



CHALLAN
MTR Form Number-6



GRN MH013120142201920P		BARCODE 		Date 08/03/2020-13:00:21		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name PNL1_PANVEL NO 1 SUB REGISTRAR				Full Name		Adv Rasika Patil	
Location RAJGAD							
Year 2019-2020 From 01/01/2007 To 07/03/2020				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			350.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Plot No 15 Sector 19 Taloja			
Total			350.00	Amount In	Three Hundred Fifty Rupees Only		
				Words			
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502020030800217	3836926814919
Cheque/DD No.				Bank Date	RBI Date	08/03/2020-13:00:48	Not Verified with RBI
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 7039629738

सदर चलन "दृश्य ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



Date-09.03.2020

TITLE CLEARANCE CERTIFICATE

Subject: Title clearance certificate with respect to Plot No.15, Sector No.19, admeasuring about 1349.70 sq. mtrs., lying, being and situated at Village Taloja, Tal-Panvel, Dist-Raigarh

TO WHOMEVER IT MAY CONCERN

I have investigated the Title on the request of **M/S. Abhishek Enterprises** through its Proprietor **Mr. Suresh Shivshankar Sharma** the developer of Plot No.15, Sector No.19, admeasuring about 1349.70 sq. mtrs., lying, being and situated at Village Taloja, Tal-Panvel, Dist-Raigarh 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.15, Sector No.19, admeasuring about 1349.70 sq. mtrs., lying, being and situated at Village Taloja, Tal-Panvel, Dist-Raigarh.

2. Documents:-

A. ALLOTMENT OF PLOT

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO of Maharashtra Ltd.) under the State Government as per the Confirmation Order Passed for by the Collector, Raigarh, The CIDCO OF MAHARASHTRA LTD had allotted Plot No.15, Sector No.19, Village Taloja, Tal-Panvel, Dist-Raigarh Under the Allotment Letter Ref No.407 in the name of the lessee, **Mr. Maruti Shaniwar Patil** and on payment of Lease Rent of Rs.60/- (Rupees Sixty Only) by the Owners.



Adv. Rasika Patil

HIGH COURT BOMBAY

B.L.S. LL.B



Address: 909- The Landmark, Plot No- 26A, Sec-7, Kharghar- 410 210.

Contact No: +91-79770 77375

B. AGREEMENT TO LEASE OF ALLOTTED PLOT:-

AGREEMENT TO LEASE was executed on **26.06.2019** between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.(CIDCO of Maharashtra Ltd) the Licensor /Lessor Party of the ONE PART AND **MR. MARUTI SHANIWAR PATIL** the Original Licensees Party of the OTHER PART (more particularly as written in the schedule of property therein) and Licensees are permitted to construct building on Plot No.15, Sector No.19, admeasuring about 1349.70 sq. mtrs., lying being and situated at Village Taloja, Tal-Panvel, Dist-Raigarh with available F.S.I (Floor Space Index) and the said Agreement to Lease had been registered with the Concerned Sub Registrar of Assurances at Panvel, Dist. Raigarh vide **Registration Document Sr. No. PVL2-8409-2019, Receipt No. 9813** dated **04.07.2019**.

C. TRANSFER OF PLOT:-

By a **Tripartite Agreement** dated **23.10.2019** and in view of the permission sought by the Original lessees, the Corporation had transferred the Said Land vide lease under 12.5% GES to the New Licensees, i.e. The Promoters herein. The said Tripartite Agreement is duly registered in the office of Sub- Registrar of Assurances at **PANVEL** on **23.10.2019** Vide Serial No. **PVL2-13958-2019**, Receipt No – **16241**.

D. COMMENCEMENT CERTIFICATE:-

The Owners 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 + Thirteen Floor** on the same 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-17355/TPO (NM & K)/2020/6894** dated **29.02.2020**.



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And I have to report and certify as under:-

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.

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.

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.

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.

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.

That the immovable property consisting of Plot No.15, Sector No.19, admeasuring about 1349.70 sq. mtrs.,lying being and situated at Village Taloja, Tal-Panvel, Dist-Raigarh was allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of **Mr. Maruti Shaniwar Patil**, and Subsequently in favour of Promoter Herein, i.e. M/s. Abhishek Enterprises through its Proprietor **Mr. Suresh Shivshankar Sharma**, under the Lease Agreement dated **26.06.2019** , and Tripartite agreement



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dated 23.10.2019 for construction of building in accordance with the plans sanctioned by Associates Planner (BP), Navi Mumbai.

3. 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 i.e. 2007-2020 years in the Office of Concerned Sub Registrar of Assurance and made the payment of Government Fees to that effect with GRN No. _____ dated _____, 2020.

While taking searches, I have found following documents Registered / Indexed therein pertaining to the aforesaid flat however some entries were found pertaining to other flats in the same building but the same is not captured here as they are not related to the said flat.

YEAR	TRANSACTION
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	ENTRY
2020	NIL



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Search taken at Sub-Registrar's Office at Panvel S.R.O. Computer Records from the year 2007 to 2020
(13Years).

PVL2-8409-2019 Agreement To Lease dt. 26.06.2019

2019 AV, 60/-

CIDCO Ltd

To

MR. MARUTI SHANIWAR PATIL

Schedule: Property bearing Plot No.15, Sector No.19, admeasuring about 1349.70 sq. mtrs.,lying being
and situated at Village Taloja, Tal-Panvel, Dist-Raigarh

PVL2-13958-2019 Tripartite Agreement dt. 23.10.2019

CIDCO LTD and MR. MARUTI SHANIWAR PATIL

To

M/S. ABHISHEK ENTERPRISES

Schedule: Property bearing Plot No.15, Sector No.19, admeasuring about 1349.70 sq. mtrs.,lying being
and situated at Village Taloja, Tal-Panvel, Dist-Raigarh.



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On the basis of the above documents placed before me, I hereby certify that M/S. ABHISHEK ENTERPRISES through its proprietor Mr. Suresh Shivshankar Sharma is the lessee of the said Plot No.15, Sector No.19, admeasuring about 1349.70 sq. mtrs.,lying being and situated at Village Taloja, Tal-Panvel, Dist-Raigarh and is entitled to develop the said property and the title of the said property is clear, marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot No.15, Sector No.19, admeasuring about 1349.70 sq. mtrs.,lying being and situated at Village Taloja, Tal-Panvel, Dist-Raigarh and bounded as follows:

THAT IS TO SAY

On or towards the North by : Plot no. 14

On or towards the South by : 11 Mtr. Wide Road

On or towards the East by : Plot no. 08

On or towards the West by : 11 Mtr Wide Road

Adv. Rasika Patil

