



# S.J. BONDRE & CO.

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Date: 08<sup>th</sup> December, 2018

## TITLE REPORT

On the basis of documents submitted by M/S. AASHVI GROUP through its Partner 1) MR. PANKAJ BABUBHAI VELANI, 2) MR. JIGNESH VISHNUBHAI PATEL, 3) MR. VINOD KUMAR KACHRABHAI PATEL, 4) MR. PANKAJ KUMAR PRAHLADBHAI PATEL, 5) MR. MAYUR VINODKUMAR PATEL, 6) MR. KETANKUMAR MOHANBHAI VELANI, 7) MRS. BHAVANA KANHA PATIL, having address at Flat No. 101, Sunshine Airavat, Plot No. 200, Sectro-21, Kamothe, Navi Mumbai-410209.

### 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 allotted Plot No.09 admeasuring about 849.65 Sq. Mtrs. area, situated in Sector-20, at Village: Kamothe, Tal. Panvel, Dist. Raigad to 1) SHRI. BALIRAM KAMLYA PATIL, & others as per Allotment Letter vide its Ref. No. सिडको/ भूमी कामोठे १/साटयो १३७ अ/२००७ dated 30/04/2007.



4. THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (CIDCO) has leased Plot No.09 admeasuring about 849.65 Sq. Mtrs. area, situated in Sector-20, at Village: Kamothe, Tal. Panvel, Dist. Raigad to 1) SHRI. BALIRAM KAMLIA PATIL, 2) SHRI. KRISHNA DHARMA PATIL, 3) SHRI. ATAMARAM DHARMA PATIL, 4) SHRI. KANHA DHARMA PATIL, 5) SMT. FASHIBAI ANANT PATIL, 6) SMT. KAVITA VASANT BHOIR, 6) SMT. KAVITA VASANT BHOIR, 7) SHRI. NILESH ANANT PATIL, 8) SMT. SARITA ANANT PATIL@ SARITA CHANDRASHEKAR JOSHI, 9) SMT. SHILPA ANANT PATIL@ SHILPA MAHENDRA GOVARI, 10) SHRI. RAGHUNATH HASHA PATIL, 11) SHRI. CHANGA@ CHANGDEV HASHA PATIL, 12) SMT. BAYOBAI BALARAM PATIL, 13) SMT. LAXMIBAI GANPAT PATIL@ LAXMIBAI HASURAM PATIL, 14) SMT. HAUSABAI HASURAM PATIL@ HASABAI SADANAND @ DEVIDAS PATIL, 15) SMT. JANABAI PARSHURAM PATIL, 16) SHRI. AMBAJI PARSHURAM PATIL, 17) SHRI. SANJAY PARSHURAM PATIL, 18) SMT. PRAGATI PARSHURAM PATIL@ PRAGATI BHAGWAN BHOIR, 19) SMT. TAIBAI BALARAM PATIL, 20) KUMARI. DIPTI BALARM PATIL ( through their legal guardian SMT. TAIBAI BALARAM PATIL), 21) KUMARI. PRIYA BALARAM PATIL( Through their legal guardian SMT. TAIBAI BALARAM PATIL), 22) SMT. SHEELA SURESH MUNDKAR, 23) SMT. VARSHA SANJAY CHIMANE, 24) SHRI. ATMARAM CHAHU PATIL, 25) SHRI. GURUNATH CHAHU PATIL, 26) SHRI. GANESH CHAHU PATIL, 27) SMT. MANUBAI CHAHU PATIL@ SAU. MANUBAI BALARAM CHIMANE, 28) SMT. SONUBAI@JYOTI GAJANAN DAVALEKAR as per Agreement to Lease dated 20/01/2017, which was duly registered in the office of Joint Sub-Registrar at Panvel-4, under document Sr.





No.1289/2017 & Receipt No.1782 dated 10/02/2017 AND ANOTHER Receipt No. 2678 dated 06/03/2017.

