

DHANRAJ K. KENI

B.Sc. LL.B.

ADVOCATE HIGH COURT

Add (Office) :- Shop No. 5, AAKASHDEEP CHS., Old Thana Naka Road, Nr. Prant Office,
Panvel, Tal. Panvel, Dist. Raigad - 410 206, Mob. No. 9702439787

DATE:-07/03/2018

**TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

SCHEDULE OF PROPERTY

Piece and parcel of land known as **Plot no 164, (under 12.5% Gaothan Expansion Scheme)** at sector 14, admeasuring on or about 349.76 square meters, situated at—Kamothe, Navi Mumbai, Taluka—Panvel and District—Raigad thereabout and bonded as follow that is to say –

That is to say –

On the North by	-
On the South by	-
On the East by	-
On the West by	-

THIS IS TO CERTIFY THAT I have investigated the title of **S. B. CONSTUCTION Through By Prop Mr. Swapnil Balaram Mhatre**, having his Resident at – House No. 15 Near By Ganesh Temple. Kamothe, Taluka- Panvel, Dist-Raigad

I Have persued the following documents in respect of the abovementioned property:

I perused the copy of the registered **Agreement to Lease dated 23 December, 2006** entered into the **Original Licensees 1)Shree .Mohan Ambaji**

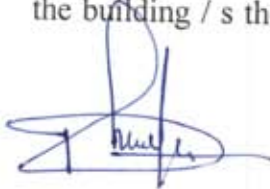


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Gondhali 2)Smt. Ambibai Ambaji Gondhali and the **CIDCO Ltd., (Owners)** whereby the Original Licensees agreed to accept the Lease **Plot no 164, (under 12.5% /Gaothan Expansion Scheme)** at sector 14, admeasuring on or about 349.74 square meters, situated at--Kamothe, Navi Mumbai, Taluka--Panvel and District -- Raigad for period of 60 years for development of building for residential-cum- commercial purpose, and in pursuance whereof Corporation handed over possession thereof to the said Licensee to construct the building / s thereon The said Lease Agreement was duly registered on December 23, 2006 with the office of Sub Registrar -- Panvel 1, vide document no. 9815/2016

I perused the copy of the Reconfirmation Of Plot No. 146, Sector No.14, 12.5% Scheme Kamothe bearing reference no. Land Section Notiing DT 18/07/2017 Page No. 10/1 File No.148 Kamothe,

I perused the copy of registered **Tripartite Agreement dated 11.09.2017** entered between M/s. City and Industrial Development Corporation of Maharastra Limited (CIDCO Ltd.,) **And 1)Shree .Mohan Ambaji Gondhali 2)Smt. Ambibai Ambaji Gondhali. ORIGINAL LICENSEES AND S.B.DEVELOPERS Through By Prop Mr. Swapnil Balaram Mhatre**, the **NEW LICENSEE** agreed to accept the Lease Plot no 164, at Sector -- 14, admeasuring on or about 349.74 square meters, situated at -- Kamothe, Taluka -- Panvel and District -- Raigad for period of 60 years for development of building for residential-cum- commercial purpose, and in pursuance whereof Corporation handed over possession thereof to the said Licensee to construct the building / s thereon. The said Tripartite Agreement was duly registered on



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September 11, 2017 with the office of Sub Registrar – Panvel 4, vide document
no. 10364/2017

I perused the copy of registered **Rectification Deed dated 05.10.2017** entered between M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.) **And** 1)Shree .Mohan Ambaji Gondhali 2)Smt. Ambibai Ambaji Gondhali the Tripartite Agreement is registered with the office of Joint Sub Registrar – Panvel4, document no. 10364/2017 Dated 11.09.2017 In the Tripartite agreement, the area of 349.74, and date 22.12.2016 which has been shown to be wrong, should be read 349.76 sq.mtr. area and date 22.12.2006 The said Rectification Deed was duly registered on September 06.10.2017 with the office of Sub Registrar – Panvel 1, vide document no. 8196/2017

S. B. DEVOLOPRES applied for change of name of the firm as S. B. CONSTUCTION which was approved by CIDCO department wide letter No : DIDCO/Estate/12.5%/Kamothe/148?2017/4812, dated 05/10/2017.

I perused the copy of the **commencement certificate** and development permission letter bearing no. **2018/PMC/BP/2339/2018** , dated **28.02.2018**, whereby the said developer M/s. **S. B. CONSRTACTION** Through By **Prop Mr. Swapnil Balaram Mhatre**, For Plot No.164, Sector No.14, Kamothe, Navi Mumbai. was granted permission for The Development Work Of the Proposed Residential Building (Ground + 4) Residential Build Up area 524.399 Sq.Mtr



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Search report by Adv. Mahesh Bhagat to his Searcher Clerk Mr. Shivaji Salve also taken a search for a period of 13 years from 2006 to 2018 at the Join-Sub Registrars Panvel-1 to 5, at Panvel in respect of the abovementioned Property and have not found any transactions adverse to the title of the said property.

I have gone through the above papers and original documents of title relating to the said plot and certify that the title of **S. B. CONSRTACTION Through By Prop Mr. Swapnil Balaram Mhatre** in respect of the said Plot no 164, (under 12.5% Gaothan Expansion Scheme) at sector 14, admeasuring on or about 349.76 square meters, situated at – Kamothe, Navi Mumbai, Taluka – Panvel and District – Raigad is clear, marketable and free from all encumbrances of any nature whatsoever

Dated this 07 day of March 2018

Your Truly

Mr. Dhanraj K. Keni

(Advocate High Court)

मोबा. : 9702439787

अॅड. धनराज काशिनाथ केणी

बि.ए.सी., एल.एल.बी.

Encl- 1) Search Receipt No _____/2018 dated _____

2) Search Report Of Searcher dtd _____

आकाश दिप को.ऑप.सो., गाळा नं. ५,

जुना ठाणा नाका रोड, पनवेल - ४१०२०६.