



MRS. LEENA S. MORE

**B.COM. LL.B
ADVOCATE HIGH COURT**

Head Office No- 701, 7th Floor, Plot No-194, Sector-19, Ulwe, Navi Mumbai 410206
Branch Office :No- 01, Surya Pujan Building, Plot No-12, Sector-44, Seawoods, Nerul, Navi Mumbai 400706
E-Mail id – advleena_more@yahoo.com, Mob : 8422933900, (O) 8425893031

Ref. No. 9034/2021

Date : 19/03/2021

TITLE CERTIFICATE
SCHEDULE OF PROPERTY

Sub :- Title clearance Certificate with respect to Plot No – 41,
Sector No – 20, Taloja, 12.5% (Erstwhile Gaotthan
Expansion Scheme) Taluka – Panvel, District – Raigad,
admeasuring about 1999.95 sq. mtrs

On Or Towards North By : Plot No – 35 & 36
On Or Towards South By : 15.00 M Wide Road
On Or Toward East By : Plot No – 40 & 41A
On Or Toward West By : 15.00 M Wide Road

(Hereinafter Referred To As “Said Plot”)

I have investigated the title of **M/S 365 DAYS CONSTRUCTION LLP (PAN NO. AABFZ9375J)** Through Its Partners 1) **MR. MOHAMED ANAS ABDUL WAHAB DOKADIA**, 2) **MR. FAIZAN MOHD ASHRAF DOKADIA**, 3) **MR. MOHAMED ASHRAF ABDUL KADER DOKADIA**, 4) **MR. ABDUL WAHAB DOKADIA** adult of Indian Inhabitant, All carrying on business in partnership at having it's registered office at **AL-ABA APT, 4th Floor, Room No – D4, Opp Baby Garden, Agripada, Mumbai Central, Mumbai 400008**, under the name and style of **M/S 365 DAYS CONSTRUCTION LLP** registered under the Government Of India Ministry Of Corporation Affairs Central Registration Centre Limited Liability Partnership Act, 2008 with the **Assistant Registrar/ Registrar of Firms, Mumbai** Vide LLP Identification Number – **AAK-1394** Dated 27th July 2017





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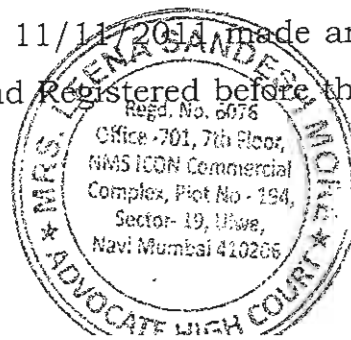
1) Description of the Property :-

Plot No – 41, Sector No – 20, Taloja, 12.5% (Erstwhile Gaothan Expansion Scheme) Taluka – Panvel, District – Raigad, admeasuring about 1999.95 sq. mtrs

2) The Document of Allotment of Plot :-

a) It is further observed form the document placed before me that the CIDCO ltd has allotted **Plot No – 41, Sector No – 20, Taloja, Taluka – Panvel, District – Raigad (hereinafter referred to as the said plot)** under the 12.5% Gaothan Expansion Scheme to **1) Shri. Dhondu Bhuraji Keni, 2) Shri. Rajaram Bhuraji Keni, 3) Shri. Kashinath Bhuraji Keni, 4) Shri. Manik Bhuraji Keni** As Per Allotment **Plot No – 41, Sector No – 20, Taloja, Taluka – Panvel, District – Raigad** vide CIDCO File No 52 allotted dated 01/11/2011.

b)It is further observed form the document placed before me that by an Agreement to Lease dated **11/11/2011** CIDCO of Maharashtra ltd. Agreed to lease a piece of land bearing **Plot No – 41, Sector No – 20, Taloja, Taluka – Panvel, District – Raigad, 12.5 % (Erstwhile Gaothan Expansion Scheme) admeasuring about 1999.95 sq.mtrs** to **1) Shri. Dhondu Bhuraji Keni, 2) Shri. Rajaram Bhuraji Keni, 3) Shri. Kashinath Bhuraji Keni, 4) Shri. Manik Bhuraji Keni** (Hereinafter Referred To As The Original Licensees) 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 & Survey Officer, CIDCO ltd, Navi Mumbai issued plan in respect of Plot No – 41, that the said Agreement To Lease Dated 11/11/2011 made and executed between the parties is duly Stamped And Registered before the Joint Sub-Registrar Of





