

Kachana, Ew- Title (1)



**Ajeet Singh & Associates**

(Advocates & Legal Consultants)

**Ajeet V. Sing**

B.Com., LL  
ADVOCATE HIGH COURT

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Date: 2<sup>nd</sup> April 2015

**ANNEXURE "B"**

**TITLE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

Ref.: Plots bearing No. 03, adm. 4999.61 sq.mtrs. at Situated  
at Sector-24, Talaja-Panchnand Node, Navi Mumbai Tal.  
Panvel, Dist. Raigad

We have investigated the Title of M/S. RACHANA ENTERPRISES [Partnership Firm] & SHRI. VASANT GOVIND SHINDE, the New Licensees of Plot bearing No. 03, adm. about 4999.61 sq.mtr., Situated at Sector-24, Talaja-Panchnand Node, Navi Mumbai Tal. Panvel, 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. 172 in the name of Project Affected Villager/Applicant SHRI. VASANT GOVIND SHINDE and on payment of Lease Premium of Rs. 62,500/- [Rupees Sixty Two Thousand Five Hundred Only] & Other Charges Agreement to Lease executed on 21<sup>st</sup> April 2010 BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO LTD) the Licensor Party of ONE PART AND SHRI. VASANT GOVIND SHINDE, the Original Licensee Party of OTHER PART

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and had handed over the possession of the aforesaid allotted plot to the Licensee 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 Agreement to Lease duly stamped & registered with the Concerned Sub Registrar of Assurances at Panvel, vide under **Registration Sr. No. PVL-1 /05555/2010 dtd. 3<sup>rd</sup> May 2010.**

The Development Agreement executed on 28<sup>th</sup> June 2014 between **SHRI. VASANT GOVIND SHINDE** the Party of One Part AND **M/S. RACHANA ENTERPRISES [Partnership Firm]** through its Partners [1] **SHRI. CHANDRESH GANESH PATEL**, [2] **SHRI. SANJAY GORADHANBHAI MAYANI & [3] SHRI. GOVIND NARAN PATEL** the Party of Other Part and as per the said Development Agreement parties have agreed to share the units/flats/shops and PSI of the entire Plot equally in the ratio of 50:50

The Original Allottee/Licensee 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 to the extent of 50% of total area in favour of New Licensees **M/S. RACHANA ENTERPRISES [Partnership Firm]** consist of Three [03] Partners namely [1] **SHRI. CHANDRESH GANESH PATEL**, [2] **SHRI. SANJAY GORADHANBHAI MAYANI & [3] SHRI. GOVIND NARAN PATEL**, 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 dtd. 13<sup>th</sup> August 2014** executed between The CIDCO Ltd. the Party of First Part AND **SHRI. VASANT GOVIND SHINDE** the Original Licensee Party of Second Part AND in Joint name of **M/S. RACHANA ENTERPRISES [Partnership Firm]** through its Partners [1] **SHRI. CHANDRESH GANESH PATEL**, [2] **SHRI. SANJAY GORADHANBHAI MAYANI & [3] SHRI. GOVIND NARAN PATEL [50% Share] AND SHRI. VASANT GOVIND SHINDE [50% Share]** the New Licensees Party of Third Part. The said Tripartite Agreement duly stamped & registered with the Concerned Sub-Registrar of Assurances Panvel vide under **Registration Sr. No. PVL-2/5873/2014 dtd. 13<sup>th</sup> August 2014.** The CIDCO Ltd. on furnishing of registered Copy of Tripartite Agreement had transferred the said Plot in the joint name of New Licensees vide through its **Final Order bearing No. सिडको /वसहत/साटयो/तळोजा-१७२/२०१४/१०६७ दिनांक:- १७/१०/२०१४.**

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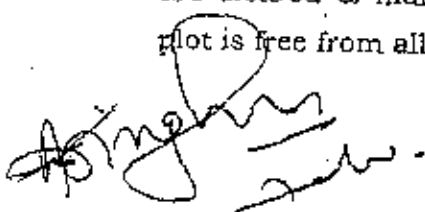
.. 3 ..

