

MH010308694202021P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Jan 2021	Receipt	Receipt no.: 1111934757
Name of the Applicant : SHIVAJI DEVRAM WALUNJ		
Details of property of which document has to be searched :		Dist :Raigarh Village :Vahal S.No/CTS No/G.No. : 278
Period of search :		From :2008 To :2021
Received Fee :		350
The above mentioned Search fee has been credited to government vide GRN no :MH010308694202021P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		



TITLE CLEARANCE CERTIFICATE

Subject : Title clearance certificate with respect to Plot No.278, admeasuring about 520 Sq. Mtrs., Sector 24, lying, being and situated at Village:Vahal, Node: Pushpak, Tal: Panvel and Dist: Raigad (Hereinafter referred to as "**the said Plot**")

TO WHOMEVER IT MAY CONCERN

I have investigated the Title on the request of **M/S. DIVINE INFRA**, through its partners, Mr. Rushikesh Bhaguji Zore and Mr. Laxman Ramchandra Zore, the Developers of the said Plot and on the basis of the documents produced before me and I have to state as follows:

1. DESCRIPTION OF PROPERTY:

All that piece and parcel of land known as Plot No.278, admeasuring about 520 Sq. Mtrs., Sector 24, lying, being and situated at Village: Vahal, Node: Pushpak, Tal: Panvel and Dist: Raigad, more particularly described in the Schedule of the Property hereunder.

2. DOCUMENTS:

A. ALLOTMENT OF PLOT

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO of Maharashtra Ltd.) under the State Government and as per the Confirmation Order Passed for by the Collector, Raigad, The CIDCO of Maharashtra Ltd. had allotted the said Plot under the Allotment Letter Ref. No.2015/1063 dated 02/12/2015 in the name of the Lessees i.e. Mr. Joma Ragho Patil, Mr. Rakesh Joma Patil and Mr. Kailash Joma Patil (hereinafter referred to as "**the said Licensees**") on payment of Lease Rent of Rs.60/- (Rupees Sixty Only) by the above said Licensees.

B. AGREEMENT TO LEASE OF ALLOTTED PLOT:

Agreement to Lease was executed on 09/03/2018 between The City And Industrial Development Corporation Of Maharashtra Ltd. (CIDCO of Maharashtra Ltd) the Licensor/Lessor Party of the ONE PART and Mr. Joma Ragho Patil, Mr. Rakesh Joma Patil and Mr. Kailash Joma Patil, the Licensees Party of the OTHER PART and the Licensees are permitted to construct building on the said Plot with available F.S.I (Floor Space Index) and the above said Agreement to Lease had been registered with the Concerned Sub-Registrar of Assurances at Panvel, Dist. Raigad on 15/03/2018 under its Registration Document Serial No.PVL-3/2439/2018.

C. DEVELOPMENT AGREEMENT

By virtue of the Development Agreement dated 04/09/2018, Mr. Joma Ragho Patil, Mr. Rakesh Joma Patil and Mr. Kailash Joma Patil, the Original Licensees has sold, transferred and assigned 50% of their development rights, title, interest and benefits of the said Plot of land in favour of the M/s. A. N. Developers and Consultants, through its partners, Mr. Arpit Suryaprakash Agarwal and Mrs. Neelima Suryaprakash Agarwal and the same is duly registered with the Sub-Registrar of Assurances at Panvel, vide its Registration Receipt No. 19365 and Registration Document Serial No. PVL-2/11733/2018 on 04/09/2018.

D. CANCELLATION DEED

By virtue of the Cancellation Deed dated 20/12/2019, Mr. Joma Ragho Patil, Mr. Rakesh Joma Patil and Mr. Kailash Joma Patil, of one part and M/s. A.N. Developers and Consultants, through its partners, Mr. Arpit Suryaprakash Agarwal and Mrs. Neelima Suryaprakash Agarwal, of second part and the same is duly registered with the Sub-Registrar of Assurances at Panvel, vide its Registration Receipt No.19364 and Registration Document Serial No. PVL-2/16613/2019 on 20/12/2019 (hereinafter referred to as **"the said Cancellation Deed"**).

E. DEVELOPMENT AGREEMENT

By virtue of the Development Agreement dated 20/12/2019, Mr. Joma Ragho Patil, Mr. Rakesh Joma Patil and Mr. Kailash Joma Patil, the Original Licensees has sold, transferred and assigned 50% of their development rights, title, interest and benefits of the said Plot of land in favour of the **M/s. Divine Infra**, through its partners, Mr. Rushikesh Bhaguji Zore and Mr. Laxman Ramchandra Zore and the same is duly registered with the Sub-Registrar of Assurances at Panvel, vide its Registration Receipt No.19365 and Registration Document Serial No. PVL-2/16614/2019 on 20/12/2019 (hereinafter referred to as **"the said Development Agreement"**).

F. COMMENCEMENT CERTIFICATE

The Lessees of the plot had made an application to the Town Planning Department of CIDCO of Maharashtra Ltd. for its approval to construct Residential Cum Mercantile Business [Commercial] Building **1 Ground + 6 Floors** on the said Plot and the same is approved and Development Permission & Commencement Certificate is issued by the Associate Planner (BP),

the Town Planning Dept. of CIDCO of Maharashtra Ltd. bearing Ref No. CIDCO/BP-17518/TPO (NM & K)/2020/7764 dated 21/10/2020.

