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Shri. Paresh Ranchhod Patel submitted their plans for the construction of Residential building on the said Plot and subsequently the CIDCO LTD has issued Development Permission dated 22 Feb 2018, Vide its Letter bearing No. 2018/PME/BP/2151/2018 and Commencement Certificate Vide its Letter bearing reference No. 2018/PMC/BP/2151/2018, dated 22 February 2018 for construction on the said Plot as per plans and specification approved by Town Planning Authorities.

The intending lessee is ready to transfer or assign his rights, interest or benefits to further interested party and will take permission of the corporation and on payment of transfer charges as may be prescribed by the corporation.

Search

After conducting the search and going through the documents made available to me as mentioned above and after going through the “**Search Report**” dated 06/03/2018, issued by Mr. Vinay, I have come across an entry evidencing that the said property is Mortgage with INDIABULLS HOUSING FINANCE LTD., Dt. 14/02/2018, Registered in Sub Registrar Office PVL- 2, vide Serial No. 1842/2018 on the said property.


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Conclusion

Subject to what has been stated herein above the Title of Shri.Paresh Ranchhod Patel situated at Plot No.20, Sector-2E, Kalamboli, Tal-Panvel, Dist- Raigad., admeasuring 838.80 Sq.Mtrs is Clear, Marketable and free from all encumbrances.

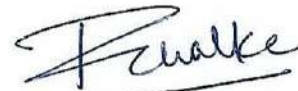
Dated: 28 / 02 / 2018

Place: Vashi

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Robin S Chalke

R&C LAW ASSOCIATES

Date : 28/02/2018

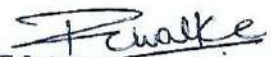
TITLE CERTIFICATE

Ref: Plot No.20, Sector-2E, Kalamboli, Tal-Panvel, Dist- Raigad.

This to certify that I have investigated title in respect of Plot No.20, admeasuring 838.80 Sq Mtrs situated at sector-2E, Kalamboli, Tal-Panvel, Dist-Raigad., after gone through all the documents and papers submitted to me, I have found some relevant aspect to note and place my observation in respect of the above referred plot as under ;

WHEREAS the City and Industrial Development Corporation of Maharashtra Limited, a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as "**THE CORPORATION**") having its office at 'Nirmal', 2nd floor, Nariman Point, Mumbai – 40001, is the New Town Development Authority, under the provision of subsection (3-a) of Section-113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as the said Act.

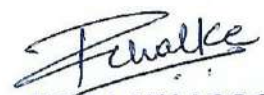
AND WHEREAS the State Government in pursuant to Section 113 (1) of the said Act, acquired the land described therein and vesting such lands in the same Corporation for development and of such place of land so acquired by the State


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Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessees.

The Corporation has consented to grant to the licensee a lease of all the piece of land described above and more particularly delineated on the plan and shown thereon by a red colour boundary line and containing by measurement 838.80 Sq. Mtrs of thereabout (hereinafter referred to as the said land) for the purpose of constructing a building or buildings for RESIDENTIAL USE and has permitted the licensee to occupy the said land from the date hereof written under para. The Corporation has allotted the Allotment letter of said plot dated 06/09/2017 to lessee Shri. Paresh Ranchhod Patel having Ref No. 605/1000033 and thereon following Lease agreement.

The Corporation vide Agreement to Lease dated 12/09/2017 for the period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about – 838.80 Sq. Mtrs. bearing Ref: Plot No.20, Sector-2E, Kalamboli, Tal-Panvel, Dist- Raigad leased to Shri.Paresh Ranchhod Patel for the purposes of residential use for some of Rs. 5,07,05,59.86/- (Rupees Five Crore Seven Lac Five Thousands Fifty Nine and Eighty Six paise only) being the full premium agreed to be paid by the Licensee to the Corporation. The Corporation have handed over the physical possession of the said Plot to the Lessee. The said **Lease Agreement dated 12/09/2017** is registered vide Registration receipt number 14216 and document serial no. PVL4/10426/2017.


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