Due to certain, dispute & misunderstanding between the Original Licensees & Developers about the Distribution/Sharing of units/flats of the proposed building to be constructed on the said plot, the Developers /New Licensees have filled **Special Civil Suit No. 27/2015 IN THE COURT OF CIVIL JUDGE [S.D.] Panvel at Panvel** for The Specific Performance of the Contract as per the **Development Agreement dtd. 28<sup>th</sup> June 2014** and Distribution of Units/Flats as per their agreed sharing ratio. The Hon'ble Court has issued summons to other side to remain present on the fixed date and in between the Defendant Original Licensee of the plot has approached to the Plaintiff the Developers herein and both the parties have mutually & amicably settled their dispute out of court and accordingly made an application for withdrawal of suit by filling Consent Term to the said Suit. The Hon'ble Court on filling of application and Consent Term to the Suit signed by both the parties and their respective advocates has referred the suit for mediation which allowed after taking the statement as per order passed to Exhibit 10 and in lieu of said Consent Term filled before The Hon'ble Court Decree Passed to the same and suit disposed off. The Parties to the suit have accepted the distribution of units between them as per Annexure "F" to the Agreement and enclosed with the Consent Term.

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 2010 to 2014 in the Office of Concerned Sub Registrar of Assurance i.e. Panvel-I, Panvel - II, Panvel - III & Panvel - IV, Tal. Panvel & Dist. Raigad and made the payment of Govt. Fees to that effect. While search its found that there is no other document executed and registered about the sale, mortgage of said plot in favour of any other party except the document herein perused by us and no stay order, injunction granted by any of court so for against the said plot in favour of any third party. The copy of search note and payment receipt for title search enclosed herewith to support our title certificate issued pertaining to title of said plot.

It's observed by us that the title of Plot bearing No. 03, adm. about 4999.61 sq.mtr., Situated at Sector-24, Talaja-Panchnand Node, Navi Mumbai Tal. Panvel, Dist. Raigad with M/S. RACHANA ENTERPRISES [Partnership Firm] & SHRI. VASANT GOVIND SHINDE are cleared & marketable and further the License, Lease of mentioned plot is free from all encumbrances, mortgages, charges and/or claims.

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*THE SCHEDULE ABOVE REFERRED TO*

All that piece or parcel of land known as **Plot bearing No. 03, Situated at Sector-24, Taloja-Panchnand Node, Navi Mumbai Tal. Panvel, Dist. Raigad of Gaokhan Expansion Scheme, containing by adm. 4999.61 sq.mtr.** or thereabouts and bounded as follows that is to say :


On or towards North by : Reserve Plot

On or towards South by : 20.0 Mtr. Wide Road

On or towards East by : Plot No. 4

On or towards West by : Plot No. 1 & 2

For **AJEET SINGH & ASSOCIATES**

  
AJEET. V. SINGH  
(ADVOCATE)

*Ajeet V. Singh*  
B.Com., L.L.B.  
ADVOCATE HIGH COURT  
17, 1st Floor, Sar Chamber, Sector-11,  
Plot No.44, C. B. D. Betapur,  
Navi Mumbai-400614. Ph. No. 27576142.

Encl. : Search Report taken through MR. VINAY MANKAME

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**SEARCH REPORT**

TRANSACTION [ Sub-Registrar, Panvel - I ]	
1.	In Sub Registrar Panvel from 2010 to 2014 in last i.e. 05 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

TRANSACTION [ Sub-Registrar, Panvel - II ]	
1.	In Sub Registrar Panvel from 2010 to 2014 in last i.e. 05 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

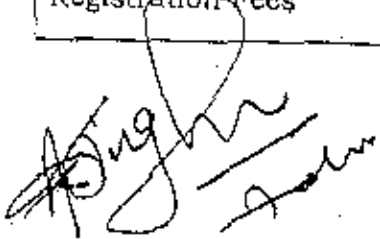
TRANSACTION [ Sub-Registrar, Panvel - III ]	
1.	In Sub Registrar Panvel from 2010 to 2014 in last i.e. 05 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

TRANSACTION [ Sub-Registrar, Panvel - IV ]	
1.	In Sub Registrar Panvel from 2012 to 2014 in last i.e. 03 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	Taloja-Panchnand
Sub Registrar Office	Panvel - I
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No.03, Sector-24
Area	4999.61 sq. mtr.
Name of the Executing Party	CIDCO Ltd.
Name of Claiming Party	SHRI. VASANT GOVIND SHINDE
Date of Execution	21 <sup>st</sup> April 2010
Date of Registration	3 <sup>rd</sup> May 2010
Serial No./Volume and Page	5555/2010
Value	Rs. 62,500/-
Market Value	Rs. 0.00/-
Stamp Paid on Market Value	Rs. 5,000/-
Registration Fees	Rs. 625/-

