



*Ajeet Singh & Associates*

(Advocates & Legal Consultants)

**Ajeet V. Singh**

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ADVOCATE HIGH COURT

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Date: 6<sup>th</sup> September 2017

## *TITLE CERTIFICATE*

### **TO WHOMSOEVER IT MAY CONCERN**

**Ref.: Plot bearing No. 106, adm. 149.25 sq. mtr.,**  
**Situated at Sector-34, Kamothe Node, Navi Mumbai, Tal.**  
**Panvel, Dist. Raigad**

We have investigated the Title of **SHRI. YOGESH RAMDAS SARJINE**, the New Licensee of **Plot bearing No. 106, adm. 149.25 sq. mtr., Situated at Sector-34, Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad** have to State as follows:

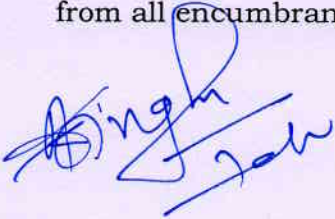
The City and Industrial Development Corporation of Maharashtra Limited had allotted the **Plot bearing No. 106, adm. 149.25 sq. mtr., Situated at Sector-34, Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad** under the **Application dtd. 22<sup>nd</sup> August 2009** received from Project Affected Villagers and entitled Villagers and CIDCO of Maharashtra Ltd. had issued of **Letter of Allotment dtd. \_\_\_\_\_** *Singh*  
**vide under CIDCO File No. 641** in the name of project affected villager /applicant **SMT. PUSHPALATA MADHAV GUPTE** and on payment of Lease Premium of **Rs. 6,150/- [Rupees Six Thousand One Hundred Fifty Only]** and other charges, **Agreement to Lease executed on 7<sup>th</sup> March 2017** between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** [CIDCO of Maharashtra Ltd.] the Licensor/Lessor Party of **ONE PART** AND **SMT. PUSHPALATA MADHAV GUPTE**, the Licensee/Lessee Party of **OTHER PART** (more particularly as written in the schedule of property therein) and had handed over the possession of the aforesaid allotted plot to the Licensees 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 said Agreement to Lease had duly stamped & registered with the Concerned Sub Registrar of Assurance Panvel-1 vide under **Reg. Sr. No. PVL-1/1552/2017 dtd. 9<sup>th</sup> March 2017.**

*Singh*  
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The Original Licensees/Allottees with the prior permission of CIDCO of Maharashtra Ltd. and by executing **Tripartite Agreement dtd. 12<sup>th</sup> April 2017** executed between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** [CIDCO of Maharashtra Ltd.] the Party of First Part AND **SMT. PUSHPALATA MADHAV GUPTA**, the Original Licensee the party of Second Part AND **SHRI. YOGESH RAMDAS SARJINE**, the New Licensee Party of Third Part. The Original Licensee had released, relinquished and transferred all her right, title and interest in favour of the New Licensee. The said Tripartite Agreement duly stamped & registered with the Concerned Sub-Registrar of Assurances Panvel-2 vide under **Registration Sr. No. PVL-2/3842/2017**. The CIDCO Ltd. on furnishing of registered copy of Tripartite Agreement had transferred the said plot in the name of **SHRI. YOGESH RAMDAS SARJINE** vide through hits Final Order bearing No. **CIDCO/VASAHAT/SATYO/KAMOTHE /641/2017 /18847 dtd. 21<sup>st</sup> April 2017**.

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 me that the title of **Plot bearing No. 106, adm. 149.25 sq. mtr., Situated at Sector-34, Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad** with **SHRI. YOGESH RAMDAS SARJINE** is 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*  
*SCHEDULE OF LAND*

All that piece and parcel of land bearing Plot bearing No. 106, Sector-34, Kamothe, Navi Mumbai, Tal. Panvel, Dist. Raigad of Gaothan Expansion Scheme, containing by adm. 149.25 sq. mtr. and bounded as follows that is to say:

On or towards North by : Plot No. 131 + 132 +133  
On or towards South by : 11.0 Mtr. Wide Road  
On or towards East by : Plot No. 107 + 108  
On or towards West by : Plot No. 105

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

For AJEET SINGH & ASSOCIATES

  
AJEET. V. SINGH

(ADVOCATE)

 *Ajeet V. Singh*

B. Com., L.L.B.

Advocate High Court

Reg. No. MA-12/1993

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