



ADV.PRIYA P.SAPALE M.A L.L.B.

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Advocate High Court

Off: SS-IV, Unit No.209 , Sector-2, Vashi, Navi Mumbai -400 703.

Dated : 20/11/2019

TITLE CERTIFICATE

I have investigated the Title of Property Search for Plot No.15, Sector No.21, situate at Village – Ghansoli, Navi Mumbai, Taluka & Dist. Thane of **M/s. Rangvel Enterprises through its partners** Mr. Ramji Bhachu Vaviya , Mr. Kanji Ranchhod Dubariya on the basis of the copies of the Documents submitted.

AND WHEREAS the original allottee paid the premium in full to the corporation and on receipt of the payment of the said premium in full the Corporation granted permission or license to the Original Allottees to enter upon the said Plot of Land for the purpose of erecting a Building/s.

Whereas by agreement to Lease made at C.B.D, Belapur , on 15th April 2019 by the Corporation of the one part in favour of the Original Licensee herein , therein referred to as the Licensee of the other part (hereinafter referred to as "the said Agreement) the Corporation agreed to grant lease to the Original Licensee herein, and the Original Licensee agreed to accept Lease of Land under 12.5% Scheme Plot No.15, Admeasuring 549.61 sq.mtrs , Sector-21 , situated at GHANSOLI , and the said Agreement was duly registered vide Registration No.TNN-8-5087-2019, dated - 26/.4/2019 with Receipt No 5468.



AND WHEREAS Tripartite Agreement for Plot No.15, Sector No. 21, for admeasuring 549.61 sq.mtrs. dated 12/06/2019 is executed /s. M/s. Rangvel Enterprises through its partners Mr. Ramji Bhachu Vaviya , Mr. Kanji Ranchhod Dubariya in the records of the sub registrar Thane-8. The Sellers are Shri. Janardan Kana Mhatre , Mr. Padurang Kana Mhatre , Mrs. Thakubai Ramchandra Mhatre and confirming party is CIDCO Ltd. Document No. No. 7432/2019 dated 12/06/2019. The Value is Rs.209,40,141/- and the stamp duty paid is Rs.10,47,100

I am therefore of the opinion that the title of M/s. Rangvel Enterprises through its partners Mr. Ramji Bhachu Vaviya , Mr. Kanji Ranchhod Dubariya . on the Flats/units etc on the said Property Search for Plot No.15, Sector No.21, situate at Village – Ghansoli, Navi Mumbai, Taluka & Dist. Thane and the Building constructed on it is clear and marketable subject to the terms and conditions .The description of the said Plot of land is more particularly described herein below.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land comprised and known as Property Search for Plot No.15, Sector No.21, situate at Village – Ghansoli, Navi Mumbai, Taluka & Dist. Thane or thereabout, admeasuring 549.61 sq.mtrs.

Yours Truly,

Mrs.Priya Sapale
(Advocate high court)


PRIYA PRAVIN SAPALE
M.A.L.L.B.
Advocate High Court
Plot No. 209, Sector - 2,
Vashi, Navi Mumbai - 400703

