



ADVOCATE

S.J. BONDRE & CO.

Add.: Office No.01, 1st Floor, Sai Sharan Complex, Sector-08., Khanda Colony, New Panvel (West), Dist. Raigad.
Phone:022-27464546, Mob.: 9322593358, E-mail: adv.s.bondre@gmail.com

Date: 27th September, 2018

TITLE REPORT

On the basis of documents submitted by **M/S. LKP INFRA PROJECTS**, a Partnership Firm, through its Partners 1) **MR. PRADIPKUMAR LAXMANBHAI PATEL**, 2) **MR. NISHISH MANUBHAI SHAH** 3) **MR. RAJUBHAI LAKHABHAI BHARWAD** & 4) **MR. SHAILESHKUMAR BABUBHAI SONPAL**, having Office No.704, Laxmi Heights, Plot No.78, Sector-18, Kharghar, Navi Mumbai-410210, in respect of Plot No.11, admeasuring about 1481.90 Sq. Mtrs. area, situated in Sector-17, at Kamothe, Tal. Panvel, Dist. Raigad (hereinafter referred to as the said plot), I hereby opine as under:

WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD.) is the New Town Development Authority for Navi Mumbai.
2. The CIDCO LTD. is allotting plot of lands to villagers whose lands have been acquired under the 12.5% G.E.Scheme.
3. The CIDCO Ltd. had leased Plot No.11, admeasuring about 1481.90 Sq. Mtrs. area, situated in Sector-17, at Kamothe, Tal. Panvel, Dist. Raigad under 12.5% Gaothan Expansion Scheme to **MRS. PUSHPA JAGANNATH KANDPILE** as per Agreement to Lease dated 07/06/2018 which was duly registered in the office of Joint

S.J. BONDRE & CO.

Sub-Registrar at Panvel-2, under document Sr. No.7606/2018 & Receipt No. 8776 dated 11/06/2018.

4. The Deed Of Rectification dated 18/07/2018 executed between CIDCO Ltd., therein referred to as 'The Corporation' party of the Part of the First Part and **MRS. PUSHPA JAGANNATH KANDPILE** therein referred to as 'The Licensee' party of the Second part in respect of In the Agreement to Lease of Plot No. 11 the date of Agreement made and entered into and/or of Execution was kept Blank by mistake which should be read and substituted as 7th Day of June, 2018 and said Deed of Rectification was duly Registered in the office of Joint Sub-Registrar Panvel-2, under Document Sr. No. 9546/2018 & Receipt No.11040 dated 18/07/2018.

5. The Tripartite Agreement dated 28/08/2018 executed between the CIDCO Ltd. therein referred to as the 'Corporation' party of the first part and **MRS. PUSHPA JAGANNATH KANDPILE** therein referred to as the ' Original Licensee' party of the second part and **M/S. LKP INFRA PROJECTS** through its partners 1) **MR. PRADIPKUMAR LAXMANBHAI PATEL**, 2) **MR. NISHISH MANUBHAI SHAH** 3) **MR. RAJUBHAI LAKHABHAI BHARWAD** and 4) **MR. SHAILESHKUMAR BABUBHAI SONPAL** therein referred to as 'New Licensee' party of the second part in respect of leased Plot No.11, admeasuring about 1481.90 Sq. Mtrs. area, situated in Sector-17, at Kamothe, Tal. Panvel, Dist. Raigad and the said Tripartite Agreement registered in the office of Joint Sub-Registrar Panvel-2, under Document Sr. No- 11426/2018 & Receipt No.13296 dated 28/08/2018.

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text 'S.J. BONDRE & CO.' around the perimeter.

6. The CIDCO Ltd. has transferred Plot No.11, admeasuring about 1481.90 Sq. Mtrs. area, situated in Sector-17, at Kamothe, Tal. Panvel, Dist. Raigad in favour of New Licensees M/S. **LKP INFRA PROJECTS**, a Partnership Firm, through its Partners **1) MR. PRADIPKUMAR LAXMANBHAI PATEL, 2) MR. NISHISH MANUBHAI SHAH 3) MR. RAJUBHAI LAKHABHAI BHARWAD, 4) MR. SHAILESHKUMAR BABUBHAI SONPAL** as per Final Order vide its Ref. No. क. सिडको/वसाहत/साटयो/कामोठे/२९७/२०१८/२८३५५ dated 10/09/2018.

