

# P.G. DANAVALA

(B.COM. L.L.B.)

## ADVOCATE HIGH COURT MUMBAI

Office: Shop No. 2, Plot No.21, Enkey Square CHS Ltd., Sector-6, Koparkhairane, Navi Mumbai 400 709

Mob. 8082018739

E-mail: pandurangd\_2007@rediffmail.com

Date: 05.02.2019



TO WHOMSOEVER IT MAY CONCERN

### TITLE CLEARANCE CERTIFICATE

**Sub:** - Plot No.157, admeasuring Area 2049.37 Sq. Mtrs., Sector No. 23, (12.5% Erstwhile Gaothan Expansion Scheme), Village-Ulve, Taluka-Panvel, Dist. Raigad

This is to certify that I have investigated the title of Plot No.157, admeasuring Area 2049.37 Sq. Mtrs., Sector No. 23, (12.5% Erstwhile Gaothan Expansion Scheme), Village-Ulve, Taluka-Panvel, Dist. Raigad

1. That the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED hereinafter referred to as the party of the First Part has allotted the Plot No.157, admeasuring Area 2049.37 Sq. Mtrs., Sector No. 23, (12.5% Erstwhile Gaothan Expansion Scheme), Village-Ulve, Taluka-Panvel, Dist. Raigad to Mr. Savlaram Bama Mhatre.
2. Original Licensee Mr. Savlaram Bama Mhatre paid to the Corporation Lease premium of Rs.25,625/- (Rupees Twenty Five Thousand Six Hundred Twenty Five only)

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That Agreement to Lease made at Belapur, Navi Mumbai on dated 15<sup>th</sup> April 2009 between the Corporation of the One Part & Original Licensee Mr. Savlaram Bama Mhatre is the Other Part in respect of Plot No.157, admeasuring Area 2049.37 Sq. Mtrs., Sector No. 23, (12.5% Erstwhile Gaothan Expansion Scheme), Village-Ulve, Taluka-Panvel, Dist. Raigad & said Agreement to Lease is registered before the Sub-Registrar of Assurance at Uran bearing document No. Uran-01926-2009, Receipt No.1950, dt. 16.04.2009 the corporation has handed over peaceful and vacant possession of the said plot to the Original allottee.

4. The Original Licensee paid to the Corporation premium of Rs.25,625/- (Rupees Twenty Five Thousand Six Hundred Twenty Five only) and the Corporation delivered the possession of the said plot to the Original Licensee in pursuance of the Agreement to Lease.
5. Whereas Tripartite Agreement made at Navi Mumbai on dated 10<sup>th</sup> day of September 2009 between the Corporation of the One Part & Mr. Savlaram Bama Mhatre ("The Original Licensee") is the Second Part & 1) Shri. Girish Chandra Gupta, 2) Mr. Deepak Girish Gupta ("therein referred to as New Licensee") is the Third Part in respect of Plot No.157, admeasuring Area 2049.37 Sq. Mtrs., Sector No. 23, (12.5% Erstwhile Gaothan Expansion Scheme), Village-Ulve,

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Taluka-Panvel, Dist. Raigad & said Tripartite Agreement is registered before the Sub-Registrar of Assurance at Panvel, bearing document No. PVL3-05987-2009, Receipt No. 6084, dt. 10/09/2009

6. On the basis of Tripartite Agreement dated 10<sup>th</sup> day of September 2009 the Corporation had recorded the said Plot No.157, admeasuring Area 2049.37 Sq. Mtrs., Sector No. 23, (12.5% Erstwhile Gaothan Expansion Scheme), Village-Ulve, Taluka-Panvel, Dist. Raigad in the name of 1) Shri. Girish Chandra Gupta, 2) Mr. Deepak Girish Gupta vide CIDCO letter Ref. No. CIDCO/VASAHAT/SATYO/ULWE/1483/2009, dt. 16.09.2009
7. And whereas Tripartite Agreement made at Navi Mumbai on dated 16<sup>th</sup> day of July 2018 between the Corporation of the One Part & 1) Shri. Girish Chandra Gupta, 2) Mr. Deepak Girish Gupta ("therein referred to as New Licensee) is the Second Part & M/s. Bhagwati Ventures LLP through Partners 1) Mr. Dharmendra Manjibhai Patel & 2) Mr. Kulin Shantilal Vora ("therein referred to as Subsequent New Licensee) is the Third Part in respect of Plot No.157, admeasuring Area 2049.37 Sq. Mtrs., Sector No. 23, (12.5% Erstwhile Gaothan Expansion Scheme), Village-Ulve, Taluka-Panvel, Dist. Raigad & said Tripartite Agreement is registered before the Sub-Registrar of Assurance at Panvel, bearing document No. PVL2-9418-2018, Receipt No. 10888, dt. 16.07.2018

