Ulwe, Tal. Panvel, Dist. Raigad, Navi Mumbai, vide their letter bearing Reference No. CIDCO/BP-15465/TPO(NM&K)/2017/1928 dated 11/08/2017.

And I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is a company incorporate under the provision of Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2nd floor, Nariman Point, Mumbai 400 021.

That the CIDCO has been declared as a New Town Development Authority under the provision of Sub - Section 3-A of Section 113 of (Maharashtra Regional & Town Planning Act, 1966) Maharashtra Act No. XXXVIII of 1966, hereinafter referred to as "The Said Act") for the New Town of New Bombay by Government of Maharashtra in exercise of its Powers for the area designated as site for the New Town under Sub-Section (I) of Section 113 of the said Act.



That the State Government has acquired land within the designated area of New Bombay land vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113 of the Said Act.

That by virtue of being the Development Authority of New Town (Navi Mumbai) the CIDCO has been empowered under Section 118 of the Said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the Said Act.

That the immovable property admeasuring 1649.72 Sq. Mtrs., bearing Plot No. 33 situated at Sector No. 18 Part situated, laying and being at Village Ulwe, Tal. Panvel, Dist. Raigad, Navi Mumbai is allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of 1) SMT. JAYASHREE VASANT DESHMUKH AND OTHER 20 under the Agreement to Lease dated 21st April 2016 and the original licensee executed Tripartite Agreement dated 16th May 2016 executed between Corporation of the First Part, and SMT. JAYASHREE VASANT DESHMUKH AND OTHER 20, as the Original Licensees of the Second Part and M/s. S.R.K. ASSOCIATES, Through its partners namely 1. MR. ABDUL RASHID IBRAHIM SHEKH, 2. MR. MOHAMMED ASLAM ABDUL RASHID SHEKH AND, 3. MR. KHAMRUDDIN SUBHANI PATEL, & 4. MR. SUNIL RAMESH BHANUSHALI as the New Licensee of the said plot. and the new licensee executed Tripartite Agreement dated 28th November 2016 executed between Corporation of the First Part, and M/s. S.R.K. ASSOCIATES, Through its partners namely 1. MR. ABDUL RASHID IBRAHIM SHEKH, 2. MR. MOHAMMED ASLAM ABDUL RASHID SHEKH AND, 3. MR. KHAMRUDDIN SUBHANI PATEL, & 4. MR. SUNIL RAMESH BHANUSHALI as the New Licensee of the Second Part and 2) M/s. LAKHANI BUILDERS PVT. LTD. through its Directors namely 1. MR. VISHAN SATRAMDAS LAKHANI, 2. MR. SHRI. SUNNY VIJAY LAKHANI, 3. MR.



SUNDER VISHAN LAKHANI, 4. MR. VIJAYKUMAR SATRAMDAS LAKHANI & 5. MR. NARENDER VIJAYKUMAR LAKHANI as the New Licensee of the said plot.

Development permission along with Commencement Certificate issued by ASSOCIATE PLANNER (Building Permission) Navi Mumbai dated 11/08/2017 of Plot No. 33 situated at Sector No. 18Part at Village Ulwe, Tal. Panvel, Dist. Raigad, Navi Mumbai, vide their letter bearing Reference No. CIDCO/BP-15465/TPO(NM&K)/2017/1928 dated 11/08/2017.

On the basis of the above documents placed before me, I hereby certify that **1) M/s. S.R.K. ASSOCIATES**, a Partnership firm duly registered under the Indian Partnership Act, 1932, consisting of three partners namely 1.A. MR. ABDUL RASHID IBRAHIM SHEKH, 1.B. MR. MOHAMMED ASLAM ABDUL RASHID SHEKH AND, 1-C. MR. KHAMRUDDIN SUBHANI PATEL, & 1.D. MR. SUNIL RAMESH BHANUSHALI, and **2) M/s. LAKHANI BUILDERS PVT. LTD.** a Company incorporated under the provisions of the Companies Act, 1956, through its Directors namely 2.A. MR. VISHAN SATRAMDAS LAKHANI, 2.B. MR. SHRI. SUNNY VIJAY LAKHANI, 2.C. MR. SUNDER VISHAN LAKHANI, 2.D. MR. VIJAYKUMAR SATRAMDAS LAKHANI & 2.E. MR. NARENDER VIJAYKUMAR LAKHANI are entitled to develop the said property and that the title of the said property is clear and marketable.


PRATIBHA M. JADHAV.
ADVOCATE

PLACE: CBD BELAPUR, NAVI MUMBAI.
DATE: 14/09/2017