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ADVOCATE HIGH COURT

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Date: 11th April 2015

ANNEXURE "B"

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref.: Plots bearing No. 37, 38, 39, adm. 4299.95 sq.mtrs. at Sector-51, Dronagiri, Navi Mumbai, Tal. Uran, Dist. Raigad

We have investigated the Title of **M/S. DEV KRUPA ENTERPRISES [Partnership Firm] & M/S. GIRIRAJ CORPORATION [Partnership Firm]**, the New Licensees of **Plots bearing No. 37, 38, 39, adm. 4299.95 sq.mtrs. at Sector-51, Dronagiri, Navi Mumbai, Tal. Uran, Dist. Raigad** have to State as follows:

The City and Industrial Development of Maharashtra Ltd. (hereinafter referred to as "THE CIDCO") is The New Town Development Authority declared for the area designated as a site for the New Township for Navi Mumbai by the Government of Maharashtra in exercise of its power under sub-section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. xxxviii of 1966) hereinafter referred to as "the said Act". The Government of Maharashtra is, pursuant to section 113 (a) of the said Act, acquiring lands described therein and vesting such lands in the CIDCO Ltd for disposal and/or development. Villagers **vide under CIDCO File No. 449** in the name of Project Affected Villagers/Applicants [1] **SHRI. MOHAMMED ZAFER ABDUL LATIF BHAJI**, [2] **SHRI. FAUJAN RAUF BHAJI**, [3] **SMT. KHIRUNISA ABDUL SAMI BHAJI**, [4] **SHRI. MUNAF ABDUL SAMI BHAJI**, [5] **SHRI. ENTHAK ABDUL SAMI BHAJI**, [6] **SMT. GULJAR NASIM ADHIKARI**, [7] **SMT. MAKDUM alias SHAZIYA GITE [BHAJI]** and on payment of Lease Premium of **Rs. 1,61,810/- [Rupees One Lac Sixty One Thousand Eight Hundred Ten Only]**,



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Agreement to Lease executed on 20th February 2008 BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO LTD) the Licensor Party of ONE PART AND SHRI. MOHAMMED ZAFER ABDUL LATIF BHAJI & Six [06] Others, the Licensees Party of OTHER PART and had handed over the possession of the aforesaid allotted plot to the Licensees and permitted to construct building thereon within available F.S.I (Floor Space Index) as per the approve plan, Commencement Certificate to be obtained from Town Planning Dept. of CIDCO Ltd. The said Agreement to Lease registered with the Concerned Sub Registrar of Assurances at Uran vide under Registration Sr. No. 275/2008 dtd. 20th February 2008.

The Original Allottees/Licensees of plots had made an application to the CIDCO Ltd. for its permission to assign, transfer of the license and all other right, title over the said plots in favour of New Licensees **M/S. GIRIRAJ CORPORATION [Partnership Firm]** through its Partners **SHRI. KARSAN RANCHHOD PATEL & SHRI. KARSAN KAMA PATEL**, The CIDCO Ltd. had granted its permission of transfer of the said plot and on payment of transfer fees, the said Plots transferred by execution of **Tripartite Agreement dtd. 31st March 2008** executed between The CIDCO Ltd. the Party of First Part AND [1] **SHRI. MOHAMMED ZAFER ABDUL LATIF BHAJI**, [2] **SHRI. FAUJAN RAUF BHAJI**, [3] **SMT. KHIRUNISA ABDUL SAMI BHAJI**, [4] **SHRI. MUNAF ABDUL SAMI BHAJI**, [5] **SHRI. ENTHAK ABDUL SAMI BHAJI**, [6] **SMT. GULJAR NASIM ADHIKARI**, [7] **SMT. MAKDUM alies SHAZIYA GITE [BHAJI]** the Original Licensees Party of Second Part AND **M/S. GIRIRAJ CORPORATION [Partnership Firm]** through its Partners **SHRI. KARSAN RANCHHOD PATEL & SHRI. KARSAN KAMA PATEL**, the New Licensees Party of Third Part. The said Tripartite Agreement had duly stamped & registered by and before the Sub Registrar of Assurances Uran vide under **Registration Sr. No. 0829/2008 dtd. 31st March 2008**. The CIDCO Ltd. on furnishing of registered copy of Tripartite Agreement had transferred the said Plots in the name of **M/S. GIRIRAJ CORPORATION [Partnership Firm]** vide through its Final Order bearing No. सिडको/वसाहत/एनए/साटयो/दोणागिरी/४४९/२००८ दिनांक: ०७/०४/२००८ had transferred the said plots in the name of **M/S. GIRIRAJ CORPORATION [Partnership Firm]**.

