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Date: 6th September 2019

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

REF.: PLOT NO. F-7, ADM. 1999.9700 SQ.MTRS,

SECTOR-6 AT NEW PANVEL [E], NAVI MUMBAI TAL.

PANVEL, DIST. RAIGAD

We have investigated the Title of **M/S. TIRUPATI ENTERPRISES [Partnership Firm]**, the Licensees of Plot No. F-7, adm. 1999.9700 sq.mtrs, Sector-6 at New Panvel [E], Navi Mumbai Tal. Panvel, Dist. Raigad have to State as follows:

ALLOTMENT OF PLOT:

The City and Industrial Development Corporation of Maharashtra Limited had allotted the Plot No. F-7, adm. 1999.9700 sq.mtrs, Sector-6 at New Panvel [E], Navi Mumbai Tal. Panvel, Dist. Raigad under the Application on 30th January 2018 and got allotted under Application No. 066 & Scheme No. "CUC-MKTG/02/2017-18" Plot No. F-7, adm. 1999.9700 sq.mtrs, Sector-6 at New Panvel [E], Navi Mumbai Tal. Panvel, Dist. Raigad, in consideration of payment of Lease premium amount of Rs. 17,77,73,333.36/- [Rupees Seventeen Crores Seventy Seven Lakhs Seventy Three Thousand Three Hundred Thirty Three & Thirty Six Paise Only] and on fulfillment of all the requirements of the said Letter of Allotment for Residential Cum Commercial bearing Ref. No.283/12000018/140, Customer No.30002096 dtd. 24th April 2018.

AGREEMENT TO LEASE OF ALLOTTED PLOT:

Agreement to Lease executed on 4th June 2019 between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** (CIDCO of Maharashtra Ltd) the Licenseors /Lessors Party of **ONE PART** AND **M/S. TIRUPATI ENTERPRISES [Partnership Firm]** of Partners namely {1} **SHRI. RAMESHBHAI VALLABHBHAI PATEL, {2} MR. SAGAR RAMESH PATEL, {3} MR. ROMIK RAMESH PATEL**, the Licensees Party of **OTHER PART.**

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Whereby the Corporation have authorised the Licensees ,Promoters to enter upon the said Land/Plot and to Construct Residential Cum Commercial Building there upon, as per plan will be approved by the Assistant Director of Town Planning of Panvel Municipal Corporation (PMC). The said Agreement to Lease is registered with the Concerned Sub Registrar of Assurances at Panvel, Dist. Raigad vide under **Registration Sr. No. PVL-2/6774/2019.**

COMMENCEMENT CERTIFICATE :

The Licensees of Plot had made an application to the CIDCO of Maharashtra Ltd. for its approval to Construct Residential Cum Commercial Building **Ground/Stilt + Thirteen [13] Upper Floor** on the **Plot No. F-7, adm. 1999.9700 sq.mtrs, Sector-6 at New Panvel [E], Mavi Mumbai Tal. Panvel, Dist. Raigad** and the same approved vide under **Commencement Certificate bearing No. 2019/PMC/TP/BP /1993 /2019 dtd. 21st August 2019** issued by The Assistant Director of Town Planning of Panvel Municipal Corporation [PMC]

SEARCH REPORT :

We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search through **MR. VIVEK THAKUR, Search Clerk for a Period Year 2019 i.e. One [01] Years in the Office of Concerned Sub Registrar of Assurance i.e. Panvel-I, Panvel - II, Panvel - III, Panvel-IV, Panvel-V, Tal. Panvel & Dist. Raigad** and made the payment of Govt. Fees to that effect.

While Search its found that there is no document executed & registered about the assignment, transfer, sale, mortgage of said plot in favour of any other party except the document herein perused by us. The copy of search note and payment receipt for title search enclosed herewith to support our title search certificate issued pertaining to title of said plot.

It's observed by us that the title of **Plot No. 95A, adm. 199.92 sq. mtrs., Sector-6, Karanjade, Tal. Panvel, Dist. Raigad with M/S. SHRI ASHTAVINAYAK ENTERPRISES [Partnership Firm]** is clear & 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 and parcel of land bearing Plot No. F-7, Sector-6 at New Panvel [E] Node, Navi Mumbai Tal. Panvel, Dist. Raigad admeasuring about 1999.9700 sq.mtrs and bounded as follows:

THAT IS TO SAY:

On or towards North by : Plot No. F-6
On or towards South by : 20.0 Mtrs. Wide Road
On or towards East by : 20.0 Mtrs. Wide Road
On or towards West by : 11.0 Mtrs. Wide Road

C.B.D. Belapur, Navi Mumbai, Tal. & Dist. Thane

For AJEET SINGH & ASSOCIATES



AJEET. V. SINGH
(ADVOCATE)

AJEET SINGH & ASSOCIATES

(Advocates & Legal Consultants)
Office No. 116/117, 1st Floor, Sai Chamber,
Plot No. 44, Sector - 11, CBD Belapur,
Navi Mumbai - 400 614, Tal. & Dist. Thane

