

Sagar G. Talekar

B.Sc. LLB.

Advocate High Court

TITLE REPORT

1)	SCHEDULE OF THE PROPERTY : FILE NO. 305 in the Office of CIDCO			
	NODE	SECTOR	PLOT NO.	AREA (IN SQ. MTRS)
	TALOJE	26	13	799.80

Bounded as under :

On the North: Plot No. 12

On the South: Plot No. 14

On the East: Plot No. 16

On the West: Road

Hereinafter referred to as the "Residential Plot".

2) DESCRIPTION OF THE DOCUMENTS SCRTINIZED FOR THE SAID RESIDENTIAL PLOT.

- a. Letter of allotment in respect of the said Residential Plot issued on 23rd June, 2016 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO) in favour of i) Harishchandra. NamdevBhoir, ii) Maruti Namdev Bhoir, iii) Pradip Namdev Bhoir, iv) Janabai Ramdas Khutarkar, v) Revanta Baliram Patil, vi) Asha Sadashiv Phadke, vii) Pralhad Bhagwan Keni and viii) Urmila Bhagwan Mate.
- b. CIDCO issued a possession letter dated 01st July, 2016 in favour of i) Harishchandra Namdev Bhoir, ii) Maruti Namdev Bhoir, iii) Pradip Namdev Bhoir, iv) Janabai Ramdas Khutarkar, v) Revanta Baliram Patil, vi) Asha Sadashiv Phadke, vii) Pralhad Bhagwan Keni and viii) Urmila Bhagwan Mate.
- c. Agreement to Lease executed between City & Industrial Development Corporation of Maharashtra Limited (CIDCO) and i) HarishchandraNamdevBhoir, ii) MarutiNamdevBhoir,

Chamber :- 24, Dayabhai Mansion, Beside Residency Hotel, Gunbow Street, Fort, Mumbai-400001. Tel. 22692234, Mob. 9821974597, Email. sagartalekar2@gmail.com

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- iii) Pradip Namdev Bhoir, iv) Janabai Ramdas Khutarkar, v) Revanta Baliram Patil, vi) Asha Sadashiv Phadke, vii) Pralhad Bhagwan Keni and viii) Urmila Bhagwan Mate on 07th July, 2016 before the Office of the Joint Sub-Registrar Panel 4 and the same is registered under No. 6156 of 2016.
- d. Public Notice issued by Adv. Rekha K Howale in the local newspaper "Daily Sakal" on 15th July, 2016
- e. Letter dated 28th July, 2016 from Adv. Rekha K Howale confirming that she has not received any objection from the general public.
- f. NOC bearing No. 130, issued by CIDCO bearing No. CIDCO/Vasahat/ Satyo/ Taloja/2016/11736, dated 26th August, 2016 to PAP holdersto assign their rights in favour of Kaveri Enterprises.
- g. Tripartite Agreement is executed between City & Industrial Development Corporation of Maharashtra Limited (CIDCO), i) Harishchandra Namdev Bhoir, ii) Maruti Namdev Bhoir, iii) Pradip Namdev Bhoir, iv) Janabai Ramdas Khutarkar, v) Revanta Baliram Patil, vi) Asha Sadashiv Phadke, vii) Pralhad Bhagwan Keni and viii) Urmila Bhagwan Mate and M/s Kaveri Enterprises on 30th August, 2016 before the Office of the Joint Sub-Registrar Panel2 and the same is registered under No. 10296 of 2016.
- h. Letter issued by CIDCO bearing No. CIDCO/Vasahat/ Satyo/ Taloja/305/12188, dated 08th September, 2016.
- i. Development Agreement executed between i) Harishchandra Namdev Bhoir, ii) Maruti Namdev Bhoir, iii) Pradip Namdev Bhoir, iv) Janabai Ramdas Khutarkar, v) Revanta Baliram Patil, vi) Asha Sadashiv Phadke, vii) Pralhad Bhagwan Keni and viii) Urmila Bhagwan Mate

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and M/s Kaveri Enterprises on 21st July, 2017, before the Office of the Sub-Registrar of Panvel-1, and the same is registered under No. 5915 of 2017.

