

Off : Office No. 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.

Off. : Office No. 1, Ground Floor, Vithai CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705.  
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

Ref. No. : TC/09/2016

BY RPAD / UPC / HAND

Date : 07/06/201

## TITLE CERTIFICATE

Ref: Plot No. 143A, Sector - 19, at Kharghar, Tal. Panvel, Dist-Raigad.

THIS IS TO CERTIFY that I have investigated title in respect of Plot No. 143A, Sector - 19, admeasuring 224.96 Sq. Mtrs. situated at Kharghar, Tal. Panvel, Dist-Raigad, after gone through all the document and papers submitted to me, I have found some relevant aspect to note and placed my observations in respect of the above referred plot as under:

1. The City and Industrial Development Corporation of Maharashtra Limited, a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as 'THE CORPORATION/CIDCO Ltd.')
- having its office at 'Nirmal', 2<sup>nd</sup> Floor, Nariman Point, Mumbai - 400021, is the New Town Development Authority, under the provision of subsection (3-a) of Section-113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as the said Act.
2. The State Government in pursuant to Section 113 (1) of the said Act, acquired the land described therein and vesting such lands to the Corporation for development and of such piece of land so





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acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessees.

3. The Corporation under Gaothan Expansion Scheme 12.5% Scheme allotted the Plot to 1) Smt. Manjubai Changa(Changdev)Karavkar 2) Shri. Ravindra Changa (Changdev) Karavkar 3)Smt. Shashikala Krishna Karavkar 4) Smt. Anita Pradip Pawar 5)Shri. Mahesh Krishna Karavkar 6) Shri. Manoj Krishna Karavkar 7) Shri. Milind Krishna Karavkar 8) Smt. Geeta Nivruti Karavkar 9) Shri. Nikhil Nivruti Karavkar 10)Kumari. Monika Vivruti Karavkar (Minor) Guardian - Smt. Geeta Nivruti Karavkar 11) Shri. Dhanaji Padu Karavkar 12) Shri. Jagdish Padu Karavkar 13) Shri. Sharad Padu Karavkar 14) Smt. Yamunabai Padu Karavkar 15) Smt. Shantabai Padu Karavkar all adults, Indian Inhabitants, residing at Murbi, Tal. Panvel, Dist. Raigad. (herein after referred to as "THE LESSEE") and after Payment of Lease Premium the Agreement to Lease is executed by the Corporation in favour of the Lessee vide Agreement to Lease dated 13/05/2014 for a period of 60 years computed from the date of Agreement to Lease, in respect of a plot admeasuring about 224.96 Sq. Mtrs. bearing Plot No. 143A, Sector - 19, at Kharghar, Tal. Panvel,







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Dist-Raigad, (herein after referred to as "the Said Plot"). The Agreement to Lease dated 13/05/2014 is duly registered on 13/05/2014 vide Registration Receipt No. 5623 and its Document Sr. No. PVL 4 - 5210-2014. Therefore the Property which is subject matter of search is came into existence after execution of the Agreement to Lease dated 13/05/2014, so I have searched the records of Sub- Registrar's office at Panvel, Navi Mumbai for the relevant period. The copy of Payment Receipt for the search is attached herewith for perusal and during my search I have found some facts noted as follows:-

4. Lessee has sold, assigned & transferred all their rights, title and interest in respect of the said plot to 1) M/s. Shree Hari Developers through its Partners a) Shri. Lalji Hirji Arethiya b) Shri. Vasant Nanji Patel c) Shri. Hitesh Ramji Ravariya having office at Shop No. 3 to 6, Shree Tower, Plot No. 16, Sector-20, Kharghar, Navi Mumbai AND 2) Shri. Milind Krishna Karavkar 3) Shri. Sharad Padu Karavkar both adults, Indian Inhabitants, having address at Murbi, Post Kharghar, Tal. Panvel, Dist-Raigad and accordingly a Tripartite Agreement dated 30/10/2015 has been executed between CIDCO Ltd., The Lessee and 1) M/s. Shree Hari Developers 2) Shri. Milind Krishna Karavkar 3) Shri. Sharad Padu Karavkar and there by CIDCO Ltd. has transferred





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the said plot in the name of 1) M/s. Shree Hari Developers 2) Shri. Milind Krishna Karavkar 3) Shri. Sharad Padu Karavkar. The said Tripartite Agreement dated 30/10/2015 is duly registered on 30/10/2015 vide Registration Receipt No. 15361 & its Document Sr. No. PVL 4-13737-2015.

5. After registration of Tripartite Agreement dated 30/10/2015 CIDCO Ltd. finally transferred the Said Plot in the name of 1) M/s. Shree Hari Developers 2) Shri. Milind Krishna Karavkar 3) Shri. Sharad Padu Karavkar and such Final Letter Ref. No. CIDCO / VASAHAAT / SATYO/KHARGHAR-31/2015/2970 dated 19/11/2015 is issued by the CIDCO Ltd. to 1) M/s. Shree Hari Developers 2) Shri. Milind Krishna Karavkar & 3) Shri. Sharad Padu Karavkar.

6. 1) M/s. Shree Hari Developers 2) Shri. Milind Krishna Karavkar & 3) Shri. Sharad Padu Karavkar has submitted their plans for the construction of a residential-cum-commercial building on the said plot and subsequently the CORPORATION has issued Commencement Certificate on 25/04/2016 vide their letter bearing Ref. No. CIDCO/BP-15063/TPO(NM&K)/2015/0456 for commencing construction on the said plot as per the plans and specifications approved by the Town Planning Authorities.



