



Ajeet Singh & Associates

(Advocates & Legal Consultants)

Ajeet V. Singh

B.Com., LL.B.
ADVOCATE HIGH COURT

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Date: 5th March 2019

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

**REF.: PLOT BEARING NO. 8, ADM. 899.77 SQ.MTR.,
SITUATE AT SECTOR-18, TALOJA-PANCHNAND NODE,
NAVI MUMBAI, TAL. PANVEL, DIST. RAIGAD**

We have investigated the Title of **M/S. PRAMUKH DEVELOPERS [Partnership Firm]**, the Joint New Licensees **AND SHRI. DNYANDEV NARAYAN BHOIR & Seven [07] Others**, the Original Licensees of **Plot bearing No. 8, adm. 899.77 sq.mtr., Situate at Sector-18, Taloja-Panchnand Node, Navi Mumbai, Tal. Panvel, Dist. Raigad** have to State as follows:

ALLOTMENT OF PLOT:

The City and Industrial Development Corporation of Maharashtra Limited had allotted the **Plot bearing No. 8, adm. 899.77 sq.mtr., Situate at Sector-18, Taloja-Panchnand Node, Navi Mumbai, Tal. Panvel, Dist. Raigad** under the **Application dtd. 13th March 1992** [received from Project affected Villagers] had allotted the **Plot bearing No. 8, adm. 899.77 sq.mtr., Situate at Sector-18, Taloja-Panchnand Node, Navi Mumbai, Tal. Panvel, Dist. Raigad** under its 12.5% Scheme in the name of project affected and entitled Villagers as per **Computerised Draw No. Taloja -II held on 30th October 2007**, CIDCO of Maharashtra Ltd. issued of **Letter of Allotment dtd. 9th January 2017 vide under CIDCO File No. Taloja -145** in the name of project affected Villagers/Applicants [1] **SHRI. DNYANDEV NARAYAN BHOIR**, [2] **SHRI. SOPAN NARAYAN BHOIR**, [3] **SMT. INDUBAI BHAGWAN BHOIR**, [4] **SHRI. SATISH BHAGWAN BHOIR**, [5] **SMT. JANABAI NIVRUTI BHOIR**, [6] **SHRI. RAHUL NIVRUTI BHOIR**, [7] **SHRI. ROSHAN NIVRUTI BHOIR**, [8] **SMT. VIDHYA NIVRUTI BHOIR** alias **VIDHYA KAILAS KADU** and on payment of Lease Premium of **Rs. 11,700/- [Rupees Eleven Thousand Seven Hundred Only]** by the Original Allottees/Licensees

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AGREEMENT TO LEASE OF ALLOTTED PLOT:

Agreement to Lease executed on 27th February 2017 between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** (CIDCO of Maharashtra Ltd.) the Licensors /Lessors Party of **ONE PART** AND [1] **SHRI. DNYANDEV NARAYAN BHOIR**, [2] **SHRI. SOPAN NARAYAN BHOIR**, [3] **SMT. INDUBAI BHAGWAN BHOIR**, [4] **SHRI. SATISH BHAGWAN BHOIR**, [5] **SMT. JANABAI NIVRUTI BHOIR**, [6] **SHRI. RAHUL NIVRUTI BHOIR**, [7] **SHRI. ROSHAN NIVRUTI BHOIR**, [8] **SMT. VIDHYA NIVRUTI BHOIR** alias **VIDHYA KAILAS KADU**, the Licensees/Lessees Party of **OTHER PART** (more particularly as written in the schedule of property therein) and had handed over the possession of the allotted Plot to the Licensees and permitted to construct building thereon within available F.S.I (Floor Space Index) as per the approved plan, Commencement Certificate to be obtained from Town Planning Dept. of CIDCO of Maharashtra Ltd. The said Agreement to Lease had registered with the Concerned Sub Registrar of Assurance Panel vide under **Registration Sr. No. PVL-2 /1932/2017 dtd. 2nd March 2017.**

TRANSFER OF PLOT :