3. AND I HAVE TO REPORT AND CERTIFY AS UNDER:

- i) That the City and Industrial Development Corporation of Maharashtra Ltd. is company incorporated 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.
- ii) That the CIDCO has been declared as a New Town Development Authority under the provision of Sub- sector 3-A of Section 113 of (Maharashtra Regional & Town Planning Ac, 1996) Maharashtra At 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 Sub-Section (I) OF SECTION 113 of the said Act.
- iii) That the state Government has acquired land within the designated are of New Bombay and vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Sections 113 of the said Act.
- iv) 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 disposed off any land acquired by if or vested in it in accordance with the proposal approved by the State Government under the said Act.
- v) That by virtue said Agreement to lease, Except for land(s) already in possessions of the Corporation, the remaining private land(s), required for the project, were notified for acquisition before 01.01.2014 under the erstwhile land Acquisition Act 1894, (hereinafter referred to as "LA ACT, 1894") by the state Government.
- vi) That the right to fair Compensation and Transparency in land Acquisitions Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "LARR ACT, 2013") came into force w.e.f. 01.01.2014 replacing the LA Act 184. Although the land for the project was notified under the LA Act 1894, awards under section 11 of the LA Act 1894 have not been declared for certain lands as on 01.01.2013, the determination of compensation for such lands shall be conformity with the LARR Act, 2013.

- vii) That on payment of the entire lease premium & execution of Lease Agreement, the corporation handed over the possession of the said Plot to the Original Licensee.
- viii) That the said Plot was allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of Mr. Joma Ragho Patil, Mr. Rakesh Joma Patil and Mr. Kailash Joma Patil, under the Agreement to Lease dated 09/03/2018 for construction of building in accordance with the plans sanctioned by Associates Planner (BP), Navi Mumbai. By virtue of the said Plot allotted by the CIDCO and further by virtue of the said Agreement to Lease, the said Licensees have a clear and marketable title and further by virtue of the Development Agreement dated 20/12/2019, M/s. Divine Infra, through its partners, Mr. Rushikesh Bhaguji Zore and Mr. Laxman Ramchandra Zore are entitled to develop the said Plot and to construct the building/s thereon accordance with the plans sanctioned or to be sanctioned by the CIDCO Ltd.

4. SEARCH REPORT:

I had gone through and perused the aforesaid title documents related to the said plot and also taken title search for the period between 2008 - 2021 (14 years) in the office of the concerned Sub-Registrar of Assurance and made the payment of Government Fees to that effect with Receipt No.1111934757 dated 19/01/2021 While taking searches, I have found following documents Registered / Indexed therein pertaining to the said plot, however some entries were found pertaining to other units/plots but the same is not captured here as they are not related to the said Plot:

YEAR	TRANSACTION
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	ENTRY(2)
2019	ENTRY(2)
2020	NIL
2021	NIL



Search taken at Sub-Registrar's Office at Panvel S. R.O. Computer Records from the year 2008 to 2021 (14 Years)

Entry No.1:

Agreement to Lease dated 09/03/2018, registered at Serial No.PVL-3/2439/2018 on 15/03/2018 between CIDCO Ltd through Estate Officer and Mr. Joma Ragho Patil, Mr. Rakesh Joma Patil and Mr. Kailash Joma Patil.

Entry No.2:

Development Agreement dated 04/09/2018 registered at Serial No.PVL-2/11733/2018 on 04/09/2018 between M/s. A.N. Developers and Consultants, through its partners, Mr. Arpit Suryaprakash Agarwal and Mrs. Neelima Suryaprakash Agarwal AND Mr. Joma Ragho Patil, Mr. Rakesh Joma Patil and Mr. Kailash Joma Patil.

Entry No.3:

Cancellation Deed dated 20/12/2019 registered at Serial No.PVL-2/16613/2019 on 20/12/2019 between Mr. Joma Ragho Patil, Mr. Rakesh Joma Patil and Mr. Kailash Joma Patil AND M/s. A.N. Developers and Consultants, through its partners, Mr. Arpit Suryaprakash Agarwal and Mrs. Neelima Suryaprakash Agarwal.

Entry No.4:

Development Agreement dated 20/12/2019 registered at Serial No.PVL-2/16614/2019 on 20/12/2019 between M/s. Divine Infra, through its partners, Mr. Rushikesh Bhaguji Zore and Mr. Laxman Ramchandra Zore AND Mr. Joma Ragho Patil, Mr. Rakesh Joma Patil and Mr. Kailash Joma Patil.

5. On the basis of the above documents placed before me, I hereby certify that Mr. Joma Ragho Patil, Mr. Rakesh Joma Patil and Mr. Kailash Joma Patil are the Lessees/the said Licensees of the said Plot and M/s. Divine Infra, through its partners, Mr. Rushikesh Bhaguji Zore and Mr. Laxman Ramchandra Zore are entitled to develop the said Plot and the title of the said Plot is clear, marketable and free from all encumbrances.



THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing Plot No.278, admeasuring about 520 Sq. Mtrs., Sector 24, lying, being and situated at Village: Vahal, Node: Pushpak, Tal: Panvel and Dist: Raigad and bounded as follows:

On or towards the North by : Plot No-306 & 307
On or towards the South by : 11 M wide road
On or towards the East by : Plot No-277
On or towards the West by : 9 M wide road

Place:Navi Mumbai
Date: 19/01/2021



[Handwritten signature]
19/01/2021

Ashish P. Salvi
Advocate