Encl. : Search Report taken through **MR. VIVEK THAKUR**

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SEARCH REPORT

TRANSACTION [Sub-Registrar, Panvel – I]	
1.	In Sub Registrar Panvel-1 from 2019 in Last i.e. One [01] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready
TRANSACTION [Sub-Registrar, Panvel – II]	
1.	In Sub Registrar Panvel-2 from in Last i.e. One [01] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready
TRANSACTION [Sub-Registrar, Panvel – III]	
1.	In Sub Registrar Panvel-3 from 2019 in Last i.e. One [01] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready
TRANSACTION [Sub-Registrar, Panvel – IV]	
1.	In Sub Registrar Panvel-4 from 2019 in Last i.e. One [01] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready
TRANSACTION [Sub-Registrar, Panvel – V]	
1.	In Sub Registrar Panvel-5 from 2019 in Last i.e. One [01] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready



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ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH WE HAVE FOUND IN SEARCH ARE GIVEN AS BELOW :-

Village	New Panvel
Sub Registrar Office	Panvel - II
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. F-7, Sector-6 New Panvel [E], Navi Mumtai Tal. Panvel, Dist. Raigad
Area	adm. 1999.9700 sq. mtrs.
Name of the Executing Party	CIDCO OF Maharashtra Ltd. through Officer R. K. Veta
Name of Claiming Party	M/S. TIRUPATI ENTERPRISES Through Partner Mr. Sagar Ramesh Patel
Date of Execution	4 th June 2019
Date of Registration	4 th June 2019
Serial No./Volume and Page	6774/2019
Agreement Value	Rs. 17,77,73,333.36
Market Value	Rs. 0.00
Stamp Duty Paid	Rs. 88,90,000.00
Registration Fees Paid	Rs. 30000.00

Note:

1. I have searched the records in Office of Sub Registrar Office of Panvel which were available to me.
2. Computerised Index are not properly maintained in Sub Registrar Office at Panvel-I, Panvel-II, Panvel-III, Panvel-IV & Panvel-V.

For AJEET SINGH & ASSOCIATES



AJEET. V. SINGH
(ADVOCATE)

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(Advocates & Legal Consultants)
Office No. 116/117, 1st Floor, Sai Chamber,
Plot No. 44, Sector - 11, CBD Belapur,
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ATTORNEYS & ASSOCIATES

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SEARCH REPORT

From: Mr. Vivek Thakur, Property Investigator

Shop No.B-4, Shree Ballaleshwar Bldg, Tilak Road, Savarkar Chowk, Panvel, 410206
Cell No.9594891156

Email I.D. vivekthakur7176@gmail.com

Date: 17/08/2019

To,
Adv.Ajeet Singh
CBD, Belapur, Navi Mumbai.

Sir,

Reg:- Search of Plot No.F-7, Sector-6, Village New Panvel, Tal – Panvel,Dist.Raigad, Admeasuring 1999.97 Sq.mtrs.

Period Of Search : 2019 (1 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 **2019 i.e. last 1 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 1 from 2019 in last i.e.1 years as according to available records all records had been checked.
2) Current year 2019 record is not ready.

TRANSACTION (Sub- Registrar, Panvel – 2)
1) In Sub Registrar Panvel 2 from 2019 in last i.e.1 years as according to available records all records had been checked.
2) Current year 2019 records is not ready.



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

- 1) In Sub Registrar Panvel 3 from 2019 in last i.e. 1 years as according to available records all records had been checked.
- 2) Current year 2019 record is not ready .

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

- 1) In Sub Registrar Panvel 4 from 2019 in last i.e.1 years as according to available records all records had been checked.
- 2) Current year 2019 record is not ready.

**TRANSACTION
(Sub- Registrar, Panvel - 5)**

- 1) In Sub Registrar Panvel 5 from 2019 in last i.e.1 years as according to available records all records had been checked.
- 2) Current year 2019 record is not ready.



According to the above schedule those entries which I have founded in Search are given as below :-

Village	New Panvel
Sub Registrar Office	Panvel - 2
Nature of Deed	Agreement to lease
Survey Sub Division and House No.	Plot No. F-7, Sector-6, New Panvel, Pushpak Node, Tal - Panvel, Dist.Raigad.
Area	1999.97 sq.mtrs.
Name of the Executing Party	CIDCO Ltd through Officer R.K. Veta
Name of Claiming Party	M/s. Tirupati Enterprises through partner Mr. Sagar Ramesh Patel
Date of Execution	04/06/2019
Date of Registration	04/06/2019
Serial No/Volume and Page	6774/2019
Value	177773333.36
Market Value	0
Stamp Duty	8890000
Registration Fees	30000

- 1) I have searched the records in office of Sub registrar office of Panvel which were available to me.
- 2) Computerized Index are not properly maintained in Sub Registrar Office at Panvel-1, Panvel 2, Panvel 3, Panvel -4 ,Panvel 5.