The Original Licensees/Confirming Party of plot had made an application to The CIDCO of Maharashtra Ltd. for its permission to assign, transfer of the license and all other right, title over the 50% Share in said Plot in favour of **M/S. PRAMUKH DEVELOPERS [PARTNERSHIP FIRM]** and CIDCO of Maharashtra Ltd. on payment of transfer fees by the New Joint Licensees had granted the permission of transfer of the said plot vide through No Objection Certificate bearing Ref. No. **CIDCO /ESTATE/SATYO/TALOJA/2017/3279** dtd. 20th July 2017 and entered into **Tripartite Agreement dtd. 9th July 2018** executed between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** (CIDCO of Maharashtra Ltd.) the Party of First Part AND [1] **SHRI. DNYANDEV NARAYAN BHOIR**, [2] **SHRI. SOPAN NARAYAN BHOIR**, [3] **SMT. INDUBAI BHAGWAN BHOIR**, [4] **SHRI. SATISH BHAGWAN BHOIR**, [5] **SMT. JANABAI NIVRUTI BHOIR**, [6] **SHRI. RAHUL NIVRUTI BHOIR**, [7] **SHRI. ROSHAN NIVRUTI BHOIR**, [8] **SMT. VIDHYA NIVRUTI BHOIR** alias **VIDHYA KAILAS KADU**, the Original Licensees the Party of Second Part

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AND M/S. PRAMUKH DEVELOPERS [PARTNERSHIP FIRM] through its Partners **MR. ROHITBHAI RAMJIBHAI PATEL & MR. GAURAV ROHITBHAI PATEL**, the New Joint Licensees Party of Third Part. The Original Licensees had released, relinquished & transferred 50% Share of their right, title & interest in favour of the New Joint Licensees. The said Tripartite Agreement had duly stamped & registered with the Concerned Sub Registrar of Assurances Panvel vide under **Registration Sr. No. PVL-2 /9111/2018 dtd. 9th July 2018**. The CIDCO of Maharashtra Ltd. on furnishing of registered Copy of Tripartite Agreement had transferred the 50% Share of said Plot in the name of New Joint Licensee vide through its **Order bearing Ref. No. CIDCO/ESTATE/SATYO /TALOJA-PANCHNAND/145/2018 /27429 dtd. 19th July 2018**.

COMMENCEMENT CERTIFICATE :

The Joint New Licensees/Developers/Promoters alongwith Original Licensees/Confirming Party of Plot had made an application to the CIDCO of Maharashtra Ltd. for its approval to Construct Residential Building **Ground /Stilt + Seven [07] Upper Floors** on the said Plot and the same approved Development Permission & Commencement Certificate issued by The Associate Planner (BP). The Town Planning Dept. of CIDCO of Maharashtra Ltd. bearing **Ref. No. CIDCO/BP-16078 /TPO [NM&K] /2018/3413 dtd.3rd January 2019**

SEARCH REPORT :

We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search through **MR. VIVEK THAKUR, Search Clerk** for a **Period Year 2017 To 2019 i.e. Three [03] Years in the Office of Concerned Sub Registrar of Assurance i.e. Panvel-I, Panvel - II, Panvel - III, Panvel-IV, Panvel-V, Tal. Panvel & Dist. Raigad** and made the payment of Govt. Fees to that effect.

While Search its found that there is no document executed & registered about the assignment, transfer, sale, mortgage of said plot in favour of any other party except the document herein perused by us. The copy of search note and payment receipt for title search enclosed herewith to support our title search certificate issued pertaining to title of said plot.

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It's observed by us that the title of **Plot bearing No. 8, adm. 899.77 sq.mtr., Situate at Sector-18, Taloja-Panchnand Node, Navi Mumbai, Tal. Panvel, Dist. Raigad with M/S. PRAMUKH DEVELOPERS [Partnership Firm], the Joint New Licensees AND SHRI. DNYANDEV NARAYAN BHOIR & Seven [07] Others** are clear & marketable and further the License, Lease of mentioned plot is free from all encumbrances, mortgages, charges and/or claims.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot bearing No. 08, Sector-18, Taloja Node, Navi Mumbai, Tal. Panvel, Dist. Raigad of Gaothan Expansion Scheme, containing by adm. 899.77 sq.mtr. and bounded as follows that is to say:

On or towards North by	:	Plot No. 23
On or towards South by	:	Plot No. 7
On or towards East by	:	11.0 Mtr. Wide Road
On or towards West by	:	Plot No. 3

C.B.D. Belapur, Navi Mumbai, Tal. & Dist. Thane

For AJEET SINGH & ASSOCIATES


(ADVOCATE)
AJEET SINGH & ASSOCIATES
(Advocates & Legal Consultants)
Office No. 116/117, 1st Floor, Sai Chamber,
Plot No. 44, Sector - 11, CBD Belapur,
Navi Mumbai - 400 614, Tal. & Dist. Thane

