



**Poonam A. Khare**

B.Sc., LL.B.  
Advocate High Court

Mob : 9820408472  
Tel : 022-27464548

Ref. No. 013/PK/Individual/July 2017

Date : 27/07/2017

**TITLE CERTIFICATE**

Ref.:- In respect of Plot No. 20, admeasuring about 449.93 Sq. Mtrs., Village – Taloje (12.5% GES Scheme), Sector - 5, Tal. Panvel, Dist Raigad, to be developed by M/S. H. G. ENTERPRISES, through its proprietor Mr. Harji Ganesh Gajora (60%) AND M/S. CEMCON DEVELOPERS through its partners Mrs. Tasneem Abdul Latif Parkar & 6 Others (40%).

On request of M/S. H. G. ENTERPRISES, Through its proprietor Mr. Harji Ganesh Gajora., having its office at Flat No. 901, Patel Heritage, Plot No 15 / 17, Sector-7, Kharghar, Navi Mumbai, I referred and taken the following notes of the relevant documents produced by them in front of me. The said plot is coming under CIDCO limit and sub-register office at Panvel. The Copy of search note dated 21.07.2017 for the title search enclosed herewith to support my title certificate issued pertaining to title of said plot.

WHEREAS the city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 and having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman point, Bombay – 21, hereinafter referred to as “THE CORPORATION”. The said corporation has been declared New Town Development Authority a New Town of Navi Mumbai by Government of Maharashtra in exercise of its powers under sub section (1) and (3 –A) of section 113 of the Maharashtra Regional and town planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as “THE SAID ACT”).

WHEREAS the state Government acquiring lands described therein and Vesting such lands in the said corporation (CIDCO) city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956, by Government of Maharashtra in exercise of its powers under section 113, subsection 1 and (3-A) of the Maharashtra Regional and Town planning Act 1966 for development and disposal.



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WHEREAS the CIDCO laid down plots in Gaothan area of Karanjade and other villages on such place of lands / plots acquired by the state Government and subsequently vested in (CIDCO) corporation for being leased to the New Bombay project affected persons under 12.5% plot Allotment scheme.

WHEREAS The Plot owner 1) SHRI. MUNAWER ABDUL RAHEMAN PATEL, 2) SHRI. NAJIR AHMAD ABDUL RAHEMAN PATEL, 3) SHRI. SHAWKAT ABDUL RAHEMAN PATEL, 4) SHRI. IMTIYAZ ABDUL RAHEMAN PATEL, 5) SHRI. ILIYAJ @ ILIYAS ABDUL RAHEMAN PATEL, 6) SHRI. ABDUL KARIM ABDUL RAHEMAN PATEL, 7) SMT. REEHANA A. HAMID PATEL AND 8) SMT. AASHIYA M. RAFIQ PATEL all adults, residing At Post Taloja, Taluka - Panvel, Dist.- Raigad (hereinafter all collectively referred to as "THE ORIGINAL LICENSEES" ) entitled to get plot under 12.5% plot allotment scheme, The CIDCO allotted to "THE ORIGINAL LICENSEE" to Plot No. 20, Sector - 5, admeasuring 449.93 Sq. Mtrs, at Taloja, Tal. Panvel, Dist. Raigad, vide letter ref. No. File No. 254 dated 13.06.2016.

AND WHEREAS CIDCO consented to grant the Licensees lease of the above said Plot No. 20, admeasuring 449.93 Sq. Mtrs., situated at Sector - 5, Taloja, more particularly described in the schedule mentioned hereunder to 1) SHRI. MUNAWER ABDUL RAHEMAN PATEL, 2) SHRI. NAJIR AHMAD ABDUL RAHEMAN PATEL, 3) SHRI. SHAWKAT ABDUL RAHEMAN PATEL, 4) SHRI. IMTIYAZ ABDUL RAHEMAN PATEL, 5) SHRI. ILIYAJ @ ILIYAS ABDUL RAHEMAN PATEL, 6) SHRI. ABDUL KARIM ABDUL RAHEMAN PATEL, 7) SMT. REEHANA A. HAMID PATEL AND 8) SMT. AASHIYA M. RAFIQ PATEL for proper premium of Rs. 1,77,750/- (Rupees One Lakhs Seventy Seven Thousand Seven Hundred & Fifty Only), for the purpose of Residential building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease dated 29.06.2016 & the same document is duly registered at Joint Sub registrar of Assurance, Panvel-2, under Registration Serial No. PVL2-7582-2016, dated 29.06.2016. The Corporation handed over the



