

Mrs. Vandana N. Dalvi

B.COM, LL.M D.C.L.
9820460207



Suresh N. Kamble

B.A., LL.B, D.C.L.
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ADVOCATES HIGH COURT & NOTARIES (GOVT. OF INDIA)

OFFICE : 12, Prabhat Centre, Sector-1A, C.B.D., Belapur, Navi Mumbai - 400 614. (P) 022 - 88099908

Ref. No.

Date: 28/4/18

TITLE CERTIFICATE

SCHEDULE OF PROPERTY

All that piece or parcel of Land known as Plot No. 26, Sector - 4, Karanjade, 12.5 % (erstwhile Gaothan Expansion Scheme), Navi Mumbai, Tal. Panvel, Dist. Raigad, Admeasuring about 1149.62 sq.mtrs. or thereabout and bounded as Follows that is to say :

On or towards North by : Plot No. 25

On or towards South by : Plot No. 27

On or towards East by : Plot No. 31

On or towards West by : 15.00 M. Wide Road

(Hereinafter referred to as " SAID PLOT ")

We have investigated the title of M/S. DOSTI INFRA, through its Partners: (1) MR. DEEPAK RAGHAVJI PATEL, (2) MR. VASANT DEVJI PATEL, (3) MRS. PRAMILA MAHADEV PATEL, (4) MRS. GEETA SAILESH CHOUDHARI, AND (5) MR. RAMESH KANJI PATEL, having address at : Shop No. 40, Sector- 01, C.B.D. Belapur, Navi Mumbai as to the marketability of the aforesaid plot.



We have perused the documents placed before us in respect of the aforesaid plot and accordingly from the documents produced before us we observed that The Corporation is the New Town Development authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "MRTP Act.").

It is further observed from the documents placed before us that The State Government is pursuant to Section 113(A) of the said Act acquiring lands described therein and vesting such lands in corporation for development and disposal.

It is further observed from the documents placed before us that by an Agreement to Lease dated 24.05.2017 CIDCO Of Maharashtra Ltd. agreed to lease a piece of land bearing Plot No.26, Sector - 4, Karanjade, 12.5 % (Erstwhile Gaothan Expansion Scheme), Navi Mumbai, Tal. Panvel, Dist. Raigad, Admeasuring about 1149.62 sq.mtrs. to (1) **SHRI. BALIRAM DAMU PAWAR**, (2) **SHRI. PANDURANG DAMU PAWAR**, (3) **SHRI. SHIVDAS DAMU PAWAR**, (4) **SAU. NAMUBAI EKNATH GAIKAR**, (5) **SAU. VITHABAI SHIVDAS MHATRE**, (6) **SAU. ASHABAI BALARAM PATIL**, for the purpose of construction of residential building thereon. And accordingly the possession of the said plot has been given to them by Asstt. Land and Survey Officer, CIDCO LTD., Navi Mumbai. (Hereinafter referred to as the Original Licensees).



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Ref. No.

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It is thereafter observed from the documents produced before us that the said Agreement to Lease dated 24.05.2017 made and executed between the parties is duly stamped and registered before the Joint Sub-Registrar of Assurance Panvel-2 on 23.05.2017 under the Document serial no. PVL - 2/ 5559/ 2017 and receipt No. 6826.

It is thereafter observed from the documents produced before us that the aforesaid original licensees have sold and transferred all their Leasehold right, title and / or interest in and over the aforesaid plot of land to **M/S. CHAITANYA BUILDERS & DEVELOPERS** through its Proprietor **SHRI. RAJENDRA MADHUKAR JOSHI**, having address at Shop No. 4, Tulsi Corner, Plot No. 87/88A, Sector-21, Kamothe, Navi Mumbai 410209 after obtaining the required permission from the CIDCO of Maharashtra Ltd. And after complying with the necessary formalities with that regard.