Encl. : Search Report taken through MR. VIVEK THAKUR

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SEARCH REPORT

TRANSACTION [Sub-Registrar, Panvel - I]	
1.	In Sub Registrar Panvel-1 from 2017 to 2019 in Last i.e. Three [03] Years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub Registrar PVL-1
2.	Current Year 2019 Index is not ready

TRANSACTION [Sub-Registrar, Panvel - II]	
1.	In Sub Registrar Panvel-2 from 2017 to 2019 in Last i.e. Three [03] Years as according to available records all records had been checked. Upon Search of Index-II, I have found below mentioned transaction in the Year 2017 & 2018
2.	Current Year 2019 Index is not ready

TRANSACTION [Sub-Registrar, Panvel - III]	
1.	In Sub Registrar Panvel-3 from 2017 to 2019 in Last i.e. Three [03] Years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub Registrar PVL-3
2.	Current Year 2019 Index is not ready

TRANSACTION [Sub-Registrar, Panvel - IV]	
1.	In Sub Registrar Panvel-4 from 2017 to 2019 in Last i.e. Three [03] Years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub Registrar PVL-4
2.	Current Year 2019 Index is not ready

TRANSACTION [Sub-Registrar, Panvel - V]	
1.	In Sub Registrar Panvel-5 from 2017 to 2019 in Last i.e. Three [03] Years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub Registrar PVL
2.	Current Year 2019 Index is not ready

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

Village	Taloja-Panchnand
Sub Registrar Office	Panvel - II
Nature of Deed	Agreement to Lease
Survey Sub Division and Ho No.	Plot No. 08, Sector-18, adm. 899.77 sq.mtr., lying being and situated at Village Taloja-Panchnand, Navi Mumbai, Tal. Panvel, Dist. Raigad
Area	899.77 Sq. Mtr.
Name of the Executing Party	CIDCO OF Maharashtra Ltd.
Name of Claiming Party	SHRI. DNYANDEV NARAYAN BHOIR & Seven [07] Others
Date of Execution	27 th February 2017
Date of Registration	2 nd March 2017
Serial No./Volume and Page	1932/2017
Agreement Value	Rs. 11,700.00
Market Value	Rs. 0.00
Stamp Duty Paid	Rs. 700.00
Registration Fees Paid	Rs. 100.00

Village	Taloja-Panchnand
Sub Registrar Office	Panvel - II
Nature of Deed	Tripartite Agreement
Survey Sub Division and Ho No.	Plot No. 08, Sector-18, adm. 449.88 sq.mtr., lying being and situated at Village Taloja-Panchnand, Navi Mumbai, Tal. Panvel, Dist. Raigad
Area	449.88 Sq. Mtr. Out of its 899.77 sq.mtr.
Name of the Executing Party	SHRI. DNYANDEV NARAYAN BHOIR & Seven [07] Others with CIDCO of Maharashtra Ltd.
Name of Claiming Party	M/S. PRAMUKH DEVELOPERS [PARTNERSHIP FIRM] through its Partners MR. ROHITBHAI RAMJIBHAI PATEL & MR. GAURAV ROHITBHAI PATEL
Date of Execution	9 th July 2018
Date of Registration	9 th July 2018
Serial No./Volume and Page	9111/2018
Agreement Value	Rs. 11,700.00
Market Value	Rs. 67,93,500.00
Stamp Duty Paid	Rs. 34,00,00.00
Registration Fees Paid	Rs. 30,000.00

Note:

1. Computerised Index are not properly maintained in Sub Registrar Office at Panvel-I, Panvel-II, Panvel-III, Panvel-IV & Panvel-V.

For AJEET SINGH & ASSOCIATES


AJEET SINGH & ASSOCIATES

(Advocates & Legal Consultants)

Office No. 116/117, 1st Floor, Sai Chamber,
Plot No. 44, Sector - 11, CBD Belapur,
Navi Mumbai - 400 614, Tal. & Dist. Thane



CHALLAN
MTR Form Number-6



GRN	MH011249799201819E	BARCODE	[Barcode]				Date	30/01/2019-10:50:08	Form ID	
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee Other Items			TAX ID (If Any)						
				PAN No.(If Applicable)						
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			Full Name	ADV AJEET SINGH					
Location	RAIGAD									
Year	2018-2019 One Time			Flat/Block No.						
Account Head Details			Amount In Rs.	Premises/Building						
0030072201	SEARCH FEE		300.00	Road/Street						
				Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)	VILLAGE TALOJA PLOT NO 08 SEC 18 FROM 2017 TO 2019 03 YEARS					
				Amount In	Three Hundred Rupees Only					
Total			300.00	Words						
Payment Details	BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	02202292019013005157	76650823			
Cheque/DD No.				Bank Date	RBI Date	30/01/2019-10:50:30	Not Verified with RBI			
Name of Bank				Bank-Branch	BANK OF INDIA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 8652521413