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possession of the said plot to 1) SHRI. MUNAWER ABDUL RAHEMAN PATEL, 2) SHRI. NAJIR AHMAD ABDUL RAHEMAN PATEL, 3) SHRI. SHAWKAT ABDUL RAHEMAN PATEL, 4) SHRI. IMTIYAZ ABDUL RAHEMAN PATEL, 5) SHRI. ILIJAJ @ ILIJAS ABDUL RAHEMAN PATEL, 6) SHRI. ABDUL KARIM ABDUL RAHEMAN PATEL, 7) SMT. REEHANA A. HAMID PATEL AND 8) SMT. AASHIYA M. RAFIQ PATEL.

AND WHEREAS vide a Tripartite Agreement dated 16.08.2016 executed between the CIDCO, the Original licensees 1) SHRI. MUNAWER ABDUL RAHEMAN PATEL, 2) SHRI. NAJIR AHMAD ABDUL RAHEMAN PATEL, 3) SHRI. SHAWKAT ABDUL RAHEMAN PATEL, 4) SHRI. IMTIYAZ ABDUL RAHEMAN PATEL, 5) SHRI. ILIJAJ @ ILIJAS ABDUL RAHEMAN PATEL, 6) SHRI. ABDUL KARIM ABDUL RAHEMAN PATEL, 7) SMT. REEHANA A. HAMID PATEL AND 8) SMT. AASHIYA M. RAFIQ PATEL, and the New Licensees M/S. CEMCON DEVELOPERS through its partners 1) Mrs. Tasneem Abdul Latif Parkar, 2) Mr. Azaz Mohd. Rais Khan, 3) Mr. Mohd. Rais Takseen Khan, 4) Mr. Ashfaq Ahmed Mohd. Rais Khan, 5) Mr. Abdul Latif Ali Parkar, 6) Mr. Wasif Latif Parkar & 7) Mr. Mahendra Kumar Motilal Mourya. The same document is duly registered at Sub registrar of Assurance, Panvel - 2, under Registration No. PVL2- 9664-2016, dated 16.08.2016. The CIDCO leased the said Plot No. 20, Sector -5, Taloja, Tal. Panvel, Dist. Raigad to M/S. CEMCON DEVELOPERS through its partners 1. Mrs. Tasneem Abdul Latif Parkar, 2. Mr. Azaz Mohd. Rais Khan, 3. Mr. Mohd. Rais Takseen Khan, 4. Mr. Ashfaq Ahmed Mohd. Rais Khan, 5. Mr. Abdul Latif Ali Parkar, 6. Mr. Wasif Latif Parkar & 7. Mr. Mahendra Kumar Motilal Mourya, and issued final transfer order No. CIDCO/ VASAHAHAT/ SATYO/TALOJA/ 254/ 2016/11588, dated 23.08.2016, in the name of the New Licensees.

AND WHEREAS vide another Tripartite Agreement dated 11.01.2017 executed between the CIDCO, the New licensees M/S. CEMCON DEVELOPERS through its partners 1. Mrs. Tasneem Abdul Latif Parkar, 2. Mr. Azaz Mohd. Rais Khan, 3. Mr. Mohd. Rais Takseen



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Khan, 4. Mr. Ashfaq Ahmed Mohd. Rais Khan, 5. Mr. Abdul Latif Ali Parkar, 6. Mr. Wasif Latif Parkar & 7. Mr. Mahendra Kumar Motilal Mourya sold 60% of the Leasehold rights in respect of the above said land in the favor of the Subsequent New Licensees M/S. H. G. ENTERPRISES, Through its Proprietor Mr. Harji Ganesh Gajora. The same document is duly registered at Sub registrar of Assurance, Panvel - 2, under Registration No. PVL2- 296-2017, dated 11.01.2017. The CIDCO leased the said Plot No. 20, Sector -5, Taloja, Tal. Panvel, Dist. Raigad to M/S. H. G. ENTERPRISES, Through its proprietor Mr. Harji Ganesh Gajora (60%) and M/S. CEMCON DEVELOPERS through its partners Mrs. Tasneem Abdul Latif Parkar & 6 Others (40%), and issued final transfer order in their name vide letter ref. No. CIDCO/ VASAHAH/ SATYO/TALOJA/ 254/ 2017/15501, dated 16.01.2017.

