



Rekha K. Howale
B.S.L. LL.B. (Spl.)



ADVOCATE, HIGH COURT & NOTARY PUBLIC (GOVT. OF INDIA)

OFFICE: 1380, Prabhat Centre, Gr. Floor, Sector-1A, C.B.D.- Belapur, Navi Mumbai. Mob: 9819630632 Landline : 022 2757 5601 Email : howalepatilassociates@gmail.com

**TO WHOM SO EVER IT MAY CONCERN TITLE CLEARANCE
CERTIFICATE**

**SUB:-Plot No.11A, Sector-10B, 399.83, Sq.Mtrs , Node:- Ulwe, Tal-
Panvel, Dist.:-Raigad.**

- 1) This is to certify that I have investigated the on behalf of title of M/S Divine Homes A Partnership Firm Through Its Partners 1) Mr.Rohan Ramraja Sasane 2) Mr.Raunak Sheshrao Sangle having its office No.13,Prabhat center, Annex ,Sector-1A, CBD Belapur, Navi Mumbai.400614.
- 2) The city & industrial development corporation of Maharashtra Ltd.(herein after called the corporation)is the new town development Authority declared for the area designated as a site for the new town of Navi Mumbai .by the government of Maharashtra in exercise of its power vested under sub section 1 and 3(A) of section 113 of Maharashtra Regional and town planning Act1966 (Maharashtra Act No XXXVII of 1966)hereinafter referred to as the said Act.
- 3) The state government in pursuant to section 113(A) of the said Act acquired the land described therein and vesting such lands in the corporation for development & disposal.
- 4) By an Agreement to lease dated 19/12/2014 executed by the city and industrial development corporation of Maharashtra Ltd .Therein and hereinafter referred to as "the corporation of the one part in favour of the original licensee 1) Smt.Bhagubai Anant Mokul 2) Shri Ashok Anant Mokul 3) Smt. Sapna Pravin Mokul 4) Kumar Yash Parvin Mokul 5) Sau. Lata Bharat Mhatre 6) Sau. Reshma Madhukar Patil thereon referred to as the license of under Goathan expansion scheme of 12.5% the abovesaid plot (herein after for the sake of brevity referred to as the said

property) more particularly described in the schedule written thereunder for residential cum commercial use on 60 years lease and on the terms and condition and at for a lease and on the terms and condition and at or for a lease premium as contained therein and the same was duly registered vide documents serial no. 1203/2015 at PVL-3, dated 27.02.2015.

- 5) By an Tripartite Agreement dated 31/03/2021 executed between the city and industrial development corporation of Maharashtra Ltd is one part and hereinafter referred to as "the corporation of the one part and original licensee 1) Smt. Bhagubai Anant Mokal 2) Shri Ashok Anant Mokal 3) Smt Sapna Pravin Mokal 4) Kumar Yash Parvin Mokal 5) Sau. Lata Bharat Mhatre 6) Sau. Reshma Madhukar Patil hereinafter referred to as "Second Part" and M/S Divine Homes A Partnership Firm Through Its Partners 1) Mr. Rohan Ramraja Sasane 2) Mr. Raunak Sheshrao Sangle hereinafter referred to as "New licensee Third Part" thereon referred to as the license of under Goathan expansion scheme of 12.5% the abovesaid plot (herein after for the sake of brevity referred to as the said property) more particularly described in the schedule written thereunder for residential cum commercial use on 60 years lease and on the terms and condition and at for a lease and on the terms and condition and at or for a lease premium as contained therein and the same was duly registered vide documents serial no. 4295/2021 at PVL-4, dated 31/03/2021, Receipt No. 4678. This tripartite agreement is executed subject to pending litigation No. R.C.S. 107/2011 2) RCS no. 41/2014. And in pursuance the said Agreement to lease, the said corporation handed over possession of the said plot to the licensee therein enabling them to construct a building or buildings for residential cum commercial use.
- 6) The said original allottees sold and assigned all rights, title & interest of the said plot to M/S Divine Homes A Partnership Firm Through Its



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Partners 1)Mr.Rohan Ramraja Sasane 2)Mr.Raunak Sheshrao Sangle by
tripartite agreement on dated 31/03/2021.

