

**RAMAKANT G. PAWAR**

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shiravane, Post – Nerul, Navi Mumbai- 400 706. mob- 9324861992

**Dated : 18/10/2018**

**SEARCH CUM TITLE CERTIFICATE**

**To,**

M/S. SHREE KRISHNA DEVELOPERS  
AT- SHOP NO 94, HAWARE NIRMITI BUILDING NO. 2,  
PLOT NO 15, SECTOR NO 22,  
KAMOTHE, NAVI MUMBAI

Sir,

Sub :- Search cum Title report in respect of Plot No.- 68A,  
Sector No. 22, Village – Kamothe, Taluka –Panvel, District –  
Raigad.

I have taken the search of the aforesaid property at Sub-Registrar Office Panvel – 1 from January 2004 to June, 2017, (most of registers of this office are in torn conditions) search at Sub-Registrar Office Panvel-2 from January 2004 to June, 2017 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Panvel -3 from January 2005 to June, 2017 and search at Sub-registrar Office Panvel -4 from August, 2012 to June, 2017 and search at Sub-registrar Office Panvel -5 from January 2013 to June, 2017 ( some records of 2017 & 2018 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

- 1) Document No. Paval-2-7592/2018 registered on 11/06/2018 (for the Area 649.34 Sq. Mts.) is an Agreement to lease recorded in the names of 1) SHRI VASANT SUDAM MUNDE 2) SHRI PUNDALIK HIRA @ HIRAMAN MUNDE & 3) SHRI MACHINDRA KESHAV MUNDE in the records of Sub-Registrar Panvel – 2 for the Plot bearing number 68A,situated at Sector No. 22, Village – Kamothe, Taluka – Panvel, District – Raigad. The Market Value is Rs. 0.00/-. Consideration amount is Rs. 8125.00/- & the stamp duty paid is Rs. 500.00/- and Registration fee paid is Rs. 100.00/-.

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: 2 :

- 2) Document No. Paval-5-8676/2018 registered on 31/07/2018 (for the Area 649.34 Sq. Mts.) is Tripartite Agreement executed by 1) SHRI VASANT SUDAM MUNDE 2) SHRI PUNDALIK HIRA @ HIRAMAN MUNDE & 3) SHRI MACHINDRA KESHAV MUNDE in favour of M/S. SHREE KRISHNA DEVELOPERS through its partner 1) SHRI KAUSHIK NARSINH PARMAR 2) SHRI NARESH NARSINH PARMAR 3) SHRI ROSHAN NARSINHBHAI RAGHWANI & 4) SHRI SUNIL VALLBHABHAI MAVANI in the records of Sub-Registrar Panvel-5 for the Plot of land bearing number 68A, situated in Sector No. 22, at Village - Kamothe, Taluka - Panvel, District - Raigad. The consideration amount is Rs. 8125.00/-. Market value is Rs. 32239731.00/- & the stamp duty paid is Rs. 1613700.00/- and Registration fee paid is Rs. 30000.00/-.

**Flow of Title**

By an Agreement to Lease dated 11/06/2018 (hereinafter called "THE SAID AGREEMENT TO LEASE") entered into between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (therein and hereinafter referred to as "THE CORPORATION") of the One Part and 1) SHRI VASANT SUDAM MUNDE 2) SHRI PUNDALIK HIRA @ HIRAMAN MUNDE & 3) SHRI MACHINDRA KESHAV MUNDE, therein referred to as "THE LICENSEE" and hereinafter referred to as "THE ORIGINAL LICENSEE") of the Other Part, the Corporation agreed to grant a lease of the Plot of land bearing number 68 A, admeasuring 649.34 Sq. Mts., situated at Sector No.- 22, Village - Kamothe, Tal.-Panvel, Dist.-Raigad in favour of the said Original Licensee at or for the consideration as mentioned in the said Agreement to Lease and on performing and complying with all the terms and conditions of the said Agreement to Lease, the Corporation on 11/06/2018 placed the said plot in possession of the said Original Licensee. The said

