



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

ADVOCATE HIGH COURT

2, SS-4/261, Xerox Lane, Sector -2, Vashi, Navi Mumbai - 400 703.
Tel. : (Off) 9029927143 : Mobile No. 9819333603

Date: 17/09/2019.

TITLE CLEARANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

I have investigated the title of Plot No.184, in 12.5% (G.E) Scheme, in Sector-20, situated at Village/ Site Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, Admeasuring about 849.00 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 05/03/2008 has allotted plot of land bearing No.184, in 12.5%(G.E) Scheme, in Sector-20, situated at Village/

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Site Ulwe, Navi Mumbai, Tal. Panvel,
Dist. Raigad, in the name of Original
Allottee PADAJI ARJUN PARINGE.

AND WHEREAS CIDCO has execute
Agreement to lease dated 05/03/2008,
with the above said Original
Allottee, in respect of above said
Plot No.184, in 12.5% (G.E) Scheme, in
Sector-20, 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
Allottee was put into physical
possession of the said plot for the
purpose of constructing proposed
building/s.

AND WHEREAS the said Agreement to
Lease Dt.05/03/2008 has been
registered with Sub-Registrar of
Assurances at Panvel-3, Under Serial
No.PVL3-02828/2008, Receipt No.2903,
Dt.05/03/2008.

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AND WHEREAS the above said Original Licensee is unable to construct the building upon the said plot because of in sufficiency of fund and lack of knowledge of the construction, therefore he has transferred/assigned all his lease hold rights, interest, benefits in respect of above said Plot bearing No.184, in 12.5%(G.E.) Scheme, situated at Sector-20, Village/Site Ulwe, Navi Mumbai, in favour of M/S.YASH ENTERPRISES, a Proprietorship Firm, through its Proprietor MR.TULSHI NARSI MANANI, having address at 001, Omkar Building, Plot No.16, Sector-12, Vashi, Navi Mumbai, (hereinafter referred to as the New Licensee) vide Tripartite Agreement Dt.27th June 2008, duly registered with Sub-Registrar of Assurances at Panvel-3, under Serial No.PVL3-06982/2008, Dt.24/07/2008, and the Corporation has issued Transfer Order in favour of M/S.YASH ENTERPRISES, through its Proprietor of MR.TULSHI NARSI MANANI



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vide its letter No.CIDCO/ESTATE/GES/
ULWE/752/2008, Dt.14/08/2008.

AND WHEREAS the Corporation has
issued Commencement Certificate Vide
their Letter bearing No.CIDCO/BP-
16996/TPO(NM & K/2019/5500, dated
05/09/2019 to commence the
construction work of the Residential
Cum Commercial building on Plot
No.184, in 12.5% Scheme, Situated at
Sector-20, Ulwe, Navi Mumbai, Tal.
Panvel, Dist. Raigad, in favour of
M/S.YASH ENTERPRISES, through its
Proprietor MR.TULSHI NARSI MANANI.

On the basis of the documents
submitted, I do hereby certify that
the title of above said Plot bearing
No.184, in 12.5% (G.E.) Scheme, in
Sector-20, situated at Ulwe, Navi
Mumbai, Tal. Panvel, Dist. Raigad, is
clear and marketable and is free from
all encumbrances of whatsoever nature
subject to Agreement to Lease dated
05/03/2008 between the Corporation &

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above said Original Licensee, &
Tripartite Agreement Dt.27/06/2008,
between the Corporation of First
Part, Original Allottee of Second
Part & New Licensee M/S.YASH
ENTERPRISES, through its Prop.
MR.TULSHI NARSI MANANI of Other Part.

SCHEDULE OF PLOT

All that piece or parcel of land
being Plot No.184, in 12.5%(G.E.)
Scheme, in Sector-20, situated at
Village/Site Ulwe, Navi Mumbai, Tal.
Panvel, Dist.Panvel, contained by
admeasuring 849.00 Sq. Mtrs., for
thereabouts and bounded as follows,
that is to say:-

On the North by: 30.00 Mtrs. Wide Rd
On the South by: Plot No.186
On the East by : Plot No.185
On the West by : Plot No.93 & 94.

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