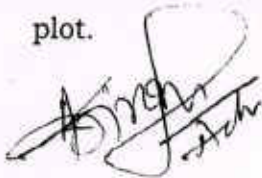
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The Original Allottees/Licensees of plot had made an application to the CIDCO Ltd. for its permission to assign, transfer of the license and all other right, title over the said plot in favour of New Licensees Subsequent New Licensees **M/S. GIRIRAJ CORPORATION [Partnership Firm] & M/S. DEV KRUPA ENTERPRISES [Partnership Firm]**. The CIDCO Ltd. had granted its permission of transfer of the said plot and on payment of transfer fees, the said Plot transferred by execution of **Tripartite Agreement on 20th October 2014** executed between The CIDCO Ltd. party of First Part AND **M/S. GIRIRAJ CORPORATION [Partnership Firm]** the New Licensees Party of Second Part AND [1] **M/S. GIRIRAJ CORPORATION [Partnership Firm]** through its Partners **SHRI. KARSAN RANCHHOD PATEL & SHRI. KARSAN KAMA PATEL**, [2] **M/S. DEV KRUPA ENTERPRISES [Partnership Firm]** through its Partner [1] **SHRI. GANESH BECHARA PATEL**, [2] **SHRI. MUKESH GOKALBHAI MATHUKIA**, [3] **SHRI. KESHAVJI NARAN PATEL**, [4] **SHRI. PARBAT DANA PATEL**, [5] **SHRI. MAHESH PUNJALAL PATEL**, the Subsequent New Licensees Party of Third Part. The said Tripartite Agreement registered with the Concerned **Sub Registrar of Assurances Uran vide under Registration Sr. No. URAN-1483/2014 dtd. 13th November 2014**. The CIDCO Ltd. on furnishing of registered Copy of Tripartite Agreement transferred the said Plots in the name of Subsequent New Licensees vide through its Final Order bearing No. सिडको/वसाहत/साटयो /दोणागिरी-४४९/२०१४ दिनांक:- २४/११/२०१४ had transferred the said plot in the name of **M/S. GIRIRAJ CORPORATION [Partnership Firm] & M/S. DEV KRUPA ENTERPRISES [Partnership Firm]**.

We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search through **MR. VINAY MANKAME**, Search Clerk for the period Year 2008 to 2014 in the Office of Concerned Sub Registrar of Assurance i.e. Panvel-I, Panvel - II & Panvel - III Tal. Panvel & Dist. Raigad and made the payment of Govt. Fees to that effect. While search its found that there is no document executed and registered about the sale, mortgage of said plot in favour of any other party except the document herein perused by me. The copy of search note and payment receipt for title search enclosed herewith to support my title certificate issued pertaining to title of said plot.



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SEARCH REPORT

TRANSACTION [Sub-Registrar, Panvel - I, II & III]	
1.	In Sub Registrar Panvel from 2008 in last i.e. 01 Years as according to available records all records had been checked.

TRANSACTION [Sub-Registrar, URAN]	
1.	In Sub Registrar Uran from 2008 to 2014 in last i.e. 07 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH WE HAVE FOUNDED IN SEARCH ARE GIVEN AS BELOW :-

Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. 37, 38,39, Sector-51
Area	4299.95 sq. mtr.
Name of the Executing Party	CIDCO Ltd.
Name of Claming Party	Shri. Mohammed Zafer Abdul Latif Bhaiji & Six [06] Others
Date of Execution	20 th February 2008
Date of Registration	20 th February 2008
Serial No./Volume and Page	275/2008
Value	Rs. 1,61,810/-
Market Value	Rs. 1,61,810/-
Stamp Paid on Market Value	Rs. 8,100/-
Registration Fees	Rs. 1,650/-

Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 37, 38,39, Sector-51
Area	4299.95 sq. mtr.
Name of the Executing Party	Shri. Mohammed Zafer Abdul Latif Bhaiji & Six [06] Others & CIDCO Ltd.