  
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: 3 :

Agreement to Lease is duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No. PVL-2-7592-2018 on 11/06/2018;

By virtue of the Tripartite Agreement dated 31/07/2018, the rights, title, interest and benefits of the said Plot of land bearing number 68A has been transferred and assigned in favour of M/S. SHREE KRISHAN DEVELOPERS (therein and hereinafter referred to as "THE NEW LICENSEES") as per the terms and conditions mentioned therein and CIDCO vide its letter bearing reference number **CIDCO/ VASAHT/ 12.5 SCHEME/KAMOTHE/191/2018/ 27812, dated 06/08/2018**, has substituted the New Licensee i.e. M/S. SHREE KRISHAN DEVELOPERS, instead and in place of the aforesaid Original Licensee for the said plot of land. The said Tripartite Agreement is duly registered before the Sub Registrar of Assurances at Panvel under its Doc. No. PVL-5-8676-2018 on 31/07/2018;

The said New Licensees i.e. M/S. SHREE KRISHANA DEVELOPERS submitted the building plans through their Architect to PANVEL MUNICIPAL CORPORATION and PANVEL MUNICIPAL CORPORATION approved and sanctioned the building plans and issued a Commencement Certificate bearing reference number 2018/PMC/TP/BP/234/2018, dated 10/10/2018 permitting the said New Licensees to construct a building on the aforesaid Plot.

That It has been represented and warranted by you to the undersigned that there are no proceedings pending against the said plot of land in any court of law or before any other authority and you have not received any notice from any body having any claim of any kind on the said plot of land. As per the remark mentioned in the Final Transfer order dated 06/08/2018, there is a application under section 28 A is pending and the outcome of which shall be binding on the licensee of the said plot.

  
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: 4 :

✓ On the basis of the above and on the basis of the documents placed before me by you and subject to compliances of all the laws, I am of the opinion that subject to the terms and conditions of the aforesaid documents and what is stated above, the title of land described below is clear and marketable and free from all encumbrances.

This certificate has been issued on the basis of the Xerox copy of the documents placed before me at that particular point of time and without any liability on the part of the undersigned.

**The Schedule above referred to**

All that piece and parcel of land bearing Plot number 68 A under erstwhile 12.5% Goathan Expansion Scheme situated at Sector No. 22, Node – Kamothe, Taluka – Panvel, Dist.-Raigad, admeasuring 649.34 Sq. Mts. or thereabout bounded as follows; i.e. to say:

On or towards the North by : 20 Mtrs. Wide road.  
On or towards the South by : Plot No. 68.  
On or towards the East by : 20 Mtrs. Wide road.  
On or towards the West by : Plot No. 69.

Dated this 13<sup>th</sup> day of October, 2018. ✓

Yours Truly,

  
**RAMAKANT G. PAWAR**  
Advocate

**RAMAKANT G. PAWAR**  
B.Com, LI .B  
**ADVOCATE HIGH COURT**

Encl :- receipt No. 12289, dated 16/10/2018 for Rs. 375 deposited for search at sub registrar Office, Panvel – 1 vide a challan No. MH007079467201819M.

86/0

इतर पावती

Original/Duplicate

Tuesday, 16 October 2018 9:04 AM

नोंदणी क्र.: 399

Regn.: 399

पावती क्र.: 12289 दिनांक: 16/10/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल1-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड रमाकांत पवार

वर्णन अर्ज क्र 1618/18 मौजे कामोठे भूखुड 68 अे से 22 सन 2004 ते 2018

शोध व निरीक्षणे

रु. 375.00

एकूण:

रु. 375.00

JOINT S R PANVEL 1

1); देयकाचा प्रकार: eChallan रकम: रु.375/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007079467201819M दिनांक: 16/10/2018

बँकेचे नाव व पत्ता:

मह दुधम निबंधक, वर्ग-२  
(पनवेल-१)