It is thereafter observed from the documents produced before us that after complying with the procedure laid down by the CIDCO LTD, the Tripartite Agreement dated 08.12.2017 is made and executed between the CIDCO LTD. On the one part, Original Licensees on the second part and **M/S. CHAITANYA BUILDERS & DEVELOPERS** through its Proprietor **SHRI. RAJENDRA MADHUKAR JOSHI**, the New Licensee on the third part (hereinafter referred to as the "New Licensees")



It is thereafter observed from the documents produced before us that the said Tripartite Agreement dated 08.12.2017 executed by and between the parties is duly registered before the Sub-Registrar of Assurance Panvel- 5 on 08.12.2017 under the receipt no. 11727 and documents serial no. PVL- 5/ 11020/ 2017.

It is thereafter observed from the documents produced before us that pursuant to the said registered Tripartite Agreement dated 08.12.2017, the CIDCO LTD. has transferred the said plot in the name of **M/S. CHAITANYA BUILDERS & DEVELOPERS** through its Proprietor **SHRI. RAJENDRA MADHUKAR JOSHI**, as the Licensees in their records of right and accordingly issued letter dated 19.12.2017, bearing No. CIDCO / VASAHAT / 12.5%SCHEME / KARANJADE /459/2017/24600.

It is thereafter observed from the documents perused by us that said New Licensee **M/S. CHAITANYA BUILDERS & DEVELOPERS** through its Proprietor **SHRI. RAJENDRA MADHUKAR JOSHI**, desired to sale, transfer and assign 50% of his leasehold right, title and interest in and over the aforesaid plot of land in favor of **M/S. DOSTI INFRA**, through its Partners (1) **MR. DEEPAK RAGHAVJI PATEL** and 4 others by obtaining required permission from CIDCO of Maharashtra Ltd. accordingly on its application CIDCO Ltd. vide its N.O.C. no. 872 bearing Ref. No CIDCO/ VASAHAT/12.5%SCHEME/KARANJADE/2018/6266 has granted N.O.C. to transfer 50% rights, title and interest in the said plot of land in the name of DOSTI INFRA subject to the terms and



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Ref. No:

Date:

conditions of the said N.O.C. and pending litigation bearing Spl. Civ. Suit no. 237/2014 pending before the Hon'ble court of law.

It is further observed from the documents placed before us that thereafter Tripartite Agreement dated 23.02.2018 is made and executed between the CIDCO Ltd. on one part, **M/S. CHAITANYA BUILDERS & DEVELOPERS** through its Proprietor **SHRI. RAJENDRA MADHUKAR JOSHI**, on the second part and **M/S. DOSTI INFRA**, through its Partners (1) **MR. DEEPAK RAGHAVJI PATEL**, (2) **MR. VASANT DEVJI PATEL**, (3) **MRS. PRAMILA MAHADEV PATEL**, (4) **MRS. GEETA SAILESH CHOUDHARI**, AND (5) **MR. RAMESH KANJI PATEL**, on the third part for transfer of 50% share of the said plot of land.

It is thereafter observed from the documents produced before us that The said Tripartite Agreement dated 23.02.2018 made and executed between the parties is duly registered before the Joint Sub- Registrar Panvel -5 on 24.02.2018 under the receipt no. 2321 and document serial no. PVL-5/2147/2018.

It is thereafter observed from the documents produced before us that pursuant to the said registered Tripartite Agreement dated 24.02.2018 the CIDCO LTD. has transferred 50% rights of the said plot in the name of **M/S. DOSTI INFRA**, a partnership firm duly registered under the Indian Partnership Act 1932, through its Partners (1) **MR. DEEPAK RAGHAVJI PATEL**, (2) **MR. VASANT DEVJI PATEL**, (3) **MRS. PRAMILA MAHADEV PATEL**, (4) **MRS. GEETA SAILESH CHOUDHARI**, AND (5) **MR. RAMESH KANJI PATEL**, as the licensees in their records of right and



accordingly issued letter dated 28.02.2018, bearing ref. No. CIDCO/ VASAHAT/ 12.5% SCHEME/ KARANJADE/459/ 2018/23576.