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8. On the basis of Tripartite Agreement dated 16<sup>th</sup> day of July 2018 the Corporation had recorded the said Plot No.157, admeasuring Area 2049.37 Sq. Mtrs., Sector No. 23, (12.5% Erstwhile Gaothan Expansion Scheme), Village-Ulve, Taluka-Panvel, Dist. Raigad in the name of M/s. Bhagwati Ventures LLP through Partners 1) Mr. Dharmendra Manjibhai Patel & 2) Mr. Kulin Shantilal Vora vide CIDCO letter Ref. No. CIDCO/VASAHAT/SATYO/ULWE/1483/2018/27496, dt. 24.07.2018
9. That as per the records and documents Corporation had issued commencement certificate in the name of M/s. Bhagwati Ventures LLP through Partners 1) Mr. Dharmendra Manjibhai Patel & 2) Mr. Kulin Shantilal Vora Vide Ref. No. CIDCO/BP-16105/TPO (NM&K)/2018/3535, dt. 28/12/2018 in respect of Plot No.157, admeasuring Area 2049.37 Sq. Mtrs., Sector No. 23, (12.5% Erstwhile Gaothan Expansion Scheme), Village-Ulve, Taluka-Panvel, Dist. Raigad
10. That I have taken the search from year 2004 to 2019 (15 years) in respect of the said Plot No.157, admeasuring Area 2049.37 Sq. Mtrs., Sector No. 23, (12.5% Erstwhile Gaothan Expansion Scheme), Village-Ulve, Taluka-Panvel, Dist. Raigad dated 05/02/2019 its receipt No.1830 and document No.PVL2-0-2019 dated 05/02/2019

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through this there are no any encumbrances of whatsoever nature on the said **Plot No.157, admeasuring Area 2049.37 Sq. Mtrs., Sector No. 23, (12.5% Erstwhile Gaothan Expansion Scheme), Village-Ulve, Taluka-Panvel, Dist. Raigad** as follows that is to say:

On or towards the North By	: Plot No. 154
On or towards the South By	: 9.00 Mtrs. Wide Road
On or towards the East By	: Plot No. 156
On or towards the West By	: 35.00 Mtrs. Wide Road

11. I have gone through following record of the documents

I) Agreement to Lease dated 15<sup>th</sup> April 2009

II) Tripartite Agreement dated 10<sup>th</sup> day of September 2009

III) CIDCO letter Ref. No.

CIDCO/VASAHAT/SATYO/ULWE/1483/2009, dt. 16.09.2009

IV) Tripartite Agreement dated 16<sup>th</sup> day of July 2018

V) CIDCO letter Ref. No. CIDCO/BP-16105/TPO (NM&K)/2018/3535, dt. 28/12/2018

VI) Commencement Certificate vide Ref.No. CIDCO/BP-16105/TPO (NM&K)/2018/3535, dt. 28/12/2018 and through the search it appears that the property is free from all encumbrances of whatsoever nature.

Regards,



Adv. P. G. DANAVALE  
B.Com., LL.B.  
Advocate High Court  
Enkey Square CHS Ltd. Shop No.2  
Plot No.21, Sec-6, Koparkhairane,  
Navi Mumbai- 400709.

353/0

इतर पावती

Original/Duplicate

Tuesday, 05 February 2019 3:45 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1830 दिनांक: 05/02/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल2-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड पी जी दानवले

वर्णन अर्ज क्र 190/2019 मौजे उलवे ता पनवेल जि रायगड येथील प्लॉट नं 157, सेक्टर 23 या मिळकतीचा शोध सन 2004-2019, 15 वर्ष

SEARCHFEE

रु. 500.00

एकूण:

रु. 500.00

Joint St Panvel 2

सह दुय्यम निबंधक वर्ग-१  
(पनवेल-२)

1); देयकाचा प्रकार: eChallan रकम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011526293201819E दिनांक: 05/02/2019

बँकेचे नाव व पत्ता:

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Date: 05.02.2019

### SEARCH REPORT

I had taken Search from 2004 to 2019 (15 years) in the Office of the Sub Registrar of Assurances Panvel-2, dated 05/02/2019, receipt No.1830 Sr. No. PVL2-0-2019, amount of Rs. 500/- on the said Plot No.157, admeasuring Area 2049.37 Sq. Mtrs., Sector No. 23, (12.5% Erstwhile Gaothan Expansion Scheme), Village-Ulve, Taluka-Panvel, Dist. Raigad having following entries.

Sr. No.	Year	Entries
1	2004 to 2008	Nil
2	2009	Entry
3	2010 to 2017	Nil
4	2018	Entry
5	2019	Nil

Regards,

Adv. P. G. DANAVALA

B.Com., LL.B.

Advocate High Court

Enkey Square CHS Ltd. Shop No.2,

Plot No.21, Sec-6, Koparkhairane,

Navi Mumbai- 400709.

