

C. Fernandes

B.A.L.L.B.

Advocate

OFFICE :

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Ref.:

Date :

Date:06.10.2017

TO WHOMSOEVER IT MAY CONCERN

TITLE CLEARANCE CERTIFICATE

**Sub: GES Plot No.10, Sector No.35F, Kharghar, Taluka Panvel
District Raigad.**

This is to certify that I have investigated the Title of **M/S. PARADISE INFRA-CON PRIVATE LTD.** a company duly registered under the provisions of the Companies Act, 1956, in respect of GES Plot No.10, Sector No.35F, Kharghar, Taluka Panvel District Raigad, admeasuring 5099.70 sq. mtrs. under GES 12.5% Scheme.

1. The City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter called "the Corporation") is the new town Development Authority declared for the area designed as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its power vested under sub-Section 1 and 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.

2. The State Government in pursuant to Section 113(A) of the said Act acquired the land described therein and vesting such lands in the said Corporation for development & disposal.

3. By an Agreement to Lease dated 30.09.2014 executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter



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5. The Corporation, at the request of the said (1) Smt Asiya Rafiq Patel (2) Smt Zubeda Rafiq Patel (3) Smt Tahseen Rafiq Patel (4) Smt Nasrina Rafiq Patel (5) Shri Zuber Rafiq Patel (6) Smt Farheen Rafiq Patel (7) Shri Salman Rafiq Patel (8) Shri Ismail Abdul Rahim Patel (9) Shri Nisar Abdul Rahim Patel (10) Shri Mushtaq Abdul Rahim Patel (11) Smt Ruksana M Hanif Patel (12) Shri Mansur Abdul Rahim Patel (13) Smt Zohara Aslam Patel (14) Shri Salim Aslam Patel (15) Shri Javed Aslam Patel (16) Shri Altaf Aslam Patel (17) Smt Rubina Iqbal

construct a building or buildings for residential cum commercial use.
4. And in pursuance the said Agreement to Lease, the said Corporation handed over possession of the said Plot to the Licensees therein, enabling them to

No.11010 Document Serial No.PV14-10128-2014 dated 30.09.2014.
contained therein and the same was duly registered vide Registration Receipt lease and on the terms and conditions and at or for a lease premium as schedule written thereunder for residential cum commercial use on 60 years briefly referred to as "the said Property") more particularly described in the Scheme of 12.5% Scheme, the said above Plot (hereinafter for the sake of Corporation has agreed to lease to the said Licensee, under Gaotnan Expansion Sakina Shakil Patel therein referred to as the Licensee of Other Part, the Rubina Iqbal Patel (18) Smt Sayra Mohammad Farukh Dhavalkar (19) Smt Aslam Patel (15) Shri Javed Aslam Patel (16) Shri Altaf Aslam Patel (17) Smt Shri Mansur Abdul Rahim Patel (13) Smt Zohara Aslam Patel (14) Shri Salim Patel (10) Shri Mushtaq Abdul Rahim Patel (11) Smt Ruksana M Hanif Patel (12) Patel (10) Shri Ismail Abdul Rahim Patel (9) Shri Nisar Abdul Rahim Rafiq Patel (5) Shri Zuber Rafiq Patel (6) Smt Farheen Rafiq Patel (7) Shri Rafiq Patel (2) Smt Zubeda Rafiq Patel (3) Smt Tahseen Rafiq Patel (4) Smt Nasrina referred to as "the Corporation" of the One Part in favour of (1) Smt Asiya Rafiq

Patel (18) Smt Sayra Mohammad Farukh Dhavalkar (19) Smt Sakina Shakil Patel transferred and assigned the Lease hold rights, title and interest in the said Plot No.10 and benefits under the said Lease Agreement dated 30.09.2014, from the name of the said Original Licensees to the name of M/S. PARADISE INFRA-CON PRIVATE LTD. the New Licensee, vide Tripartite Agreement dated 27.10.2014 and the same was duly registered vide Registration Receipt No.11857 bearing Document Serial No.PVL-4-10900-2014 dated 27.10.2014 and subject to the terms and conditions as contained therein.

6. By an Indenture of Mortgage dated 28.04.2015 and the same was duly registered vide Registration receipt No.5998 document serial No.PVL4-5380-2015 dated 28.04.2015, the said M/S. PARADISE INFRA-CON PRIVATE LTD. have mortgaged the said Plot to Axis Finance Ltd. the Lender therein, subject to the terms and condions as contained therein.

7. In pursuance of the Agreement to lease, Tripartite Agreement the said M/S. PARADISE INFRA-CON PRIVATE LTD. is fully entitled to develop the said Plot and to construct building thereon in accordance with commencement certificate to be obtained from the competent authority, and thereby authorized to sell/dispose off/deal with the units thereon to the prospective Purchasers.

I have gone through the Documents of title to the said Plot and it is hereby certify that subject to what is stated hereinabove, the title of M/S. PARADISE INFRA-CON PRIVATE LTD. in respect of the said Plot is clear, marketable.