It is thereafter observed from the documents produced before us that CIDCO of Maharashtra Ltd. has granted development permission to M/S. DOSTI INFRA to construct residential + commercial units on the aforesaid plot of land consisting of Ground + 7 floors and accordingly issued commencement certificate dated 21.03.2018 bearing no. CIDCO/BP- 15635/TPO (NM& K)/2018/2422.

Relying upon the documents produced before us we are of the opinion that subject to the terms of the lease agreement, Tripartite Agreement and pending litigation the title of M/S. DOSTI INFRA, in respect of 50% share in the plot of land bearing No. 26, Sector - 4, Karanjade, 12.5 % (Erstwhile Gaothan Expansion Scheme), Navi Mumbai, Tal. Panvel, Dist. Raigad, Admeasuring about 1149.62 sq.mtrs is CLEAR AND MARKETABLE.

Hence this certificate

Date: 28/4/18



Sure
SURESH N. KAMBLE
ADVOCATE & NOTARY (Govt. of India)
OH-12, Prabhat Centre, Sector - 1A,
CBD-Belapur, Navi Mumbai - 400614

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OFFICE : 12, Prabhat Centre, Sector-1A, C.B.D. Balapur, Navi Mumbai - 400 614. (D): 022 - 86399908

Ref. No.

Date: 22/04/18

SEARCH REPORT

We have taken the search in the office of Sub-Registrar Panvel on 28.04.2018, in respect of Plot No. 26, Sector-4, Karanjade, Navi Mumbai, Tal. Panvel, Dist. Raigad, and on perusal of available Index II register maintained by Sub- Registrar office Panvel we have found following entries.

<u>Sr.No.</u>	<u>Year</u>	<u>Entries</u>
01.	2017	Agreement to Lease dated 24.05.2017 made and executed between CIDCO Ltd. on one part and Shri. Baliram Damu Pawar and others on the other part is duly stamped and registered before the Sub-Registrar of Assurance Panvel- 2 on 25.05.2017 under the Document serial no. PVL-2/ 5559/ 2017.
		Tripartite Agreement dated 08.12.2017 made and executed between CIDCO Ltd. on one part and Shri. Baliram Damu Pawar and others on the second part & M/s. Chaitanya Builders & Developers through its Prop. Mr. Rajendra Madhukar Joshi on the third part is duly stamped and registered before the Sub-Registrar of Assurance Panvel- 5 on 08.12.2017 under the Document serial no. PVL-5/ 11020/ 2017.



02. Upto 27.04.2018

Tripartite Agreement dated 23.02.2018 made and executed between CIDCO Ltd. on one part and M/s. Chaitanya Builders & Developers through its Prop. Mr. Rajendra Madhukar Joshi on the second part & M/s. Dosti Infra on the third part is duly stamped and registered before the Sub-Registrar of Assurance Panvel- 5 on 24.02.2018 under the Document serial no. PVL-5/ 2147/ 2018.

HENCE THIS REPORT



SURESH N. KAMBLE

ADVOCATE & NOTARY (Govt. of India)

Off-12, Prabhakar Centre, Sector - 1A,

CBD-Salapur, Navi Mumbai - 400614

529/0

Saturday, 28 April 2018 2:13 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

माघाचे नाव: करंजाडे

पावती क्र.: 5444 दिनांक: 28/04/2018

दस्तऐवजाचा अनुक्रमांक: पनवल-5-0-2018

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड सुरेश कांबळे

वर्षाने वर्षे क्र. 439/2018 मोजे करंजाडे प्लॉट नं. 26 से. 4 ता. पनवेल जि. रायगड सन 2017 ते 2018 2 वर्षे

शोध व निरीक्षण

रु. 300.00

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Sub Registrar Parvel S

1); देयकाचा प्रकार: eChallan रकम: रु. 300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001019587201819E दिनांक: 28/04/2018

बँकेचे नाव व पत्ता:

सह हुष्यम निबंधक, पनवेल-५ (दरग-२)