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Name of Claming Party	M/S. Giriraj Corporation
Date of Execution	31 st March 2008
Date of Registration	31 st March 2008
Serial No./Volume and Page	829/2008
Value	Rs. 1,61,810/-
Market Value	Rs. 32,25,000/-
Stamp Paid on Market Value	Rs. 32,25,000/-
Registration Fees	Rs. 30,000/-

Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 37, 38,39, Sector-51
Area	4299.95 sq. mtr.
Name of the Executing Party	M/S. Giriraj Corporation & CIDCO Ltd.
Name of Claming Party	M/S. DEV KRUPA ENTERPRISES [Partnership Firm]
Date of Execution	20 th October 2014
Date of Registration	13 th November 2014
Serial No./Volume and Page	1483/2014
Value	Rs. 1,61,810/-
Market Value	Rs. 3,79,26,000/-
Stamp Paid on Market Value	Rs. 15,18,000/-
Registration Fees	Rs. 30,000/-

NOTE :

Computerized Index are not property maintained in Sub Registrar Office at **PVL - I, II, III.**

For AJEET SINGH & ASSOCIATES



AJEET. V. SINGH
(ADVOCATE)

SEARCH REPORT

From: Mr. Vinay Mankame, Property Investigator

Shop No.B-4, Shree Ballaleshwar Bldg, Tilak Road, Savarkar Chowk, Panvel, 410206

Cell No.8652521413 /9920171724

Email I.D. vinaymankame21@gmail.com

Date: 28/03/2015

To,
Adv. Ajeet Singh,
CBD. Belapur, Navi Mumbai.

Sir,

Reg:- Search of the Plot No. 37, 38 & 39, Sector No. 51,
Admeasuring Area – 4299.95 Sq. Mtrs, Village – Dronagiri,
Tal – Uran Dist. Raigad.

Period Of Search: 2008 to 2014 (07 years)

As per your instruction, I have taken search of the above said property in the Sub-Registrar office at Uran. The search was taken for the year from 2008 to 2014 i.e. last 07 years. I have gone through the available Index – II Register kept in the said Office. I have found the details as under:-

TRANSACTION (Sub- Registrar, Panvel – 1,2,3)
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| 1) In sub Registrar Panvel year of 2008 in last i.e. 01 years as according to available records all records had been checked. |
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TRANSACTION (Sub- Registrar, Uran)
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| 1) In sub Registrar Uran from 2008 to 2014 in last i.e. 07 years as according to available records all records had been checked. |
| 2) Current year 2014 record is not ready. |

According to the above schedule those entries which I have founded in Search are given as below:-

Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Agreement To Lease
Survey Sub Division And House No.	Plot No. 37, 38, 39, Sector No. 51.
Area	4299.95 Sq. Mtrs.
Name of the Executing Party	CIDCO Ltd.
Name of Claiming Party	Mr. Mohmmmed Zafar Abdul Latif Bhayji & 6 Others.
Date of Execution	20/02/2008
Date of Registration	20/02/2008
Serial No/ Volume and page	275/2008
Value	161810/-
Market value	161810/-
Stamp duty	8100/-
Registration fees	1650/-

Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division And House No.	Plot No. 37, 38, 39, Sector No. 51.
Area	4299.95 Sq. Mtrs.
Name of the Executing Party	Mr. Mohmmmed Zafar Abdul Latif Bhayji. & CIDCO Ltd.
Name of Claiming Party	M/s. Giriraj Corporation
Date of Execution	31/03/2008
Date of Registration	31/03/2008
Serial No/ Volume and page	829/2008
Value	161810/-
Market value	3225000/-
Stamp duty	322500/-
Registration fees	30000/-

Village	Dronagiri
Sub Registrar Office	Uran
Nature of Deed	Tripartite Agreement
Survey Sub Division And House No.	Plot No. 37, 38, 39, Sector No. 51.
Area	4299.95 Sq. Mtrs.
Name of the Executing Party	M/s. Giriraj Corporation & CIDCO Ltd.
Name of Claiming Party	M/s. Giriraj Corporation. & M/s. Dev Krupa Enterprises.
Date of Execution	20/10/2014
Date of Registration	13/11/2014
Serial No/ Volume and page	1483/2014
Value	161810/-
Market value	37926000/-
Stamp duty	1518000/-
Registration fees	30000/-

NOTE:

- 1) Computerized Index are not properly maintained in Sub Registrar Office at Panvel 1, 2, 3 & Uran.



Mr. Vinay Mankame
Property Investigator