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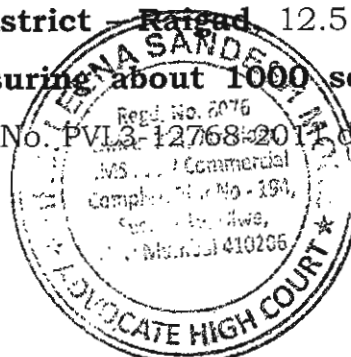
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Assurance Panel -3 under Serial No. PVL3-11025-2011 Dated: 11/11/2011, Receipt No 11212.

c) It is further observed from the document placed before me 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 PLANET BUILDERS & DEVELOPERS Through Its Proprietor MR. HABIB UMER KHAN** all having address at – 8/A/40, Sagar Co- Op Hsg. Society, Sector No – 10, Koparkhairane, Navi Mumbai. After obtaining the required permission from the CIDCO of Maharashtra Ltd, the CIDCO Ltd the Tripartite Agreement Dated 26/12/2011 is made and executed between the CIDCO Ltd on the one part Original Licensees on the second part and M/S PLANET BUILDERS & DEVELOPERS Through Its Proprietor MR. HABIB UMER KHAN The New Licensee on the third part the said Tripartite Agreement Dated 26/12/2011 made and executed by and between the parties is duly registered before the Sub-Registrar of Assurances Panel 3, under Serial No. PVL3-12704-2011 Receipt No. 12923 dated 26/12/2011. And the CIDCO Ltd has transferred the said plot in the name of M/S PLANET BUILDERS & DEVELOPERS Through Its Proprietor MR. HABIB UMER KHAN The as the licensees in their records of right and accordingly issued letter dated 17/01/2012 bearing No-सिडको/वसाहत/साटयो/तळोजा/५२/२०१२.

d) Notice of **LIS PENDENSE** Execution on 27/12/2011 in the Name of **M/S. Bachhewar Enterprises through its Proprietor Mr. Sunil Ganpatrao Bachhewar**. Of the said Plot **Plot No – 41, Sector No – 20, Taloja, Taluka – Panel, District – Raigad**, 12.5 % (Erstwhile Gaothan Expansion Scheme) **admeasuring about 1000 sq.mtrs** and same was duly registered under Serial No. PVL3-12768-2011 dated 27/12/2011