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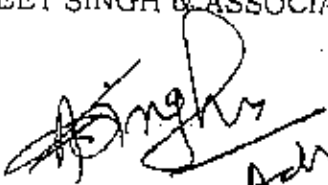


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**NOTE :**

1. Registered Document SHRI. VASANT GOVIND SHINDE to M/S. RACHANA ENTERPRISES [Partnership Firm] said Agreement has been registered dtd. 13<sup>th</sup> August 2014 with the Sub Registrar of Assurances at PVL-2 under as per you provided Document No. 5873/2014 dtd. 13<sup>th</sup> August 2014 by & through Tripartite Agreement this Document Number verified by system.
2. Computerized Index are not property maintained in Sub Registrar Office at PVL - I, II, III.

For AJEET SINGH &amp; ASSOCIATES



AJEET. V. SINGH  
(ADVOCATE)

*Ajeet V. Singh*  
B.Com., I.L.B.  
ADVOCATE HIGH COURT  
17, 1st Floor Sai Chamber, Sector-11,  
Plot No 44, C. B. D. Belapur,  
Navi Mumbai-400614. Ph. No. 27576142.

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

शोधार्ज  
१५७  
२०१५

सर्वसा. ११३ मं.  
Gen 113 me.

मूल प्रत [अहस्तांतरणीय]  
ORIGINAL COPY (NON TRANSFERABLE)

शासनास केलेल्या प्रदानार्थी पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place... पन्वेल... दिनांक/Date... ८/१/२०१५

Received from... डॉ. अनिल सिंग... पांचांकदून

रु./Rs... २००/- (रुपये/Rupees... लिनेश भाज...)

on account of... भौत्रे लक्ष्मण दा. पन्वेल स्टोकर ०३... साकरिता मिळाले.

रोखपाल वा लेखापाल  
Cashier or Accountant... सम २०१० ते २०१४ (सहस्र/Signature)  
(५५७) सहस्र (पदनाम/Designation)  
सहस्र (पन्वेल-२) सहस्र (पन्वेल-२)

मं. क्र. गु. -५०-१००० गु. (२००३ पां. वि.) -५-२०१५-२-२०१५-२-१५

# 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: 12/01/2015

To,

Adv. Ajcet Singh,  
CBD Belapur, Navi Mumbai.

Sir,

Reg:- Search of the Sub- Plot No. 03, Sec- 24, admeasuring 4999.61  
Sq.mtrs. Village -Taloje Pachnand, Tal - Panvel, Dist.  
Raigad.

Period Of Search : 2010 to 2014 ( 05 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 2010 to 2014 i.e. last 05 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 From 2010 to 2014 in last i.e. 05 years as according to available records all records had been checked.
- 2) Current year 2014 record is not ready .

**TRANSACTION**  
( Sub- Registrar, Panvel - 2 )

- 1) In sub Registrar Panvel from 2010 to 2014 in last i.e. 05 years as according to available records all records had been checked.
- 2) Current year 2014 record is not ready .

**TRANSACTION**  
( Sub- Registrar, Panvel - 3 )

- 1) In sub Registrar Panvel from 2010 to 2014 in last i.e. 05 years as according to available records all records had been checked.
- 2) Current year 2014 record is not ready .



**TRANSACTION**  
**( Sub- Registrar, Panvel - 4 )**

- 1) In sub Registrar Panvel from 2012 to 2014 in last i.e. 03 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	Taloje
Sub Registrar Office	Panvel- 1
Nature of Deed	Agreement To Lease
Survey Sub Division And House No.	Plot No.03, Sector- 24
Area	4999.61 Sq.mtrs.
Name of the Executing Party	CIDCO Ltd.
Name of Claiming Party	Mr. Vansant Govind Shinde
Date of Execution	21/04/2010
Date of Registration	03/05/2010
Serial No/ Volume and page	5555/2010
Value	62500/-
Market value	0.00/-
Stamp duty	5000/-
Registration fees	625/-

**NOTE:**

- 1) Registered Document Mr. Vansant Govind Shinde to M/s. Rachana Enterprises said agreement has been registered dated 13/08/2014 with the Sub- Registrar, PVL -2 under as per you provided Doc. No.5873 /2014 Dated 13/08/2014 by & Through Tripartite Agreement this document number verified by system
- 2) Computerized Index are not properly maintained in Sub Registrar Office at Panvel - 1,2,3 & 4



**Mr. Vinay Mankame**  
**Property Investigator**