

ONKAR GUPTA
ADVOCATE & SOLICITOR

Office: 271/272, Atrium, Satra Plaza, Sector-19D, Vashi, Navi Mumbai
Tel. No.: 27830614

Ref.: OG/03/2018

TITLE CERTIFICATE

Re:- Plot No. 16, admeasuring about 1426 sq. mtrs., lying being
and situate at Sector 2, Ghansoli, Navi Mumbai

1. At the request of Mahaavir Impex, a Partnership Firm incorporated under the Indian Partnership Act, 1932 having its registered office at Office No. 66, 4th floor, Mahaavir Centre, Plot No. 77, Sector No. 17, Vashi, Navi Mumbai 400703, I have caused investigations to be made in the office of the Sub-Registrar of Assurances at Thane, Thane- 3, 6, 8, 9 and 11 in respect of the captioned Plot (hereinafter referred to as "**the said Plot**"). I have also caused a search to be made in the office of the Registrar of Firms, Bandra, Mumbai. On the basis of search reports submitted to me and search carried out in the Registrar of Firms, Bandra, Mumbai and upon perusal of the original and/ or copies of original documents provided to us, I have to state as under.
2. On the basis of the aforesaid, I state as follows:-
 - a) M/s. Mahaavir Impex is a Partnership Firm registered under the provisions of the Indian Partnership Act, 1932 with the Registrar of Firms, Bandra, Mumbai on 7th January 2010 under Registration No. MA-33740 (hereinafter referred to as "**the Developers**"). The present Partners of the Developers as appearing in the books maintained by the Registrar of Firms, Bandra, Mumbai are 1) Mr. Bhanwarlal Virdhichand Chhajer, 2) Mrs. Suadevi Bhanwarlal Chhajer, 3) Mr. Omprakash Bhanwarlal Chhajer, 4) Mrs. Sumitra Omprakash Chhajer and 5) Mr. Mohnish Omprakash Chhajer.



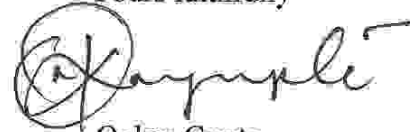
- b) The City and Industrial Development Corporation of Maharashtra Ltd. a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai – 400 021 (hereinafter referred to as “**CIDCO**”) is a New Town Development Authority appointed by the State Government of Maharashtra in exercise of its powers under Section 113(1) and (3A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “**the MRTP Act**”) for the Town of Navi Mumbai;
- c) The State Government of Maharashtra has in pursuance of Section 113(A) of the MRTP Act acquired lands and vested such lands in CIDCO for development and disposal;
- d) By an Agreement to Lease dated 8th August 2017 entered between the CIDCO One Part and M/s. Mahaavir Impex (hereinafter referred to as “**the Developers**”) of the Other Part, duly registered with the Sub-Registrar of Assurances, Thane-3, under Serial No. TNN-3-10740-2017 on 19th August 2017, CIDCO has agreed to grant a lease of all that piece and parcel of land, bearing Plot No. 16, admeasuring about 1426 sq. m4trs. lying being and situate at Sector 2, Ghansoli, Navi Mumbai (hereinafter referred to as “**the said Plot**”) and the building to be erected thereon by the Developers to the Developers for the purposes of residential cum commercial use for the term of 60 years to be computed from the date of the aforesaid Agreement to Lease and for the premium, rent and terms and conditions contained therein.
- e) By its Commencement Certificate dated 24th April 2018, bearing Reference No. NMMC/TPO/BP/CASE NO. 2018CNMMC13012/1705/2018, the Navi Mumbai Municipal Corporation has inter alia permitted the Developers to develop the said Plot by constructing thereon a building consisting of ground plus fifteen upper floors comprising of 50 residential units and 07 commercial units on the said Plot upon the terms and conditions contained therein.



- f) By virtue of the aforesaid, the Developers have a leasehold right and interest over the said Plot and are entitled to develop the said Plot.
- g) The Developers will be required to register the above intended development with the Maharashtra Real Estate Regulatory Authority constituted under the Real Estate (Regulation and Development) Act, 2016 prior to commencement of development.
3. In the circumstances heretofore mentioned, I hereby certify that subject to what is stated hereinabove, M/s. Mahaavir Impex have a leasehold right and interest in the said Plot and are entitled to develop the said Plot.