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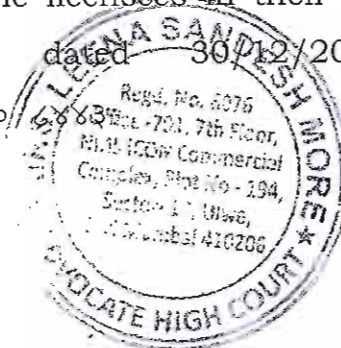
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e)It is further observed from the document placed before me that said new licensees **M/S PLANET BUILDERS & DEVELOPERS Through Its Proprietor MR. HABIB UMER KHAN** have sold **undivided 25% i.e. 499.98 sqmtrs** and transferred all its leasehold right, title and interest in and over the aforesaid plot of land to **M/S 365 DAYS CONSTRUCTION LLP** Through Its Partners 1) **MR. MOHAMED ANAS ABDUL WAHAB DOKADIA**, 2) **MR. FAIZAN MOHD ASHRAF DOKADIA**, 3) **MR. MOHAMED ASHRAF ABDUL KADER DOKADIA**, 4) **MR. ABDUL WAHAB DOKADIA** by obtaining the required permission from CIDCO of Maharashtra Ltd and accordingly the Tripartite Agreement Dated 20/08/2020 is made and executed between the **CIDCO LTD** on one part **M/S PLANET BUILDERS & DEVELOPERS Through Its Proprietor MR. HABIB UMER KHAN** on the second part and **M/S 365 DAYS CONSTRUCTION LLP** Through Its Partners 1) **MR. MOHAMED ANAS ABDUL WAHAB DOKADIA**, 2) **MR. FAIZAN MOHD ASHRAF DOKADIA**, 3) **MR. MOHAMED ASHRAF ABDUL KADER DOKADIA**, 4) **MR. ABDUL WAHAB DOKADIA** On The Third Part. The said tripartite agreement dated 20/08/2020 made and executed between the parties is Duly Registered Before The Sub-Registrar Panvel-5, on 28/10/2020 under the Receipt No – 8467, And Document Serial No – PVL5-8008-2020.the said register Tripartite Agreement Dated 20/08/2020 the CIDCO ltd has transferred **undivided 25% i.e. 499.98 sqmtrs** the said plot in the name of **M/S 365 DAYS CONSTRUCTION LLP** Through Its Partners 1) **MR. MOHAMED ANAS ABDUL WAHAB DOKADIA**, 2) **MR. FAIZAN MOHD ASHRAF DOKADIA**, 3) **MR. MOHAMED ASHRAF ABDUL KADER DOKADIA**, 4) **MR. ABDUL WAHAB DOKADIA** as the licensees in their records of right and accordingly issued letter dated 30/12/2020 bearing No.

सिडको/वसाहत/साटयो/तळोजे/५२/२०२०





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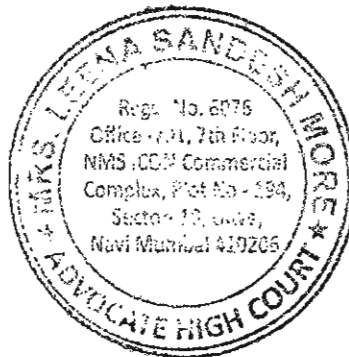
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f) It is further observed from the document placed before me that CIDCO of Maharashtra Ltd has granted development permission to of **M/S PLANET BUILDERS & DEVELOPERS Through Its Proprietor MR. HABIB UMER KHAN** to construct residential units on the aforesaid plot of land consisting of Ground Plus 15 Floors, and accordingly issued Commencement Certificate Dated 18/09/2020 bearing no – CIDCO/BP-17601/TPO(NM & K)/ 2020/7425.

3) Search report for 15 years from 2006 – 2020.

On perusal of the above mentioned documents and all other relevant documents relating to tile of the said property **Plot No – 41, Sector No – 20, Talaja, Taluka – Parnel, Districti – Raigad, Admeasuring About 1999.95 Sq.Mtrs** I, am of the opinion that title of **M/S 365 DAYS CONSTRUCTION LLP** Through Its Partners 1) **MR. MOHAMED ANAS ABDUL WAHAB DOKADIA**, 2) **MR. FAIZAN MOHD ASHRAF DOKADIA**, 3) **MR. MOHAMED ASHRAF ABDUL KADER DOKADIA**, 4) **MR. ABDUL WAHAB DOKADIA** to sale, assign, and transfer and /construct, **undivided 25% i.e. 499.98 sqmtrs** Share in said plot , and sale Residential And Commercial , in the building constructed Ground + 15 floor on the said plot And The Said Plot Is free, Clear, legal, Marketable And Free Form All Encumbrances.





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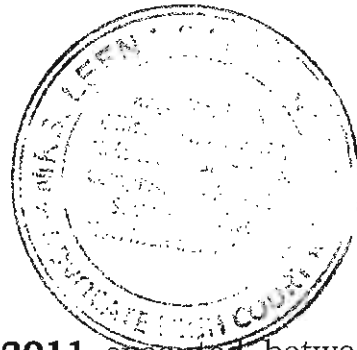
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SEARCH IN SUB-REGISTRAR'S OFFICE:

I Have taken search in respect of the said property for the last 15 years that is from 2006 to 2020, in office of The Joint Sub-Registrar Panvel 1,2,3,4 & 5, and in The Register Index II, under application no. PVL3-0-2020, dated 02/11/2020, receipt No. 11448, The Original Copy of the same is enclosed with this report, where in no adverse entry is found in the records pertaining to the said property.

