

DATE: 30.01.2016.

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE
OF PLOT NO.55, UNDER GAOTHAN EXPANSION SCHEME,
SECTOR-05, KARANJADE, NAVI MUMBAI,
TALUKA-PANVEL, DIST. RAIGAD.

I have caused the search through search clerk Mr. Rohit Gangal in the Sub-Registrar office at Panvel-1,2,3,4,5 on 25.04.2015 for the 13 years, from 2003 to 2015, vide receipt No 0045, Search Report No.4501/15, dt.09.10.2015 in respect of the Plot No.55, Under Gaothan Expansion Scheme, Sector-05, Karanjade, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring 450 Sq. Mtrs. (search Report is enclosed)

In the year 2003 to 2011 no adverse entry found

Title Report of 12-15 is not found because index is not made therefore the documents have checked on day books.

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec. (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.
2. By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

IN THE YEAR 2009

3. By an Agreement to Lease dated: 27th July 2009 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) SMT. SUNANDA KRUSHNA PATIL, 2) SMT. SUVARNA KAMLAKAR PATIL, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.55, Sector-05, Karanjade, Navi Mumbai, Taluka-Panvel, Dist. Raigad, admeasuring 450.00 Sq. Mtrs. (hereinafter referred to as 'THE ORIGINAL ALLOTTEES' and herein referred to as 'THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

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4. The said Agreement to Lease dated 27th July 2009 been Registered at the Office of Sub Registrar Assurance Panvel-3, Vide Receipt No.4796 Document No.PVL3-04761-2009, Dated: 27.07.2009.
5. The Physical possession of the plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.
6. By First Tripartite Agreement dated: 18th December 2009, between the CIDCO THE FIRST PART, 1) SMT. SUNANDA KRUSHNA PATIL, 2) SMT. SUVARNA KAMLAKAR PATIL & the Original Allottees of the SECOND PART & MR. PRAMOD PRAKASH PATIL "the New Licensees" of the THIRD PART The said original Allottees have assigned all their rights and interests in and upon the said Plot to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.
7. The said Tripartite Agreement dated 18th December 2009, has been Registered at the Office of Sub Registrar Assurance Panvel-3, Receipt No.9067, vide Document No.08859/2009, Dated: 19.12.2009.

IN THE YEAR 2010

8. The CIDCO has transferred the said Plot in favour of MR. PRAMOD PRAKASH PATIL, vide CIDCO Letter No.CIDCO/VASAHAT/12.5% SCHEME/KARANJADE/324/2010, Dated: 13.01.2010.

IN THE YEAR 2011

9. By Second Tripartite Agreement dated: 28th April 2011 between the CIDCO THE FIRST PART, MR. PRAMOD PRAKASH PATIL, the New Licensee of the SECOND PART & 1) MR. ASHOK NAMDEV SHELKE, 2) MR. SHRIPAD HARISHCHANDRA BHANDARI "the Subsequent New Licensees No.1" of the THIRD PART The said New Licensee have assigned all their rights and interests in and upon the said Plot to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.
10. The said Tripartite Agreement dated 28th April 2011, has been Registered at the Office of Sub Registrar Assurance Panvel-3, vide Document No.PVL3-05304/2011, Dated: 24.05.2011.


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Vashi, Navi Mumbai.

IN THE YEAR 2012

11. The CIDCO has transferred the said Plot in favour of 1) MR. ASHOK NAMDEV SHELKE, 2) MR. SHRIPAD HARISHCHANDRA BHANDARI, vide CIDCO Letter No CIDCO/VASAHAT/12.5% SCHEME/ KARANJADE/ 324/2012, Dated: 17.08.2012
12. By Third Tripartite Agreement dated: 24th August 2012 between the CIDCO THE FIRST PART, 1) MR. ASHOK NAMDEV SHELKE, 2) MR. SHRIPAD HARISHCHANDRA BHANDARI, the Subsequent New Licensees No.1 of the SECOND PART & M/S. OMKAR ASSOCIATES, through its Partners 1) MR. RAMRAJA DASHRATH SASANE, 2) MR. ROHAN RAMRAJA SASANE, 3) MR. JITENDRA MOHANBHAI PATEL, 4) MR. JAYESH ARJANBHAI PATEL, 5) MR. JAYANTILAL LADHA PATEL, 6) MR. SAGAR JAYANTILAL PATEL, 7) MR. HIMANSHU AMRUTLAL PATEL, 8) MRS. VIMLA HARILAL PATEL, 9) MR. DILIP VISHRAM VELANI, 10) MR. SHAILESH ISHWAR MAVANI "the Subsequent New Licensees No.2" of the THIRD PART The said "the Subsequent New Licensees No.1" have assigned all their rights and interests in and upon the said Plot to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.
13. The said Tripartite Agreement dated 24th August 2012, has been Registered at the Office of Sub Registrar Assurance Panvel-3, vide Receipt No.8772, Document No.PVL3-08585-2012, Dated. 24.08.2012.

