



**Poonam A. Khare**

B.Sc., I.L.B.  
Advocate High Court

Mob : 9820408472  
Tel : 022-27464548

Ref. No. 077/PK/Individual/July 2017

Date : 28/07/2017

**TITLE CERTIFICATE**

Ref:- In respect of Plot No. 20, admeasuring about 200 Sq. Mtrs., Village – Karanjade (12.5% GES Scheme), Sector - 3, Tal. Panvel, Dist Raigad, to be developed by M/S. SHREE KRISHNA DEVELOPERS, Through its Partners Mr. Suraj Uday Khopkar & Others Four.

On request of M/S. SHREE KRISHNA DEVELOPERS, Through its Partners Mr. Suraj Uday Khopkar & Others Four, having its office at A-2-2, Sector – 13, CIDCO Colony, New Panvel, Tal. Panvel, Dist. Raigad, 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 25.07.2017 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, Mumbai – 21, hereinafter referred to as **“THE CORPORATION”**. The said corporation is the New Town Development Authority declared for the area designated as a site for the 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”**).

Ref. No. \_\_\_\_\_

..2..

Date : \_\_\_\_\_

**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.

**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 **SHRI. DATTU VITHU DAKI**, adult, residing At Village - Vadghar, Taluka Panvel, Dist. Raigad (hereinafter referred to as "**THE LICENSEE**") entitled to get plot under 12.5% plot allotment scheme, **CIDCO** has been allotted to "**THE LICENSEE/S**", Plot No. 20, Sector - 03, Karanjade, Tal. Panvel, Dist. Raigad for residential purpose, vide allotment letter ref. no. **CIDCO/ BHUMI/ SATYO/ VADGHAR/ 701/ 2009**, dated 28.10.2009.

**AND WHEREAS CIDCO** consented to grant the Licensee lease of the above said plot admeasuring 200 Sq. Mtrs. situated at Sector - 03, Karanjade, more particularly described in the schedule mentioned hereunder to **SHRI. DATTU VITHU DAKI** for proper premium of Rs. 9,860/- (Rupees Nine Thousand Eight Hundred and Sixty only) for the purpose of Residential building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease



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..3..

Date : \_\_\_\_\_

dated **05.11.2009** & the same document is duly stamped and registered at Joint Sub Registrar of Assurance, Panvel - 3, under Registration No. **PVL3-07431-2009**, dated **06.11.2009**. The Corporation handed over the possession of the said plot to **SHRI. DATTU VITHU DAKI**.

AND WHEREAS vide a tripartite Agreement dated **25.11.2009** executed between the CIDCO, the original licensee **SHRI. DATTU VITHU DAKI**, and the New Licensee **SHRI. SARTAJ M. KHAN & SHRI SUHEL M. KHAN** & the same document is duly stamped and registered at Joint Sub Registrar of Assurance, Panvel - 1, under Registration No. **PVL1-08115-2009**, dated **25.11.2009**. The CIDCO leased the said Plot No. 20, Sector - 03, Karanjade, Tal. Panvel, Dist. Raigad to **SHRI. SARTAJ M. KHAN & SHRI SUHEL M. KHAN**, and issued final transfer order No. **CIDCO/ VASAHAT/ SATYO/ KARANJADE/ 701/ 2009/ 1196**, dated **7.12.2009** and transferred the said plot in the name of **SHRI. SARTAJ M. KHAN & SHRI SUHEL M. KHAN**.

AND WHEREAS vide a tripartite Agreement dated **05.10.2010** executed between the CIDCO, the licensee **SHRI. SARTAJ M. KHAN & SHRI SUHEL M. KHAN**, and the New Licensee **M/S K. V. Corporation**, through its Partners 1) **MR. RAMESH KARSANBHAI PATEL**, 2) **MR. BRIJESH A. PATEL**, 3) **MR. JAYESH RAVJIBHAI PATEL**, 4) **MRS. JAYSHREE RAMESHBHAI PATEL**, 5) **MR. PARESH R. PATEL** & the same document is duly stamped and registered at Sub registrar office, Panvel - 3, under Registration No. **PVL3-09786-2010**, dated **05.10.2010**. The CIDCO leased the said Plot No. 20, Sector - 03,

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Ref. No. \_\_\_\_\_

..4..

Date : \_\_\_\_\_

Karanjade, Tal. Panvel, Dist. Raigad to M/S K. V. Corporation, through its Partners 1) MR. RAMESH KARSANBHAI PATEL, 2) MR. BRIJESH A. PATEL, 3) MR. JAYESH RAVJIBHAI PATEL, 4) MRS. JAYSHREE RAMESHBHAI PATEL, 5) MR. PARESH R. PATEL, and issued final transfer order No. CIDCO/ VASAHA/ SATYO/ KARANJADE/ 701/ 2010, dated .10.2010 and transferred the said plot in the name of M/S K. V. Corporation, through its Partners MR. BRIJESH A. PATEL & 4 others.