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SEARCH REPORT

From: Mr. Vinay Mankame, Property Investigator

Store No. 1, Shree Sai Harsh, Plot No. 125, M.C.C.H Society, Panvel, 410206

Cell No.8652521413 /9920171724

Email I.D. vinaymankame21@gmail.com

Date: 29/01/2019

To,

ADV. AJEET SINGH

Cbd, Belapur, Navi Mumbai.

Sir,

**Reg:- Search of the land bearing Plot No. 08, Sector No. 18,
admeasuring about 899.77 Sq. Mtrs, lying being and situated
at Village Taloja Panchnand, Navi Mumbai, Taluka Panvel,
District Raigad.**

Period Of Search : 2017 to 2019 (03 years)

As per your instruction, I have taken search of the above said property in the Sub-Registrar office at Panvel. The search was taken for the year from **2017 to 2019 i.e. last 03 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**



- 1) In Sub Registrar Panvel 1 from 2017 to 2019 in last i.e. 3 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub – Registrar PVL – 1.
- 2) Current year 2019 index is not ready

TRANSACTION
(Sub- Registrar, Panvel – 2)

- 1) In Sub Registrar Panvel 2 from 2017 to 2019 in last i.e. 3 years as according to available records all records had been checked. Upon search of index 2 I have found below mentioned transaction in the year 2017 & 2018.
- 2) Current year 2019 index is not ready.

TRANSACTION
(Sub- Registrar, Panvel – 3)

- 1) In Sub Registrar Panvel 3 from 2017 to 2019 in last i.e. 3 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub – Registrar PVL – 3.
- 2) Current year 2019 index is not ready.

TRANSACTION
(Sub- Registrar, Panvel – 4)



- 1) In Sub Registrar Panvel 4 from 2017 to 2019 in last i.e. 3 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub – Registrar PVL – 4.
- 2) Current year 2019 index is not ready.

**TRANSACTION
(Sub- Registrar, Panvel – 5)**

- 1) In Sub Registrar Panvel 5 from 2017 to 2019 in last i.e. 3 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub – Registrar PVL – 5.
- 2) Current year 2019 index is not ready.

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

Village	Taloja Panchnand
Sub Registrar Office	Panvel – 2
Nature of Deed	Agreement to Lease
Survey Sub Division And House No.	land bearing Plot No. 08, Sector No. 18, admeasuring about 899.77 Sq. Mtrs, lying being and situated at Village Taloja Panchnand, Navi Mumbai, Taluka Panvel, District Raigad.
Area	899.77 Sq. Mtrs
Name of the Executing Party	CIDCO LTD
Name of Claiming Party	Shri. Dyandev Narayan Bhoir & 7 Others
Date of Execution	27/02/2017
Date of Registration	02/03/2017
Serial No/ Volume and page	1932/2017
Value	11700 /-
Market value	0 /-
Stamp duty	700 /-
Registration fees	100 /-



Village	Taloja Panchnand
Sub Registrar Office	Panvel – 2
Nature of Deed	Tripartite Agreement
Survey Sub Division And House No.	land bearing Plot No. 08, Sector No. 18, admeasuring about 449.88 Sq. Mtrs, lying being and situated at Village Taloja Panchnand, Navi Mumbai, Taluka Panvel, District Raigad.
Area	449.88 Sq. Mtrs Out of it 899.77 Sq. Mtrs
Name of the Executing Party	Shri. Dyandev Narayan Bhoir & 7 Others along with CIDCO LTD
Name of Claiming Party	1) M/s. Pramukh Developers through its partner Shri. Rohitbhai Ramjibhai Patel 2) M/s. Pramukh Developers through its partner Shri. Gaurav Rohitbhai Patel
Date of Execution	09/07/2018
Date of Registration	09/07/2018
Serial No/ Volume and page	9111/2018
Value	11700 /-
Market value	6793500 /-
Stamp duty	340000 /-
Registration fees	30000 /-



NOTE: -

- 1) Computerized Index are not properly maintained in Sub Registrar Office at PVL - 1, PVL - 2, PVL - 3, PVL - 4, PVL - 5.



Mr. Vinay Mankame
Property Investigator