

MH010551931201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Jan 2020	Receipt	Receipt no.: 1111696555
	Name of the Applicant :	harish dilip mestry
	Details of property of which document has to be searched :	Dist :Raigarh Village :Taloja Pachanand S.No/CTS No/G.No. : 17
	Period of search :	From :2008 To :2020
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010551931201920E		
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/fmSearchChallanWithoutReg.php '.		



Date: 09.01.2020

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

On the basis of the documents and search carried on request of **ASIL INFRATECH LLP** through its Partners **MR. MOHD NAEEM A. RASHID PATEL** and **Mr. ZUBAIR RAUF PATEL** having office address at Shop No.7, LK Heights, Plot No.16, Sector No. 19, Taloja Phase-II, Navi Mumbai in respect of **Plot No.17, Sector No. 19, admeasuring about 449.97 Sq. Mtrs., lying, being and situated at Village Chal, Node: Taloja, Tal: Panvel, Dist: Raigarh-410208** and I have to state as follows:

Whereas:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD) is the New Town Development Authority for Navi Mumbai.
2. The CIDCO LTD. has allotted plot of lands to villagers whose lands have been acquired under the 12.5% G.E. Scheme.
3. The CIDCO Ltd. had allotted **Plot No.17, Sector No. 19, admeasuring about 449.97 Sq. Mtrs., lying, being and situated at Village : Chal, Node: Taloja, Tal: Panvel, Dist: Raigarh-410208** to **MRS. JAIBAI KISAN MHATRE** as per Allotment Letter vide File No. **540 dated 22.08.2019.**





4. AGREEMENT TO LEASE executed on **30.08.2019** between CIDCO Ltd therein referred to as "Corporation" Party of the First Part and **MRS. JAIBAI KISAN MHATRE** therein referred to as "Original Licensees" Party of the Second Part in respect of **Plot No.17, Sector No. 19, admeasuring about 449.97 Sq. Mtrs., lying, being and situated at Village : Chal, Node: Taloja, Tal: Panvel, Dist: Raigarh-410208** with available F.S.I (Floor Space Index) and the said Agreement to Lease registered with the Concerned Sub Registrar of Assurances at Panvel, Dist.Raigarh vide **Registration Sr. No. PVL2-11662-2019 Receipt No – 13515 dated 30.08.2019.**
5. TRIPARTITE AGREEMENT dated **24.10.2019** executed between CIDCO Ltd therein referred to as "Corporation" Party of the First Part **MRS JAIBAI KISAN MHATRE** therein referred to as "Original Licensees" Party of the Second Part & **ASIL INFRATECH LLP** through its Partners **MR. MOHD NAEEM A. RASHID PATEL** and **Mr. ZUBAIR RAUF PATEL** therein referred to as the "New Licensee" Party of the Third Part in respect of **Plot No.17, Sector No. 19, admeasuring about 449.97 Sq. Mtrs., lying, being and situated at Village : Chal, Node: Taloja, Tal: Panvel, Dist: Raigarh-410208** and the said Tripartite Agreement had been registered with the Concerned Sub Registrar of Assurances at Panvel, Dist.Raigarh vide Registration Sr. No. **PVL2-14061-2019, Receipt No. 16347 dated 24.10.2019.**





6. ASIL INFRATECH LLP through its Partners MR. MOHD NAEEM A. RASHID PATEL and Mr. ZUBAIR RAUF PATEL has submitted plans to CIDCO LTD had made an application to the Town Planning Department of CIDCO for its approval to construct Residential Cum Mercantile Business [Commercial] Building 1 Ground /Stilt+ Four [04] Upper Floors 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 Commencement Certificate bearing No. CIDCO/BP-17318/TPO (NM & K)/2019/6425 dated 31/12/2019.

SEARCH REPORT

I had gone through and perused the aforesaid title documents related to the said plot and also taken title search through Mr.Harish Mestry, Search Clerk for the period between 2008-2020 ie. (13 years) in the Office of Concerned Sub Registrar of Assurance and made the payment of Government Fees to that effect with Receipt No. 1111696555 dated 09.01.2020.





It is observed by me that the title of ASIL INFRATECH LLP through its Partners MR. MOHD NAEEM A. RASHID PATEL and Mr. ZUBAIR RAUF PATEL in respect of Plot No.17, Sector No. 19, admeasuring about 449.97 Sq. Mtrs., lying, being and situated at Village : Chal, Node: Taloja, Tal: Panvel, Dist: Raigarh-410208 is clear & marketable and further the Tripartite Agreement of mentioned plot is free from all encumbrances, mortgages, charges and /or claims and Developer has all rights to develop the said land with prior permission of the CIDCO.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot No.17, Sector No.19, admeasuring about 449.97 Sq. Mtrs., lying, being and situated at Village: Chal, Node:Taloja, Tal: Panvel, Dist: Raigarh-410208 and bounded as follows:

THAT IS TO SAY

On or towards North by : Plot No.18
On or towards the South by : Plot No.16
On or towards the East by : 11 Mtr Wide Road
On or towards the West by : Plot No.19



USHIQUE
9/01/2020
Ushique A.