B.N. Birajdar
B.Com., LL.B.
ADVOCATE

401, A-Wing, Vishnu Bldg., Plot No. 36,
Sector - 15, C.B.D. Belapur, Navi Mumbai - 400 614.
Ph.: 27562244 Mob.: 9869012185 / 9320012185

Ref. No.:

Date : 13/05/2024

FORMAT -A

(CIRCLUAR: 28/2021)

To,
Maharashtra Real Estate
Regulatory Authority
Mumbai.

Subject: The Clearance Certificate with respect to plot no.: 10/4, Sector- 15, Situated at Nerul (East) District: Thane, PIN – 400706. (Hereafter referred as the said plot)

1) I have investigated the title of the said plot on the request of the Chairman of the Drishtant co-operative housing society.

A. Description of the Property: Plot No: 10/4, Sector -15, Situated at Nerul (East) District: Thane, PIN: 400706, Admeasuring 771.47 Sq. mtr. Bounded as follows:

On or Towards the North by Plot no 10 / 3
On or Towards the South by Road 11.2 Meter.
On or Towards the East by Plot No-10 / 5
On or Towards the West by 11.2-Meter-wide Road

B. The Document of allotment of Plot, agreement to lease and lease deed executed by the City and Industrial Development Corporation of Maharashtra (CIDCO).

C. Search Report for 30 Years from 1st January 1992 till 19th December 2022.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that Drishtant co-operative housing society is an owner of the said plot and the said plot is clear, marketable and without any encumbrances.

Owner of the land
Lessee:- CIDCO
Lesser:- DRISHTANT CO-OP HOUSING SOCIETY
Plot 10/4, Sector - 15, NERUL (E)
Navi Mumbai 400706.

3) The report reflecting the flow of the title of the society plot on said land enclosed here with as Annexure.

Date: 13/05/2024

Advocate

Stamp

B. N. BIRAJDAR
ADVOCATE
401, A - Wing, Vishnu Complex,
Plot No. 36, Sector - 15, C. B. D.
Belapur, Navi Mumbai - 400 614.
Mob : 98690[illegible]185, Tel : 022-27562244

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1) Plot Allotment Letter by City and Industrial Development Corporation of Maharashtra (CIDCO)

2) Lease Agreement executed by CIDCO Ltd. on 09/09/1987

3) Lease deed agreement executed by CIDCO Ltd. 0n 09/06/2014

4) Search Report for 30 years from 1st January 1992 to 19th December 2022

5) No other relevant Title Document.

Date:13/05/2024

Advocate
Stamp

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