IN THE YEAR 2015

14. The CIDCO has transferred the said Plot in favour of M/S. OMKAR ASSOCIATES, through its Partners 1) MR. RAMRAJA DASHRATH SASANE, 2) MR. ROHAN RAMRAJA SASANE, 3) MR. JITENDRA MOHANBHAI PATEL, 4) MR. JAYESH ARJANBHAI PATEL, 5) MR. JAYANTILAL LADHA PATEL, 6) MR. SAGAR JAYANTILAL PATEL, 7) MR. HIMANSHU AMRUTLAL PATEL, 8) MRS. VIMLA HARILAL PATEL, 9) MR. DILIP VISHRAM VELANI, 10) MR. SHAILESH ISHWAR MAVANI vide CIDCO Letter No CIDCO/VASAHAT/BHOOMI/KARANJADE/ 324/2015/4423, Dated: 27.03.2015.
15. By Fourth Tripartite Agreement dated: 18th June 2015 between the CIDCO THE FIRST PART, M/S. OMKAR ASSOCIATES, through its Partners 1) MR. RAMRAJA DASHRATH SASANE, 2) MR. ROHAN RAMRAJA SASANE, 3) MR. JITENDRA MOHANBHAI PATEL, 4) MR. JAYESH ARJANBHAI PATEL, 5) MR. JAYANTILAL LADHA PATEL, 6) MR. SAGAR JAYANTILAL PATEL, 7) MR. HIMANSHU AMRUTLAL PATEL, 8) MRS. VIMLA HARILAL PATEL, 9) MR. DILIP VISHRAM VELANI, 10) MR. SHAILESH ISHWAR MAVANI, the Subsequent New Licensees No.2 of the SECOND PART & M/S. RAJBAL DEVELOPERS,

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Vashi, Navi Mumbai.

through its Proprietor MR. JITESH KAMLESH PATEL "therein referred to as the Subsequent New Licensees No.3 and hereinafter referred to as BUILDERS" of the THIRD PART The said "the Subsequent New Licensees No.2" have assigned all their rights and interests in and upon the said Plot to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.

16. The said Tripartite Agreement dated 18th June 2015, has been Registered at the Office of Sub Registrar Assurance Panvel-4, vide Receipt No.8443, Document No.PVL4-7584-2015, Dated. 18.06.2015.
17. The CIDCO has transferred the said Plot in favour of M/S. RAJBAL DEVELOPERS, through its Proprietor MR. JITESH KAMLESH PATEL vide CIDCO Letter No CIDCO/VASAHAT/12.5%/KARANJADE/324/2015/156, Dated: 19.06.2015.
18. The Builders have entrusted the architect works to M/S. ATUL PATEL ARCHITECTS' (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.
19. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No.CIDCO/BP-13462/TPO(NM&K)/2015/1478 Dt.06.01.2016 granted its permission to develop the said plot and to construct a building for the Residential purpose on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
20. The Building being constructed on the said Plot shall be known as "MAGNUM"
21. I have made the oral enquiries from the Builders regarding the loan and if any case is pending in the court of law then the Builders replied in negative.

SCHEDULE

All that piece or parcel of land known as Plot No.55, Sector-05, in Village/Site Karanjade of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing measurement 450 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

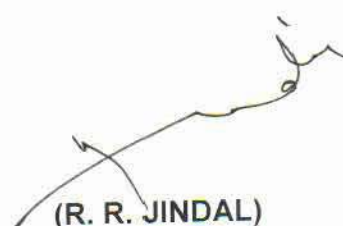
On or towards the North By : Plot No.52
On or towards the South By : Plot No.56
On or towards the East By : 9.00 Mtrs. Wide Road
On or towards the West By : Plot No.54

PARTNER

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I am, thereof, of the opinion that the title of the said plot of land being Plot No.55, at Sector-05, Karanjade, Navi Mumbai, Tal.Panvel, District : Raigad, admeasuring 450 Sq. Mtrs., which stands in the name of M/S. RAJBAI DEVELOPERS, through its Proprietor MR. JITESH KAMLESH PATEL, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dt. 27th July 2009 and also Tripartite Agreement dt. 18th June 2015.


(R. R. JINDAL)
Advocate & Notary
(JINDAL AND JINDAL LAW FIRM)

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