- 8) The CIDCO has transferred the said plot in favor of M/S Divine Homes A Partnership Firm Through Its Partners 1)Mr.Rohan Ramraja Sasane 2) Mr.Raunak Sheshrao Sangle vide its Letter No. CIDCO/ VASAHAT/ SATYO/ ULWE/403/2021/65 DATED 23/04/2021.
- 9) The corporation at the request of the said Plot No.11A, Sector. 10B ,Area- 399.83 Sq.Mtrs, Node:- Ulwe,Tal-Panvel, Dist.-Raigad-transferred and assigned the lease hold rights title and interest in the said plot and benefits under the said tripartite agreement from the name original license to the name of M/S Divine Homes A Partnership Firm Through Its Partners 1)Mr.Rohan Ramraja Sasane 2)Mr.Raunak Sheshrao Sangle
- 10) The corporation at the request of the said M/S Divine Homes A Partnership Firm Through Its Partners 1) Mr.Rohan Ramraja Sasane 2)Mr.Raunak Sheshrao Sangle transferred and assigned the hold rights, title, and interest in the said plot and benefits under the said lease agreement from the name of the said license to the name of M/S Divine Homes A Partnership Firm Through Its Partners 1) Mr.Rohan Ramraja Sasane 2) Mr.Raunak Sheshrao Sangle. The said original license 1) Smt.Bhagubai Anant Mokal 2) Shri Ashok Anant Mokal 3)Smt Sapna Pravin Mokal 4) Kumar Yash Parvin Mokal 5) Sau. Lata Bharat Mhatre 6) Sau. Reshma Madhukar Patil sold and assigned all rights, title & interest of the said plot to M/S Divine Homes A Partnership Firm Through Its Partners 1) Mr.Rohan Ramraja Sasane 2) Mr.Raunak Sheshrao Sangle by tripartite agreement on dated 31/03/2021. The

CIDCO Ltd by its Letter under reference No. CIDCO/BP-17895/TPO (NM&K) /2021/9411 Dated 16.06.2022 granted permission to the promoters to develop the said plot

11) In pursuance of the Agreement to lease, Tripartite Agreements, Commercial certificate the said PLOT are fully entitled to develop the said plot and to construct building thereon in accordance with commencement certificate and thereby authorized to sell/dispose of/deal.

12) I have gone through the documents of title to the said plot and subject to what is stated hereinabove. It is hereby certifying that the title of M/S Divine Homes A Partnership Firm Through Its Partners 1) Mr.Rohan Ramraja Sasane 2) Mr.Raunak Sheshrao Sangle in respect of the said Plot No.11A, Sector. 10 B, Area-399.83,Sq.Mtrs ,Node:- Ulwe, Tal-Panvel, Dist.-Raigad is free from all encumbrance and clear for marketable.

Dated:-02/07/2022

Navi Mumbai

Phule
Rakha K. Howale
BSL, LLB (SPI)
Shop No.126, Prabhat
Center, CBD-Belapur,
Navi Mumbai 400 614.



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SEARCH REPORT

To,

M/S Divine Homes A Partnership Firm Through

Its Partners

1)Mr.Rohan Ramraja Sasane

2)Mr.Raunak Sheshrao Sangle

having its office No.13,Prabhat center, Annex,

Sector-1A,CBD Belapur, Navi Mumbai.400614

I have taken the search & investigate as per the document of the Plot No.11A, Sector. 10 B, Area-399.83,Sq.Mtrs ,Node:- Ulwe, Tal-Parvel, Dist.-Raigad from 2014 TO till date As per view following report of search.

2014

Agreement to lease dated 19/12/2014 executed by the CIDCO of the one part and the original licensee 1) Smt.Bhagubai Anant Mokal 2) Shri Ashok Anant Mokal 3) Smt. Sapna Pravin Mokal 4) Kumar Yash Parvin Mokal 5) Sau. Lata Bharat Mhatre 6) Sau. Reshma Madhukar Patil was duly registered vide documents serial no. 1203/2015 at PVL-3, dated 27.02.2015.

2021

Tripartite Agreement dated 31/03/2021 executed between the CIDCO is one part and and original licensee 1.Smt.Bhagubai Anant Mokal 2) Shri Ashok Anant Mokal 3)Smt Sapna Pravin Mokal 4) Kumar Yash Parvin Mokal 5) Sau. Lata Bharat Mhatre 6) Sau. Reshma Madhukar Patil and M/S-Divine Homes A Partnership Firm Through Its Partners 1)Mr.Rohan Ramraja Sasane 2)Mr.Raunak Sheshrao Sangle vide documents serial no. 4295/2021 at PVL-4,dated 31/03/2021, Receipt No.4678

No any transaction found.

Date:-

Place:- CBD,BELAPUR

Hence Search Report. Receipt No.

Dated

Rekha K. Howale
BSL LLB (SPL)
Shop No. 13, Prabhat
Center, CBD-Belapur,
Navi Mumbai 400 614

Rekha K. Howale
BSL LLB (SPL)
Shop No. 26, Prabhat
Center, CBD-Belapur,
Navi Mumbai 400 614