

DATE: 09.10.2015.

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.338, UNDER GAOTHAN EXPANSION SCHEME,
SECTOR-19, ULWE 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 5.10.2015 for the 30 years, from 1986 to 2015, vide receipt No.9894 & Search Report No.4443/15 in respect of the Plot No.338, Under Gaothan Expansion Scheme, Sector-19, Ulwe, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring 1049.98 Sq. Mtrs. (search Report is enclosed)

In the year 1986 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. a) THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal 2nd Floor, Nariman Point, Mumbai 400 021, (hereinafter referred to as "The Corporation") is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (1) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (hereinafter referred to us the said M.R. & T.P.ACT).
b) The State Government of Maharashtra has been acquiring lands pursuant to Section 113-A, of the said M.R. & T.P. Act and is vesting such lands in the Corporation for it's development and disposal, on such terms, conditions, stipulations, covenants, and for a consideration as the Corporation may decide from time to time.
2. By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said MR & TP 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 MR & TP Act.
3. The State Govt. have acquired the lands of 1) SHRI. MARUTI DATTU MHATRE, 2) SHRI. ATMARAM @ APPA DATTU MHATRE, 3) SMT. CHANGUNABAI GAJANAN PATIL, legal heirs of LATE DATTU CHIMA MHATRE, resident of At-Owale, Post-Pargaon, Tal. Panvel, Dist. Raigad, herein referred to as the PROJECT AFFECTED PERSONS.


PARTNER

JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,

Vashi, Navi Mumbai, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai 400705

4. The said Project Affected Persons, have made application to CIDCO for allotment of Plot in lieu of the acquisition of their land and the CIDCO has consented to their request and agreed to allot the Plot at Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 1049.98 Mtrs. under 12.5% Scheme on certain terms and conditions and also on payment of premium.

IN THE YEAR 2014.

5. By an Agreement to Lease dated: 09th January, 2014, 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/THE CORPORATION' and 1) SHRI. MARUTI DATTU MHATRE, 2) SHRI. ATMARAM @ APPA DATTU MHATRE, 3) SMT. CHANGUNABAI GAJANAN 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.338, Sector-19, admeasuring 1049.98 Sq. Mtrs. at Village Ulwe, Navi Mumbai, Taluka-Panvel, Dist. Raigad, (hereinafter referred to as 'the said Plot of Land') The original allottees paid the premium in full agreed to be paid to the Corporation. The said Plot of Land is more particularly described in the First Schedule written hereunder.
6. The said Agreement to Lease dated 09th January, 2014, has been Registered at the Office of Sub Registrar Assurance Panvel - 3, Vide Registered Document No.PVL-3-229-2014, Dated: 13.01.2014.
7. The Physical possession of the said Plot of Land has been handed over to the original allottees for development and construction thereon of the building for residential cum commercial purpose. The Corporation granted permission or licence to the original allottees to enter upon the said Plot of Land for the purpose of erecting building/s.
8. By Tripartite Agreement dated 14th February, 2014 between the CIDCO THE FIRST PART, 1) SHRI. MARUTI DATTU MHATRE, 2) SHRI. ATMARAM @ APPA DATTU MHATRE, 3) SMT. CHANGUNABAI GAJANAN PATIL, the original allottees of the SECOND PART & 1) M/S. RSM COLONISERS, through its Partners, a) MR. RAMESH C. BANGERA, b) MR. SURESH O. JAIN, c) MR. MAHENDRA G. RATHOR, 2) M/S. VASTUSHREE ENTERPRISES, through its Proprietor MR. DINESH GURUNATH KADAV, 3) MR. HIMATLAL MURAJI KHATIA, the New Licensees of THE THIRD PART.
9. The said Tripartite Agreement dated 14th February, 2014 has been registered at the Office of Sub Registrar Assurance Panvel-4, vide Receipt No.1986, Document No.PVL4-1835-2014 Dated. 14.02.2014