Now I hereby opine as under:

The title of **M/S. LKP INFRA PROJECTS**, a Partnership Firm, through its Partners **1) MR. PRADIPKUMAR LAXMANBHAI PATEL, 2) MR. NISHISH MANUBHAI SHAH 3) MR. RAJUBHAI LAKHABHAI BHARWAD, 4) MR. SHAILESHKUMAR BABUBHAI SONPAL** to sale, assign and transfer and /construct and sale residential/commercial units/flats in the building constructed on the said Plot of land bearing Plot No.11, admeasuring about 1481.90 Sq. Mtrs. area, situated in Sector-17, at Kamothe, Tal. Panvel, Dist. Raigad, subject to the terms and conditions of the Agreement to Lease dated 07/06/2018 & Tripartite Agreement dated 28/08/2018 appear to be free, clear, legal and marketable.

Place: New Panvel
Date: 27/09/2018



For S.J BONDRE & CO

(S. J. BONDRE)
ADVOCATE



ADVOCATE

S.J. BONDRE & CO.

Add.: Office No.01, 1st Floor, Sai Sharan Complex, Sector-08,, Khanda Colony, New Panvel (West), Dist. Raigad.
Phone:022-27464546, Mob.: 9322593358, E-mail: adv.s.bondre@gmail.com

Date: 27th September, 2018

SEARCH REPORT

On the basis of documents submitted by **M/S. LKP INFRA PROJECTS**, a Partnership Firm, through its Partners 1) **MR. PRADIPKUMAR LAXMANBHAI PATEL**, 2) **MR. NISHISH MANUBHAI SHAH** 3) **MR. RAJUBHAI LAKHABHAI BHARWAD &** 4) **MR. SHAILESHKUMAR BABUBHAI SONPAL**, having Office No.704, Laxmi Heights, Plot No.78, Sector-18, Kharghar, Navi Mumbai-41210, in respect of Plot No.11, admeasuring about 1481.90 Sq. Mtrs. area, situated in Sector-17, at Kamothe, Tal. Panvel, Dist. Raigad, (hereinafter referred to as the said plot). I hereby opine as under:

WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD.) is the New Town Development Authority for Navi Mumbai.
2. The CIDCO Ltd., Allotted Plot No.11, admeasuring about 1481.90 Sq. Mtrs. area, situated in Sector-17, at Kamothe, Tal. Panvel, Dist. Raigad to **MRS. PUSHPA JAGANNATH KANDPILE** and executed Agreement to Lease on 07/06/2018 which has been duly registered in the office of Joint Sub-Registrar Panvel-2, under Document Sr. No.7606/2018 & Receipt No. 8776 dated 11/06/2018.

3. The Deed Of Rectification dated 18/07/2018 executed between CIDCO Ltd., therein referred to as 'The Corporation' party of the Part of the First Part and **MRS. PUSHPA JAGANNATH KANDPILE** therein referred to as 'The Licensee' party of the Second part in respect of In the Agreement to Lease of Plot No. 11 the date of Agreement made and entered into and/or of Execution was kept Blank by mistake which should be read and substituted as 7th Day of June, 2018 and said Deed of Rectification was duly Registered in the office of Joint Sub-Registrar Panvel-2, under Document Sr. No. 9546/2018 & Receipt No.11040 dated 18/07/2018.
4. Thereby **MRS. PUSHPA JAGANNATH KANDPILE** transferred and assigned all her rights, title and interest of the above said Plot No.11, admeasuring about 1481.90 Sq. Mtrs. area, situated in Sector-17, at Kamothe, Tal. Panvel, Dist. Raigad to **M/S. LKP INFRA PROJECTS** through its Partners 1) **MR. PRADIPKUMAR LAXMANBHAI PATEL**, 2) **MR. NISHISH MANUBHAI SHAH** 3) **MR. RAJUBHAI LAKHABHAI BHARWAD** and 4) **MR. SHAILESHKUMAR BABUBHAI SONPAL** as per the Tripartite Agreement dated 28/08/2018 which has been duly registered in the office of Joint Sub-Registrar Panvel-2, under Document Sr. No- 11426/2018 & Receipt No.13296 dated 28/08/2018 and on the receipt of adequate amount consideration handed over the vacant peaceful and physical possession of the said Plot to **M/S. LKP INFRA PROJECTS**.
5. The CIDCO Ltd. has transferred Plot No.11, admeasuring about 1481.90 Sq. Mtrs. area, situated in Sector-17, at Kamothe, Tal. Panvel, Dist. Raigad in favour of New Licensees **M/S. LKP INFRA PROJECTS**, a

A circular blue stamp with the text "S.J. BONDRE & CO." around the perimeter. Overlaid on the stamp is a handwritten signature in blue ink.