Dated this 28 day of April, 2018

Yours faithfully



Onkar Gupte
Advocate & Solicitor

Encl.: As above

SEARCH REPORT

Mr. Vijay A. Kalantre
Off-SS-II/54, Sector No.7,
Koperkhairane,
Navi Mumbai-400709

Dated : 19/04/2018

To,
Mr. Onkar Gupte,
Advocate & Solicitors,
Vashi, Navi Mumbai.

Ref :- Property Search being constructed on land bearing Plot No.16, admeasuring area 1426 Sq. Mtrs., Sector No.02, situated at Ghansoli Tal. & Dist. Thane in the name of M/s. Mahavir Impex through its partner Omprakash Bhavarlal Chajer.

Dear Sir,

As per your instruction, I have taken a search in respect of above mentioned property in the office of Sub-Registrar at Collector office Thane, Thane-3, Thane-6, Thane-8, Thane-9 and Thane-11, from 2017 to 2018 (02 years). I have found the following Index-II in the abovementioned Sub-Registrar offices for the abovementioned property. From the available records:-

NOTE :

Collector office, Thane REPORT

2017 : Available Index-II are Checked(Index-II are in Loose Condition)

January 2018 till date : Index-II Not Ready

THANE -3, VASHI REPORT

2017 : Available Index-II are Checked(Index-II are in Loose Condition)

January 2018 till date : Index-II Not Ready

THANE -6, CBD Belapur REPORT

2017 : Available Index-II are Checked(Index-II are in Loose Condition)

January 2018 till date : Index-II Not Ready



THANE-8,KoparKhairane

REPORT

2017 : Available Index-II are Checked(Index-II are in Loose Condition)

January 2018 till date : Index-II Not Ready

THANE -9, Kalwa

REPORT

2017 : Available Index-II are Checked(Index-II are in Loose Condition)

January 2018 till date : Index-II Not Ready

THANE -11, Nerul

REPORT


2017 : Available Index-II are Checked(Index-II are in Loose Condition)

January 2018 till date : Index-II Not Ready

I have found as Follows:-

As per the Document Number Provided and Computer verified by me from the 2017 entry records of Sub Registrar office. Document No.10740/2017 registered on 19/08/2017 is a Agreement to Lease for Plot No.16, Sector No.02, for admeasuring 1426 sq.mtrs. is recorded in the name of M/s. Mahavir Impex through its partner Omprakash Bhavarlal Chajer in the records of Sub-Registrar Thane-3. The Seller is CIDCO Ltd. The Value is Rs.12,97,74,556/- and the stamp duty paid is Rs.64,88,800/-

My Report on the search carried me is subject to the following: -

- i. As some of the documents in the office of the Sub Registrar Offices of the Assurances are kept in a loose and are in torn condition and the same is not up-dated from time to time, the Index II for all the years mentioned in the report are not made available in the office of the Sub Registrar Offices of the Assurances, hence, I cannot furnish details of transactions taken place in relation to the above property during the above years. It is also seen that the Index II is not being maintained and kept up dated. 

1. Therefore this search report is qualified in value and submitted from the records available "On as is where is basis" without any liability on the part of the undersigned.

I enclose receipt No. 7373 dated 19/04/2018 for Rs.300/- deposited for Search in the Office of the Sub-Registrar Thane-3.

Your's Truly,



Vijay A. Kalantre
(Search Clerk)

75/0

इतर पावती

Original/Duplicate

Thursday, 19 April 2018 12:43 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7373 दिनांक: 19/04/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: टनन3-0-2018

दस्तऐवजाचा प्रकार:

सादर करण्याचे नाव: अॅड. ओमकार गुते

वर्णन अर्ज क्र. 1252/18 मौजे घणसोली प्लॉट नं. 16 से - 2 सन 2017 ते 2018 (2 वर्ष)

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Joint Sub-Registrar Thane 3

1); देयकाचा प्रकार: eChallan रकम: रु. 300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000659483201819E दिनांक: 19/04/2018

बँकेचे नाव व पत्ता:

SEARCH REPORT

Mr. Vijay A. Kalantre
Off-SS-II/54, Sector No.7,
Koperkhairane ,
Navi Mumbai-400709

Dated : 27/12/2017

To,
GP Law & Associates,
Advocate & Solicitors,
Vashi, Navi Mumbai.

Ref :- Property Search being constructed on land bearing Plot No.16, admeasuring area 1426 Sq. Mtrs., Sector No.02, situated at Ghansoli Tal. & Dist. Thane in the name of M/s. Mahavir Impex through its partner Omprakash Bhavarlal Chajer.