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B-3/6/01-02, Sector-2,

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10. The Corporation has transferred the said Plot of Land in favour of 1) M/S. RSM COLONISERS, through its Partners, a) MR. RAMESH C. BANGERA, b) MR. SURESH O. JAIN, c) MR. MAHENDRA G. RATHOR, 2) M/S. VASTUSHREE ENTERPRISES, through its Proprietor MR. DINESH GURUNATH KADAV, 3) MR. HIMATLAL MURAJI KHATIA, vide CIDCO Letter NO.CIDCO/VASAHAT/12.5% SCHEME /ULWE / DAPOLI-15/2014, Dated: 18.02.2014.
11. By another Tripartite Agreement dated 02nd April, 2014 between the CIDCO THE FIRST PART, 1) M/S. RSM COLONISERS, through its Partners, a) MR. RAMESH C. BANGERA, b) MR. SURESH O. JAIN, c) MR. MAHENDRA G. RATHOR, 2) M/S. VASTUSHREE ENTERPRISES, through its Proprietor MR. DINESH GURUNATH KADAV, 3) MR. HIMATLAL MURAJI KHATIA, the New Licensees of the SECOND PART & M/S. RSM COLONISERS, through its Partners, 1) MR. RAMESH CHINNAYA BANGERA, 2) MR. SURESH O. JAIN, 3) MR. MAHENDRA G. RATHOR, 4) MR. KALPESH HIMATLAL KHANIA, 5) MR. SURESH DHANJI BHANUSHALI, 6) MR. ANIL DHANJI BHANUSHALI of THE THIRD PART.
12. The said Tripartite Agreement dated 02nd April, 2014 has been registered at the Office of Sub Registrar Assurance Panvel-2, vide Document No.PVL2-4266-2014 Dated. 11.06.2014
13. The Corporation has transferred the said Plot of Land in favour of M/S. RSM COLONISERS, through its Partners, 1) MR. RAMESH CHINNAYA BANGERA, 2) MR. SURESH O. JAIN, 3) MR. MAHENDRA G. RATHOR, 4) MR. KALPESH HIMATLAL KHANIA, 5) MR. SURESH DHANJI BHANUSHALI, 6) MR. ANIL DHANJI BHANUSHALI, vide CIDCO Letter NO.CIDCO/VASAHAT/12.5%SCHEME/ULWE /151/2014/ 997, Dated: 01.07.2014.
14. The BUILDERS have entrusted the architect works to "TRIARCH DESIGN STUDIO" (hereinafter called "The Said Architect") & RCC works to S. V. PATEL & ASSOCIATES, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.

IN THE YEAR 2015.

15. The Corporation, by its development permission-Cum-Commencement Certificate under Reference No. CIDCO/B.P.-13164/TPO /(NM&K)/2015/ 1060, DATED:22.09.2015, granted its permission to develop the said Plot of Land and to construct a building for residential cum commercial purposes on the said Plot of Land subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.


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16. The Building being constructed on the said Plot of Land shall be known as "RSM ATHENA" (hereinafter & hereinbefore referred to as "the said Building")
17. 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.

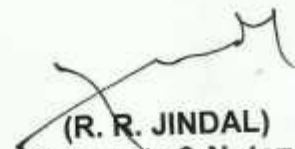
SCHEDULE

All that piece or parcel of land known as Plot No.338, Sector-19, at Village - Ulwe, Taluka-Panvel, Dist Raigad, Maharashtra under 12.5%(Erstwhile Gaothan) Expansion Scheme admeasuring 1049.98 Sq.Mtrs. or thereabout and bounded as follows that is to say:

On or towards the North by	: Prop. 15.00 Mtrs. Road
On or towards the South by	: Plot No.337
On or towards the East by	: Pro. 11.00 Mtrs. Road
On or towards the West by	: Future Development

I am, thereof, of the opinion that the title of the said plot of land being Plot No.338, Under Gaothan Expansion Scheme, Sector-19, Ulwe, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring 1049.98 Sq. Mtrs., which stands in the name of M/S. RSM COLONISERS, through its Partners, 1) MR. RAMESH CHINNAYA BANGERA, 2) MR. SURESH O. JAIN, 3) MR. MAHENDRA G. RATHOR, 4) MR. KALPESH HIMATLAL KHANIA, 5) MR. SURESH DHANJI BHANUSHALI, 6) MR. ANIL DHANJI BHANUSHALI, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dated 09th January, 2014 and also Tripartite Agreement dated 02nd April, 2014.

PARTNER
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LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.


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

JINDAL & JI
LAW FIRM
B-3/6/01-02, Se
Vashi, Navi Mumbai.

BJR/794/SEARCH