AND WHEREAS vide a tripartite Agreement dated 11.08.2011 executed between the CIDCO, the licensee M/S K. V. Corporation, through its Partners 1) MR. RAMESH KARSANBHAI PATEL, 2) MR. BRIJESH A. PATEL, 3) MR. JAYESH RAVJIBHAI PATEL, 4) MRS. JAYSHREE RAMESHBHAI PATEL, 5) MR. PARESH R. PATEL, and the New Licensee 1) MR. DEVSHI HANSRAJ PATEL, (2) MR. MOHANLAL DEVSHI PATEL, (3) MR. CHANDULAL DEVSHI PATEL, (4) MR. VINOD DEVSHI PATEL & the same document is duly stamped and registered at Sub registrar office, Panvel - 3, under Registration No. PVL3-08279-2011, dated 11.08.2011. The CIDCO leased the said Plot No. 20, Sector - 03, Karanjade, Tal. Panvel, Dist. Raigad to 1) MR. DEVSHI HANSRAJ PATEL, (2) MR. MOHANLAL DEVSHI PATEL, (3) MR. CHANDULAL DEVSHI PATEL, (4) MR. VINOD DEVSHI PATEL, and issued final transfer order No. CIDCO/ VASAHA/ SATYO/ KARANJADE/ 701/ 2011, dated 17.08.2011 and transferred the said plot in the name of MR. DEVSHI HANSRAJ PATEL & 3 others.



Ref. No. \_\_\_\_\_

..5..

Date : \_\_\_\_\_

AND WHEREAS vide a tripartite Agreement dated 16.05.2016 executed between the CIDCO, the licensee 1) MR. DEVSHI HANSRAJ PATEL, (2) MR. MOHANLAL DEVSHI PATEL, (3) MR. CHANDULAL DEVSHI PATEL, (4) MR. VINOD DEVSHI PATEL and the New Licensee M/S SHREE KRISHNA DEVELOPERS, through its Partners (1) MR. SURAJ UDAY KHOPKAR (2) MR. MOHANLAL DEVSHI PATEL, (3) MR. CHANDULAL DEVSHI PATEL, (4) MR. VINOD DEVSHI PATEL AND (5) MR. DEVSHI HANSRAJ PATEL & the same document is duly stamped and registered at Sub registrar office, Panvel - 2, under Registration No. PVL2-5644-2016, dated 16.05.2016. The CIDCO leased the said Plot No. 20, Sector - 03, Karanjade, Tal. Panvel, Dist. Raigad to M/S SHREE KRISHNA DEVELOPERS, through its Partners (1) MR. SURAJ UDAY KHOPKAR (2) MR. MOHANLAL DEVSHI PATEL, (3) MR. CHANDULAL DEVSHI PATEL, (4) MR. VINOD DEVSHI PATEL AND (5) MR. DEVSHI HANSRAJ PATEL, and issued final transfer order No. CIDCO/ VASAHAT/ SATYO/ KARANJADE/ 701/ 2016/ 9558, dated 15.06.2016 and transferred the said plot in the name of M/S SHREE KRISHNA DEVELOPERS, through its Partners MR. SURAJ UDAY KHOPKAR & 4 others.

AND WHEREAS as per the Development permission & Commencement Certificate Ref. No. CIDCO/ BP-15334/ TPO (NM & K)/ 2016/ 1302, dated 11.01.2017 and can commenced the construction of Residential building named "GOKUL NIWAS" consisting of Ground + 4 upper floors as per the plans and specifications duly approved by the town planning authority of CIDCO.

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..6..

By referring all relevant documents I hereby state that the said Plot No. 20, Sector - 3, Karanjade (12.5% GES Scheme), Tal. - Panvel, Dist. - Raigad, of M/S SHREE KRISHNA DEVELOPERS THROUGH ITS Partners (1) MR. SURAJ UDAY KHOPKAR (2) MR. MOHANLAL DEVSHI PATEL, (3) MR. CHANDULAL DEVSHI PATEL, (4) MR. VINOD DEVSHI PATEL AND (5) MR. DEVSHI HANSRAJ PATEL, 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: 28.07.2017

*28/07/2017*  
**POONAM A. KHARE**  
Advocate  
003, (Satyakripa CHS Ltd.) Plot No. 103, Sector - 9,  
New Panvel (E) - 410206