Dear Sir,

As per your instruction, I have taken a search in respect of above mentioned property in the office of Sub-Registrar at Collector office Thane, Thane-3, Thane-6, Thane-8, Thane-9 and Thane-11, from 1988 to 2017 (30 years). I have found the following Index-II in the abovementioned Sub-Registrar offices for the abovementioned property. From the available records:-

NOTE :

Collector office , Thane

REPORT

1988 to 1990	:	Index -II Torn Condition
1991 to 1996	:	Some Index -II Torn Condition
1997 to 1999	:	Some Index -II Torn Condition & loose Condition
2000 to 2004	:	Records are not properly maintained
2005 to 2007	:	NIL
2008	:	Some records are in torn condition
2009 to 2012	:	NIL
2013 to 2015	:	Available Index-II are Checked(Index-II are in Loose Condition)
January 2016 till date	:	Index-II Not Ready 

THANE -3, VASHI**REPORT**

1991 to 1996 : Some Index -II Torn Condition
1997 to 1999 : Some Index -II Torn Condition & loose Condition
2000 to 2004 : Records are not properly maintained
2005 to 2007 : NIL
2008 : Some records are in torn condition
2009 to 2012 : NIL
2013 to 2015 : Available Index-II are Checked(Index-II are in Loose Condition)
January 2016 till date : Index-II Not Ready

THANE -6, CBD Belapur**REPORT**

2005 to 2007 : NIL
2008 : Some records are in torn condition
2009 to 2012 : NIL
2013 : Available Index-II are Checked(Index-II are in Loose Condition)-Entry
2014 & 2015 : Available Index-II are Checked(Index-II are in Loose Condition)
January 2016 till date : Index-II Not Ready

THANE-8,KoparKhairane**REPORT**

2003 to 2007 : NIL
2008 : Some records are in torn condition
2009 to 2012 : NIL
2013 to 2015 : Available Index-II are Checked(Index-II are in Loose Condition)
January 2016 till date : Index-II Not Ready

THANE -9, Kalwa**REPORT**

2004 to 2007 : NIL
2008 : Some records are in torn condition
2009 to 2012 : NIL
2013 to 2015 : Available Index-II are Checked(Index-II are in Loose Condition)
January 2016 till date : Index-II Not Ready

THANE -11, Nerul**REPORT**

2005 to 2007 : NIL
2008 : Some records are in torn condition
2009 to 2012 : NIL
2013 to 2015 : Available Index-II are Checked (Index-II are in Loose Condition)
January 2016 till date : Index-II Not Ready

I have found as Follows:-

As per the Document Number Provided and Computer verified by me from the 2017 entry records of Sub Registrar office. Document No. 10740/2017 registered on 19/08/2017 is a Agreement to Lease for Plot No.16, Sector No.02, for admeasuring 1426 sq.mtrs. is recorded in the name of M/s. Mahavir Impex through its partner Omprakash Bhavarlal Chajer in the records of Sub-Registrar Thane-3. The Seller is CIDCO Ltd. The Value is Rs.12,97,74,556/- and the stamp duty paid is Rs.64,88,800/-

My Report on the search carried me is subject to the following: -

1. Index II for the years mentioned in the report I am not being made available in the office of the Sub Registrar Offices of the Assurances as reported by me above report for the reason that the same is not up-dated from time to time or it is in torn condition and hence for the above reasons, I cannot furnish details of transactions taken place in relation to the above property during the above years. It is also seen that the Index II is not being up-to dated.
2. Therefore this search report is qualified in value and submitted from the records available "On as is where is basis" without any liability on the part of the undersigned.

I enclose receipt No. 20588 dated 26/12/2017 for Rs.750/- deposited for Search in the Office of the Sub-Registrar Thane-3.

Your's Truly,



Vijay A. Kalantre
(Search Clerk)

75/0

इतर
पावती

Original/Duplicate

Tuesday, 26 December 2017
1:08 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 20588 दिनांक: 26/12/2017

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन3-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: जी पी लॉ अन्ड असोसीएट्स

वर्णन अर्ज क्र. 3085/2017 मौजे घणसोली प्लॉट क्र. 16 सेक्टर 02 सन 1988 ते 2017

एकूण 30 वर्षे

शोध व निरीक्षण:

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Thane 3

1); देयकाचा प्रकार: eChallan रकम: रु. 750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008616584201718E दिनांक: 26/12/2017

बँकेचे नाव व पत्ता: