



Poonam A. Khare

B.Sc., L.L.B.
Advocate High Court

© 98204

Ref. No. _____

4

Date _____

HIMAX DEVELOPER PVT. LTD., (who is hereinafter referred to as "THE DEVELOPERS").

AND WHEREAS the Developers M/S HIMAX DEVELOPER PVT. LTD. obtained the development permission of the said plot from the CIDCO vide its letter bearing No. CIDCO/ BP/ ATPO/ 902, dated 28.8.2009 and commenced the construction of building named "PRATHMESH PLATINUM", consisting of Ground + 7 upper floors as per the plans and specifications duly approved by the town planning authority of CIDCO.

By referring all relevant documents I hereby state that the said Plot No. 1, Sector No. 13, Ulwe, Taluka - Panvel, Dist - Raigad of M/S HIMAX DEVELOPER PVT. LTD., a registered firm is clear and marketable title and free from all encumbrances subject to CIDCO's terms and conditions of Agreement to lease.

Place : Panvel

Date : 26.11.2010

P. Khare 26.11.2010
POONAM A. KHARE

(ADVOCATE)
Reg. No. MAH./899/1994

Poonam A. Khare
B.Sc., L.L.B.
Advocate High Court



Poonam A. Khare

B.Sc., L.L.B.

Advocate High Court

Q 9870413

Ref. No. _____

3

Date _____

dated 11.12.2007 and the same is registered at the Sub-Registrar office Panvel - 3 under Registration No. 11966 - 2007 dated 11.12.2007. The Corporation handed over the possession of the said plot to **SHRI SHIVAJI YASHAWANT DESHMUKH**.

AND WHEREAS vide a tripartite Agreement dated 19.12.2007 executed between the CIDCO, the licensee **SHRI SHIVAJI YASHAWANT DESHMUKH** and the new licensee **M/S PRATHMESH CONSTRUCTION**, Proprietor **MR. PRASHANT R. JOSHI**, and the same is registered at Sub Registrar office, panvel - 3 under Registration No. 12365 - 2007, dated 19.12.2007. The CIDCO leased the said Plot No. 01, Sector No. 18, Ulwe, Tal. Panvel, Dist. Raigad to **M/S PRATHMESH CONSTRUCTION**, Proprietor **MR. PRASHANT R. JOSHI** and issued final transfer order No. CIDCO/ VASAHAT/ NA/ SATYO/ ULWE/ 07, dated 24.12.2007 and transferred the said plot in the name of **M/S PRATHMESH CONSTRUCTION**, Proprietor **MR. PRASHANT R. JOSHI**.

AND WHEREAS vide a tripartite Agreement dated 07.01.2008 executed between the CIDCO, the licensee **M/S PRATHMESH CONSTRUCTION**, Proprietor **MR. PRASHANT R. JOSHI** and the new licensee **M/S HIMAX DEVELOPER PVT. LTD.** (Director) **MR. HEMACHAND G. GALA**, and the same is registered at Sub Registrar office, panvel-3 under Registration No. 00225 - 2008, dated 07.01.2008. The CIDCO leased the said Plot No. 01, Sector No. 18, Ulwe, Tal. Panvel, Dist. Raigad to **M/S. HIMAX DEVELOPER PVT. LTD.** (Director), **MR. HEMACHAND G. GALA**. and issued final transfer order No. CIDCO/ VASAHAT/ NA/ SATYO/ ULWE/ 08, dated 16.01.2008 and transferred the said plot in the name of **M/S**



Poonam A. Khare

B.Sc., L.L.B.

Advocate High Court

982040

Ref. No. _____

2

Date : _____

WHEREAS the state Government acquiring lands described therein and Vesting such lands in the said corporation (CIDCO) city and Industrial Development Corporation of Maharashtra Ltd, a company incorporated under the companies Act 1956, by Government of Maharashtra in exercise of its powers under section-113, subsection 1 and (3-A) of the Maharashtra Regional and Town planning Act 1966 for development and disposal.

WHEREAS the CIDCO laid down plots in Gaothan area of Ulwe and other villages on such place of lands / plots acquired by the state Government and subsequently vested in (CIDCO) corporation for being leased to the New Bombay project affected persons under 12.5% plot Allotment scheme.

AND WHEREAS SHRI SHIVAJI YASHAWANT DESHMUKH at koper, Post Gavhan, Tal. Panvel, Dist. Raigad, has been allotted a Plot of Land by the said Corporation bearing Plot No. 01, Sector No. 18, Ulwe, Tal. Panvel, Dist. Raigad to SHRI SHIVAJI YASHAWANT DESHMUKH, for residential cum commercial purpose as per letter Ref. No. CIDCO/ BHUMI / SATYO/ 393/ GAVHAN/ 2007, dated 07.11.2007.

AND WHEREAS CIDCO consented to grant the Licensee lease of the above said plot admeasuring 3999.98 Sq. Mtrs. situated at Sector No. 18, Ulwe, Tal. Panvel, Dist. Raigad more particularly described in the schedule mentioned hereunder to SHRI SHIVAJI YASHAWANT DESHMUKH. for proper premium of Rs. 50,000/- (Rupees Fifty Thousand only) for the purpose of Residential Cum Commercial building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease

Poonam A. Khare

B.Sc., L.L.B.
Advocate High Court

© 9820

Ref. No. _____

TITLE SEARCH REPORT

Date: 26.11.2010

Ref: In respect of Plot No. 1, admeasuring area 3999.98 Sq mtr in Sector No. 18, Ulwe, Tal. Panvel, Dist. Raigad Building named "PRATHMESH PLATINUM" to be developed by M/S HIMAX DEVELOPER PVT. LTD.

On request of MR. HEMACHAND G. GALA Director of M/S HIMAX DEVELOPER PVT. LTD., a Registered firm having its office at Shop No. 1 & 2, Second Floor, Swarna Complex, Plot No. 13 & 14, Sector - 7, Kharghar, Tal. Panvel, Dist. Raigad - 410 210, I referred and taken the following notes of the relevant documents produced by them in front of me. The said plots are coming under CIDCO limit and sub-register office at panvel & I have also investigated the Search for 5 yrs. by Receipt No. 3542/2010, dated 26.11.2010 i.e. 2006 - 2010, in respect of Plot No. 1, Sector No. 18, Ulwe, Tal. Panvel, Dist. Raigad, in the Office of the Sub-Registrar of Panvel - 2.

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a Company incorporated under the Companies Act, 1956, (1 of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as New Town Development Authority, under the provision of Sub. sec (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under sub-section (1) of Section 113 of the said Act;

2

8

पावती नं. 7446

3582/2090.

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा / अर्जाचा अनुक्रमांक

दिनांक २६/११/२०१० सन २०

दस्तावेजाचा प्रकार :

शोध अर्ज

सादर करणाऱ्याचे नाव :

डॉ. पूराम अ. खरे

खालिलप्रमाणे फी मिळाली :-

नोंदणी फी

नक्कल फी (फोलिओ)

पृष्ठांकनाची नक्कल फी

टपाल खर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षणे

दंड कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (भागील पानावरील) बाब क्र.

"

"

"

रु.

पै.

१२५ = ००

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

"

दस्त एवज
नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठविली जाईल.

या कार्यालयात देण्यात येईल.

Handwritten signature

सहाय्यक नोंदणीकृत अधिकारी, वर्ग २
(पत्रवेल-२)

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा

सादरकर्ता

True Copy,

Handwritten signature

Pooram A. Khare

B.Sc., L.L.B.

Advocate High Court