Dated 6th day of October, 2017

C. FERNANDES, ADVOCATE.



C. FERNANDES, ADVOCATE

Dated this 10th day of October, 2014

COIN PRIVATE LTD in respect of the said Plot is clear marketable
 that subject to what is stated hereinabove, the title of M/S. PARADISE INFRA-
 have done through the documents of title to the said Plot and it is hereby certified
 said documents of title with the title thereon to the prospective purchasers
 to be obtained from the competent authority and hereby authorized to
 and to construct building thereon in accordance with commencement certificate
 PARADISE INFRA-COIN PRIVATE LTD is fully entitled to develop the said Plot
 in pursuance of the Agreement to lease, Tripartite Agreement the said M/S.
 the terms and conditions as contained therein.
 have mortgaged the said Plot to Axis Finance Ltd, the lender therein, subject to
 2012 dated 28.04.2012, the said M/S. PARADISE INFRA-COIN PRIVATE LTD,
 registered vide Registration receipt no. 288 of 2012 dated 28.04.2012 and the same was duly
 by an indenture of Mortgage dated 28.04.2012 and the same was duly
 and subject to the terms and conditions as contained therein.
 no. 1184 of 2014 bearing document serial no. PVG-4-10000-2014 dated 27.10.2014
 27.10.2014 and the same was duly registered vide Registration Receipt
 COIN PRIVATE LTD, the new licensee, vide Tripartite Agreement dated
 the name of the said Original Licensees to the name of M/S. PARADISE INFRA-
 Plot no. 10 and benefits under the said Lease Agreement dated 30.09.2014, from
 later transferred and assigned the lease hold rights, title and interest in the said
 later (18) and Sayid Mohammed Farukh Dhaakkar (19) and Sakina Shakil

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Date:- 06.10.2017

Date :

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SEARCH REPORT

NIL ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

**Sub: GES Plot No.10, Sector No.35F, Kharghar, Taluka Panvel
District Raigad.**

I have taken search of Property being GES Plot No.10, Sector
No.35F, Kharghar, Taluka Panvel District Raigad admeasuring
5099.70 sq. mtrs or thereabouts for a period of 13 years from 2005
to 2017 in the Office of the Sub-Registrar of Assurances at
Uran/Panvel.

<u>Year</u>	<u>Other Encumbrances</u>
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Agreement to Lease dated 30.09.2014 Tripartite Agreement dated 27.10.2014
2015	Indenture of Mortgage dated 28.04.2015
2016	Nil
2017	Nil



As per the informations and documents submitted, that the above said

Plot had been allotted by the Corporation in favour of (1) Smt Asiya Rafiq Patel (2) Smt Zubeda Rafiq Patel (3) Smt Tahseen Rafiq Patel (4) Smt Nasrta Rafiq Patel (5) Shri Zuber Rafiq Patel (6) Smt Farheen Rafiq Patel (7) Shri Salman Rafiq Patel (8) Shri Ismail Abdul Rahim Patel (9) Shri Nisar Abdul Rahim Patel (10) Shri Mustaq Abdul Rahim Patel (11) Smt Ruksana M Hanif Patel (12) Shri Mansur Abdul Rahim Patel (13) Smt Zohara Aslam Patel (14) Shri Salim Aslam Patel (15) Shri Javed Aslam Patel (16) Shri Alfat Aslam Patel (17) Smt Rubina Iqbal Patel (18) Smt Sayra Mohammad Farukh Dhavalkar (19) Smt Sakina Shakil Patel vide Agreement to Lease dated 30.09.2014 and the same was duly registered vide Registration Receipt No.11010 Document Serial No.PVL4-10128-2014 dated 30.09.2014.

And the Corporation, at the request of the said original Licensees Smt Asiya Rafiq Patel and others 18, transferred and assigned the Lease hold rights, title and interest in the said Plot and benefits under the Lease Agreement to the name of M/S. PARADISE INFRA-CON PRIVATE LTD. the New Licensee, vide Tripartite Agreement dated 27.10.2014 and the same was duly registered vide Registration Receipt No.11857 bearing Document Serial No.PVL-4-10900-2014 dated 27.10.2014.

By an indenture of Mortgage dated 28.04.2015 and the same was duly registered vide Registration receipt No.5998 document serial No.PVL4-5380-2015 dated 28.04.2015, the said M/S. PARADISE INFRA-CON PRIVATE LTD. have mortgaged the said Plot to Axis Finance Ltd. the Lender therein, subject to the terms and conditions as contained therein

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As per the searches there is no entry in the records of the Sub-Registrar Office at Uran/Panvel/Raigad to the effect that the Property is either sold or mortgaged or transferred or given on lease to anybody by the said M/s. Paradise Infra-Con Private Ltd.

It appears from the records that the said M/s. Paradise Infra-Con Private Ltd. is the absolute owners and in actual possession of the said Property.

It is also cleared that the said Property is not affected by any easements, set backs or reservations or acquisitions either by Central Government or State Government or any other local body.

I therefore, certify that subject to what is stated herein above the title of M/s. Paradise Infra-Con Private Ltd. in respect of the said Property is clear marketable and free from all encumbrances of any nature whatsoever.

Dated 6th day of October, 2017



C. FERNANDES

ADVOCATE

ADVOCATE

C. FERREIRAS

Dated 6th day of October 2011

marketable and free from all encumbrances of any nature whatsoever.

Paradise Infra-Con Private Ltd in respect of the said Property is clear
I therefore, certify that subject to what is stated herein above the title of Mrs.

State Government or any other local body

set backs or reservations or acquisitions either by Central Government or

it is also cleared that the said Property is not affected by any easements,

Ltd is the absolute owners and in actual possession of the said Property.

It appears from the records that the said Mrs. Paradise Infra-Con Private

Paradise Infra-Con Private Ltd

mortgaged or transferred or given on lease to anybody by the said Mrs.

Office at Tiruvananthapuram to the effect that the Property is either sold or

As per the searches there is no entry in the records of the Sub-Registrar