Partnership Firm, through its Partners 11) MR. PRADIPKUMAR LAXMANBHAI PATEL, 2) MR. NISHISH MANUBHAI SHAH 3) MR. RAJUBHAI LAKHABHAI BHARWAD and 4) MR. SHAILESHKUMAR BABUBHAI SONPAL and issued Final Order vide its Ref. No. क्र. सिडको/वसाहत/साटयो/कामोठे/२९७/२०१८/२८३५५ dated 10/09/2018.

I have taken search in respect of the said property the last 30 years that is from 1989 to 2018, in office of the Sub-Registrar Panvel-2 in the Register Index II, under Challan No. MH006553274201819E dated 26/09/2018, the original copy of the same is enclosed with this report. I did not found any entry regarding conveyance or any other transaction whatsoever nature in respect of the above-mentioned property.

<u>SR. NO.</u>	<u>YEAR</u>	<u>TRANSACTION</u>	<u>SR. NO.</u>	<u>YEAR</u>	<u>TRANSACTION</u>
1.	1989	NIL	2.	1990	NIL
3.	1991	NIL	4.	1992	NIL
5.	1993	NIL	6.	1994	NIL
7.	1995	NIL	8.	1996	NIL
9.	1997	NIL	10.	1998	NIL
11.	1999	NIL	12.	2000	NIL
13.	2001	NIL	14.	2002	NIL
15.	2003	NIL	16.	2004	NIL
17.	2005	NIL	18.	2006	NIL
19.	2007	NIL	20.	2008	NIL
21.	2009	NIL	22.	2010	NIL
23.	2011	NIL	24.	2012	NIL
25.	2013	NIL	26.	2014	NIL
27.	2015	NIL	28.	2016	NIL
29.	2017	NIL			



30.	2018	<p>1. Agreement to Lease executed between the CIDCO Ltd. and MRS. PUSHPA JAGANNATH KANPILE in respect of Plot No.11, admeasuring about 1481.90 Sq. Mtrs. area, situated in Sector-17, at Kamothe, Tal. Panvel, Dist. Raigad which was duly registered in the office of Joint Sub-Registrar at Panvel-2, under document Sr. No.7606/2018 & Receipt No. 8776 dated 11/06/2018.</p> <p>2. Deed Of Rectification dated 18/07/2018 executed between CIDCO Ltd., and MRS. PUSHPA JAGANNATH KANDPILE in respect of In the Agreement to Lease of Plot No. 11 the date of Agreement made and entered into and/or of Execution was kept Blank by mistake which should be read and substituted as 7th Day of June, 2018 and Registered in the office of Joint Sub-Registrar Panvel-2, under Document Sr. No. 9546/2018 & Receipt No.11040 dated 18/07/2018.</p> <p>3. Tripartite Agreement dated 28/08/2018 executed between the CIDCO Ltd. and MRS. PUSHPA JAGANNATH KANDPILE and M/S. LKP INFRA PROJECTS through its partners 1) MR. PRADIPKUMAR LAXMANBHAI PATEL & 3 others in respect of leased Plot No.11, admeasuring about 1481.90 Sq. Mtrs. area, situated in Sector-17, at Kamothe, Tal. Panvel, Dist. Raigad and registered in the office of Joint Sub-Registrar Panvel-2, under Document Sr. No- 11426/2018 & Receipt No.13296 dated 28/08/2018.</p>
-----	------	--

It is stated that the above said property in pursuant to section 113(A) of the Maharashtra Regional and Town Planning Act 1966, originally owned by the Government of Maharashtra in the name of City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) who under Agreement to Lease & Tripartite Agreement assigned the above plot of land to **M/S. LKP INFRA PROJECTS**.

Hence it is stated from the record with Sub-Registrar, the ownership of the property bearing Plot No.11, admeasuring about 1481.90 Sq. Mtrs. area, situated in Sector-17, at Kamothe, Tal. Panvel, Dist. Raigad is lying in name of **M/S. LKP INFRA PROJECTS** the said property is free from all encumbrances, lien, charges and having clear and marketable title as on this date.

Place: New Panvel
Date : 27/09/2018.



SEARCH TAKEN BY

For S J BONDRE & CO

[Signature]

ADVOCATE
PROPRIETOR