3) DEVOLUTION OF TITLE

- a. Kengrya alias Ramchandra Divtya Bhoir and Namdeo Kengrya alias Ramchandra Bhoir who are deceased having following legal heirs i) Harishchandra Namdev Bhoir, ii) Maruti Namdev Bhoir, iii) Pradip Namdev Bhoir, iv) Janabai Ramdas Khutarkar, v) Revanta Baliram Patil, vi) Asha Sadashiv Phadke, vii) Jaibai deceased having legal heirs 1) Pralhad Bhagwan Keni and 2) Urmila Bhagwan Mate who are Project Affected People (PAP) who owned the lands bearing survey Nos. 125/3, 140/2, 141/2 and 141/4, totally admeasuring 0-90-1 Hectares, situated in Village Pendhar, Taluka Panvel, District Raigad is acquired by CIDCO under the act.
- b. Since the PAP's are entitled under the Scheme a developed residential plot from CIDCO. CIDCO allotted a developed residential Plot to the PAP's by following a due procedure of law and the PAP's were issued an Allotment Letter dated 23rd June, 2016 informing that they have allotted a residential Plot on lease basis for a period of 60 years.
- c. Pursuant to the said allotment letter an agreement to lease is executed by CIDCO in favour of PAPs, whereby PAP shall have licence for the purpose of erecting a building on the said Plot within a period of 4 years.
- d. Since the PAP does not have knowledge of construction of building for residential purpose approached Mr. Santosh Ramchandra Karavkar, who is the Proprietor of M/s Kaveri Enterprises, (hereinafter referred to as the "Developer") having Office at Shop No. 4 & 5, BalajiSwarup, Plot No. 32, Sector 19, Kharghar, Navi Mumbai, Taluka Panvel,

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District Raigad, for assigning their leasehold rights in favour of M/s Kaveri Enterprises for value consideration.

- e. PAP approached CIDCO for obtaining NOC to assign all their rights in favour of the Developer. The said NOC is granted by CIDCO under NOC No. 130, with a outward No. CIDCO/vasahat/Satyo/Taloje/2016/11736 dated 26th August, 2016.
- f. CIDCO vide letter bearing No. CIDCO/vasahat/Satyo/Taloje/305/12188 dated 08th September, 2016 informed M/s Kaveri Enterprises that they have recorded in their records that M/s Kaveri Enterprises is the leaseholder of the said Residential Plot.

4) SEARCH AND ENCUMBRANCES

Mr. Milind Gaikwad has caused the search of the said Plot office of the Sub-Registrar of Panvel, in District Raigad, for about 10 years from 2007 to 2017 the said Search Report indicates entries in respect of the aforesaid documents referred in the aforesaid flow of title.

5) EVIDENCE OF POSSESSION

The name of M/s Kaveri Enterprises is recorded in the records of CIDCO as a leaseholder and the Kaveri Enterprises has commenced the construction of residential building on the said Plot.

6) GENERAL OBSERVATION

- a. Paper publication was made, no objection or adverse claim were reported.
- b. The negative searches in the concerned Courts have been taken.
- c. That no litigation is pending / injunction or attachments subsisting on the said Plot.

7) CERTIFICATE OF TITLE

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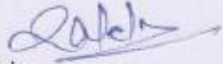
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I have gone through all the documents submitted before me and also search taken by Mr. Milind Gaikwad from the available records in the concerned office of the Sub-Registrar in respect of the said Plot.

Accordingly, I certify that M/s Kaveri Enterprises has good marketable to the said plot which is free from all reasonable doubts and free from all encumbrances and charges of whatsoever nature, M/s Kaveri Enterprises can go ahead with the proposed construction of residential building and also sell/ lease the flat in the said building to the interested purchaser/ Lessee.

Place : Mumbai

Date : 23/8/2017


Adv.
Sagar G. Talekar
MAH/3067/2006