5. The Original Licensees 1) SHRI. BALIRAM KAMLYA PATIL, 2) SHRI. KRISHNA DHARMA PATIL, 3) SHRI. ATAMARAM DHARMA PATIL, 4) SHRI. KANHA DHARMA PATIL, 5) SMT. FASHIBAI ANANT PATIL, 6) SMT. KAVITA VASANT BHOIR, 6) SMT. KAVITA VASANT BHOIR, 7) SHRI. NILESH ANANT PATIL, 8) SMT. SARITA ANANT PATIL@ SARITA CHANDRASHEKAR JOSHI, 9) SMT. SHILPA ANANT PATIL@ SHILPA MAHENDRA GOVARI, 10) SHRI. RAGHUNATH HASHA PATIL, 11) SHRI. CHANGA@ CHANGDEV HASHA PATIL, 12) SMT. BAYOBAI BALARAM PATIL, 13) SMT. LAXMIBAI GANPAT PATIL@ LAXMIBAI HASURAM PATIL, 14) SMT. HAUSABAI HASURAM PATIL@ HASABAI SADANAND @ DEVIDAS PATIL, 15) SMT. JANABAI PARSHURAM PATIL, 16) SHRI. AMBAJI PARSHURAM PATIL, 17) SHRI. SANJAY PARSHURAM PATIL, 18) SMT. PRAGATI PARSHURAM PATIL@ PRAGATI BHAGWAN BHOIR, 19) SMT. TAIBAI BALARAM PATIL, 20) KUMARI. DIPTI BALARM PATIL (through their legal guardian SMT. TAIBAI BALARAM PATIL), 21) KUMARI. PRIYA BALARAM PATIL( Through their legal guardian SMT. TAIBAI BALARAM PATIL), 22) SMT. SHEELA SURESH MUNDKAR, 23) SMT. VARSHA SANJAY CHIMANE, 24) SHRI. ATMARAM CHAHU PATIL, 25) SHRI. GURUNATH CHAHU PATIL, 26) SHRI. GANESH CHAHU PATIL, 27) SMT. MANUBAI CHAHU PATIL@ SAU. MANUBAI BALARAM CHIMANE, 28) SMT. SONUBAI@JYOTI GAJANAN DAVALEKAR had sold Plot No.09 admeasuring about 849.65 Sq. Mtrs. area, situated in Sector-20, at Village: Kamothe, Tal. Panvel, Dist. Raigad to M/S.





**AASHVI GROUP** through its Partner 1) **MR. PANKAJ BABUBHAI VELANI**, 2) **MR. JIGNESH VISHNUBHAI PATEL**, 3) **MR. VINOD KUMAR KACHRABHAI PATEL**, 4) **MR. PANKAJ KUMAR PRAHLADBHAI PATEL**, 5) **MR. MAYUR VINODKUMAR PATEL**, 6) **MR. KETANKUMAR MOHANBHAI VELANI**, 7) **MRS. BHAVANA KANHA PATIL**, as per the Tripartite Agreement dated 11/10/2017, which was duly registered at Joint Sub-Registrar Panvel-4, under document Sr. No.11725/2017 & receipt No.16056 dated 11/10/2017.

6. And thereby 1) **SHRI. BALIRAM KAMLYA PATIL** and others 27 transferred and assigned all their rights, title and interest of the above said Plot No.09 admeasuring about 849.65 Sq. Mtrs. area, situated in Sector-20, at Village: Kamothe, Tal. Panvel, Dist. Raigad to **M/S. AASHVI GROUP** through its Partner 1) **MR. PANKAJ BABUBHAI VELANI** & others 6 and on the receipt of adequate amount consideration handed over the vacant peaceful and physical possession of the said Plot to **M/S. AASHVI GROUP** through its Partner 1) **MR. PANKAJ BABUBHAI VELANI** & others 6.
7. The said New Licensees **M/S. AASHVI GROUP**, a Partnership Firm, through its Partners 1) **MR. PANKAJ BABUBHAI VELANI** & **OTHERS 6** has submitted plans to **Panvel Municipal Corporation**, for the construction of Residential cum Commercial buildings on Plot No.9, admeasuring about 849.65 Sq. Mtrs, situated in Sector-20, at Kamothe, Tal. Panvel, Dist. Raigad and it were sanctioned by the **Panvel Municipal Corporation** and issued Commencement Certificate vide its Ref. No. 2018/PMC/TP/BP/595/2018 dated 27/11/2018.



**Now I hereby opine as under:**

The title of M/S. AASHVI GROUP through its Partner 1) MR. PANKAJ BABUBHAI VELANI & OTHERS 6 to sale, assign and transfer and /construct and sale residential/commercial units/flats in the building constructed on the Plot of land bearing No.09, admeasuring about 849.65 Sq. Mtrs, situated in Sector-20, at Kamothe, Tal. Panvel, Dist. Raigad, subject to the terms and conditions of the Agreement to Lease dated 20/01/2017 & Tripartite Agreement dated 11/10/2017 appear to be free, clear and marketable.

On the basis of the above said documents placed before me, I hereby certify that M/S. AASHVI GROUP through its Partner 1) MR. PANKAJ BABUBHAI VELANI, 2) MR. JIGNESH VISHNUBHAI PATEL, 3) MR. VINOD KUMAR KACHRABHAI PATEL, 4) MR. PANKAJ KUMAR PRAHLADBHAI PATEL, 5) MR. MAYUR VINODKUMAR PATEL, 6) MR. KETANKUMAR MOHANBHAI VELANI, 7) MRS. BHAVANA KANHA PATIL is entitled to develop the said property and that the title of the said property is clear marketable and free from all encumbrances, except for Regular Civil Suit No.445/2014 and Regular Civil Suit No.201/2015 before the Hon`ble Court Of Civil Judge(J.D.) at Panvel.

Place: New Panvel  
Date: 08/12/2018



For S.J BONDRE & CO



ADVOCATE  
(S.J. BONDRE)  
ADVOCATE