AND WHEREAS as per the Development permission & commencement certificate Ref. No. CIDCO/ BP-15435/TPO (NM&K)/2017/ 1547, dated 12.04.2017, and can commence the construction of building named "LAKE VIEW" consisting of G + 04 upper floors (Residential + Commercial) as per the plans and specifications duly approved by the town planning authority of CIDCO LTD.

By referring all relevant documents I hereby state that the said Plot No. 20, Sector - 5, Taloja (12.5% GES Scheme), Tal. - Panvel, Dist. - Raigad, of M/S. H. G. ENTERPRISES, Through its proprietor Mr. Harji Ganesh Gajora and M/S. CEMCON DEVELOPERS through its partners Mrs. Tasneem Abdul Latif Parkar & 6 Others, are having clear and Marketable title and free from all encumbrances, mortgages, charges and/or claims, subject to CIDCO's terms and conditions of Agreement to lease.

Place: Panvel

Date: 27.07.2017

*Release 27/07/17*  
**POONAM A. KHARE**  
Advocate  
003, Satyakripa CHS Ltd.,  
Plot No. 103, Sector -8,  
New Panvel (E) - 410206



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## SEARCH NOTE

Ref.:- In respect of Plot No. 20, admeasuring about 449.93 Sq. Mtrs., Village – Taloje (12.5% GES Scheme), Sector - 5, Tal. Panvel, Dist Raigad, to be developed by M/S. H. G. ENTERPRISES, Through its proprietor Mr. Harji Ganesh Gajora (60%) and M/S. CEMCON DEVELOPERS through its partners Mrs. Tasneem Abdul Latif Parkar & 6 Others (40%).

The said plot are coming under CIDCO Limits & within the Tehsil and Sub-Division of Panvel, District and Division of Raigad and within the jurisdiction of the Sub-Registrar Offices of Panvel, Tal.- Panvel, Dist.- Raigad. I have gone through and perused the aforesaid title documents related of the said plot and also taken the title search, through Search Clerk Mr. Manoj Mahadik, under Receipt No. 11140, dated 21.07.2017 for the period of year 2006 to 2012 i.e. 12 yrs., in the offices of concern Sub-Registrar of Assurance Panvel - 1, 2, 3, 4 & 5, Tal.- Panvel, Dist.- Raigad, and made the payment of Government Fees to that effect. While search it's found that there is no document executed and registered about the sale, mortgage of the said plot in favor of any other party except the document herein perused by me. The original Search Receipts enclosed herewith.

Year	Transactions
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL



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2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	Agreement to Lease dated 29.06.2016 executed between SHRI. MUNAWWER ABDUL RAHEMAN PATEL & Others duly stamped & registered at Joint Sub registrar of Assurance, Panvel-2, under Registration Serial No. PVL2-7582-2016, dated 29.06.2016.
2016	Tripartite Agreement dated 16.08.2016 executed between the CIDCO, SHRI. MUNAWWER ABDUL RAHEMAN PATEL & Others and M/S. CEMCON DEVELOPERS through its partners Mrs. Tasneem Abdul Latif Parkar & Others, duly registered at Sub registrar of Assurance, Panvel - 2, under Registration No. PVL2- 9664-2016, dated 16.08.2016
2017	Tripartite Agreement dated 11.01.2017 executed between the CIDCO, M/S. CEMCON DEVELOPERS through its partners Mrs. Tasneem Abdul Latif Parkar & Others and M/S. H. G. ENTERPRISES, Through its proprietor Mr. Harji Ganesh Gajora and and M/S. CEMCON DEVELOPERS through its partners Mrs. Tasneem Abdul Latif Parkar & 6 Others.