I did not find any entry regarding conveyance or any other transaction whatsoever nature in respect of the above mentioned property.

- a) **In the Year 2006 :- NIL**
- b) **In the Year 2007 :- NIL**
- c) **In the Year 2008 :- NIL**
- d) **In the Year 2009 :- NIL**
- e) **In the Year 2010 :- NIL**
- f) **In the Year 2011 :-**



Agreement To Lease Dated **11/11/2011** executed between **CIDCO LTD** party of The First Part and **1) Shri. Dhondu Bhuraji Keni, 2) Shri. Rajaram Bhuraji Keni, 3) Shri. Kashinath Bhuraji Keni, 4) Shri. Manik Bhuraji Keni** therein referred to as "The Original Licensee" party of The Second Part and same was duly register in The Office Joint Sub Registrar At Panvel – 3, under Serial No. PVL3-11025-2011 Dated: 11/11/2011, Receipt No 11212



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Tripartite Agreement dated 26/12/2011 executed between **CIDCO LTD** The First Part and **1) Shri. Dhondu Bhuraji Keni, 2) Shri. Rajaram Bhuraji Keni, 3) Shri. Kashinath Bhuraji Keni, 4) Shri. Manik Bhuraji Keni** therein referred to as "The Original Licensee" party of The Second Part and **M/S PLANET BUILDERS & DEVELOPERS Through Its Proprietor MR. HABIB UMER KHAN** therein referred to as The New Licensees party of the third part and same was duly registered under Serial No. PVL3-12704-2011 Receipt No. 12923 dated 26/12/2011

Notice of **LIS PENDENSE** Execution on 27/12/2011 in the Name of **M/S. Bachhewar Enterprises through its Proprietor Mr. Sunil Ganpatrao Bachhewar**. Of the said Plot **Plot No - 41, Sector No - 20, Taloja, Taluka - Panvel, District - Raigad, 12.5 %** (Erstwhile Gaothan Expansion Scheme) **admeasuring about 1000 sq.mtrs** and same was duly registered under Serial No. PVL3-12768-2011 dated 27/12/2011

- g) **In the Year 2012 :- NIL**
- h) **In the Year 2013 :- NIL**
- i) **In the Year 2014 :- NIL**
- j) **In the Year 2015 :- NIL**
- k) **In the Year 2016:- NIL**
- l) **In the Year 2017 :- NIL**
- m) **In the Year 2018 :- NIL**
- n) **In the Year 2019 :- NIL**





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o) **In the Year 2020 :-**

The New Licensee **M/S PLANET BUILDERS & DEVELOPERS** Through Its Proprietor **MR. HABIB UMER KHAN** had sold **undivided 25% i.e. 499.98 sqmtrs** of said Plot No – 41, Sector No- 20, Admeasuring 1999.95 Sq.Mtrs Area, Taloja, Taluka –Panvel, District – Raigad. To NEW SUBSEQUENT LICENSEE **M/S 365 DAYS CONSTRUCTION LLP** Through Its Partners 1) **MR. MOHAMED ANAS ABDUL WAHAB DOKADIA**, 2) **MR. FAIZAN MOHD ASHRAF DOKADIA**, 3) **MR. MOHAMED ASHRAF ABDUL KADER DOKADIA**, 4) **MR. ABDUL WAHAB DOKADIA** as per Tripartite Agreement Dated 28/08/2020 made and executed between the parties is Duly Registered Before The Sub-Registrar Panvel-5 , on 28/10/2020 under the Receipt No – 8467, And Document Serial No – PVL5-8008-2020.


Dated this day of March 2021



Place :- Navi Mumbai

Date :-

Hence this certificate.


MRS. LEENA SANDESH MORE
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