On the basis of the above and on the basis of the documents placed before me, I am of the opinion that the title of land described above is clear and marketable and free from all encumbrances subject to compliance of the terms and conditions of the development permission and of all the rule and regulations and laws for the time being in force.

Place: New Panvel

Date: 27.07.2017

**POONAM A. KHARE**

(ADVOCATE)

*P. Khare*  
*27/07/2017*

**POONAM A. KHARE**  
Advocate

003, Satyakripa Apartment  
Plot No. 103, Sector -9,  
New Panvel (E) - 410206

528/0

इतर पावती

Original/Duplicate

Friday, 21 July 2017 3:00 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11140 दिनांक: 21/07/2017

सावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पबल4-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: मनोज महाडीक

वर्षान अर्ज क्र 2698/2017 प्लॉट नं 20 से 2वळोजे सन 2006 ते 2017 12 वर्षे

शोध व निरीक्षण

₹. 300.00

एकूण:

₹. 300.00

Joint Sub Registrar Pawal

सह. दुय्यम निबंधक वॉ-३

पनवेल-४.

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH003714816201718E दिनांक: 21/07/2017

बँकेचे नाव व पत्ता:

**Manoj Mahadik**

Room No 283 Shubhash Nagar Colony , Acharya College Marg Chembur

To,

Adv. Poonam Khare.

Reg: Search report of the Land, Plot No: 20, Sec: 05,

Building Name: Lake View,

Village Name: Taloja Pachnand, Taluka: Panvel, Dis: Raigad.

As per your instruction, I have taken search of the above said property in the Sub-registrar office at Panvel-1,2,3,4,5 I have gone through the available Index Registrar kept in the office. The search was taken from 2006 to 2017 the years from i.e. last 12 years and I have found the details as under:-

I have paid Government fees 300 Rs on Date: 21/07/2017 & Receipt No: 11140/2017 for your record and Information.

Account Name. M/S H. G. Enterprises.

Years	Transaction (Sub -Registrar Panvel-1,2,3,4,5.)				
2006	Available Index Checked				
2007	Available Index Checked				
2008	Available Index Checked				
2009	Available Index Checked				
2010	Available Index Checked				
2011	Available Index Checked				
2012	Available Index Checked				
2013	Available Index Checked				
2014	Available Index Checked				
2015	Index II Not Ready.				
2016	Index II Not Ready. Transaction As Below,				
2017	Index II Not Ready. Transaction As Below,				
Transaction	Description of Property	Seller's Name	Purchaser' Name	Date of Agreement	Registration No&Date
2016	Sec: 05, Plot No: 20, Area: 449.93 Sq Mtr.	Munawer Abdul Raheman Patel, & Others.	Cidco Ltd Through Its J. L. Rathod.	Agreement To Lease 29/06/2016 Agreement Value: 177750/- Market Value: 177750/-	29/06/2016 PVL-2 7582/2016
2016	Sec: 05, Plot No: 20, Area: 449.93 Sq Mtr.	Munawer Abdul Raheman Patel,	M/S Cemcon Developers Through Its Partner	Tripartite Agreement 16/08/2016 Agreement	16/08/2016 PVL-2 9664/2016



		Others, & Cidco Ltd Through Its A. B. Ghorpade.	Rais Takseen Khan, & Others.	177750/- Market Value: 6255000/-	
2017	Sec: 05, Plot No: 20, Area: 449.93 Sq Mtr.	M/S Cemcon & Developers Through Its Partner Mohammad Rais Takseen Khan, & Others, & Cidco Ltd Through Its Umesh Pote.	M/S H. G. Enterprises Through Its Proprietor Harji Ganesha Gajora.	Tripartite Agreement 11/01/2017 Agreement Value: 177750/- Market Value: 3753000/-	11/01/2017 PVL-2 296/2017

**Note :-**

- 1) Index II are not maintained properly, therefore this Search report is qualified in Value and Submitted from the Records available on "As is where basis is" Without any liability on the part of the undersigned.
- 2) Some Index 2 Are Not Available.

**Manoj Mahadik.**  
Search Clerk.

*27/07/2017*  
**POONAM A. KHARE**  
Advocate  
003, Satyakripa Apartment  
Plot No. 103, Sector -9,  
New Panvel (E) - 410206