

MH008403464202021P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Dec 2020	Receipt	Receipt no.: 1111902697
	Name of the Applicant :	SHIVAJI DEVRAM WALUNJ
	Details of property of which document has to be searched :	Dist :Raigarh Village :Taloja Pachanand S.No/CTS No/G.No. : 4
	Period of search :	From :2007 To :2020
	Received Fee :	350
The above mentioned Search fee has been credited to government vide GRN no :MH008403464202021P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		



TITLE CLEARANCE CERTIFICATE

Subject : Title clearance certificate with respect to Plot No. 3 & 4, admeasuring about **799.90** Sq. Mtrs., Sector -5, lying, being and situated at Village: Taloja Panchnand, Node: Taloja, Tal: Panvel and Dist: Raigad (Hereinafter referred to as "**the said Plot**")

TO WHOMEVER IT MAY CONCERN

I have investigated the Title on the request of **M/S. R D Realtors**, through its partners, Mr. Ramashish Devprasad Pandey, Mr. Prakash Kaluram Prajapati, Mr. Jivraj Bhikaji Paliwal and Mr. Ramesh Mohanlal Jain, the Developers of the said Plot and on the basis of the documents produced before me and I have to state as follows:

1. DESCRIPTION OF PROPERTY:

All that piece and parcel of land known as Plot No.3 & 4, admeasuring about 799.90 Sq. Mtrs., Sector- 5, lying, being and situated at Village: Taloja Panchnand, Node: Taloja, Tal: Panvel and Dist: Raigad, more particularly described in the Schedule of the Property hereunder.

2. DOCUMENTS:

A. ALLOTMENT OF PLOT

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO of Maharashtra Ltd.) under the State Government The CIDCO of Maharashtra Ltd. had allotted Plot no. 3, admeasuring about 399.95 Sq. Mtrs., Sector 5, lying, being and situated at Village: Taloja Panchnand, Node: Taloja, Tal: Panvel and Dist: Raigad. (**the First Property**) under the File No. 63 in the name of the Lessees i.e. Smt. Sitabai Dinkar Patil alias Sita Dinkar Patil, Mr. Kisan Dinkar Patil, Mr. Ramesh Dinkar Patil, Smt. Vithabai Kaluram Patil alias Vithabai Kalu Patil alias Vithabai Dinkar Patil, Smt. Vanita Tukaram Patil and Mr. Rahul Tukaram Patil (hereinafter referred to as "the Original Licensees of the First Property") **AND** allotted Plot no. 4 admeasuring about 399.95 Sq. Mtrs., Sector 5, lying, being and situated at Village: Taloja Panchnand, Node: Taloja, Tal: Panvel and Dist: Raigad. (**the Second Property**) under file No. 978 to Mr. Ramesh Nathu Gharat and Mr. Dinesh Nathu Gharat (hereinafter referred to as "the Original Licensees of the Second Property") on payment of Lease premium by the above said Licensees.

B. **AGREEMENT TO LEASE OF ALLOTTED PLOT:**

Agreement to Lease for the First Property was executed on **10/04/2012** between The City And Industrial Development Corporation Of Maharashtra Ltd. (CIDCO of Maharashtra Ltd) the Licensor/Lessor Party of the ONE PART and Smt. Sitabai Dinkar Patil alias Sita Dinkar Patil, Mr. Kisan Dinkar Patil, Mr. Ramesh Dinkar Patil, Smt. Vithabai Kaluram Patil alias Vithabai Kalu Patil alias Vithabai Dinkar Patil, Smt. Vanita Tukaram Patil and Mr. Rahul Tukaram Patil, the Licensees Party of the OTHER PART, registered with the Concerned Sub-Registrar of Assurances at Panvel, Dist. Raigad on **11/04/2012** under its Registration Document Serial No. **PVL-3/3729/2012**

Agreement to Lease for Second Property was executed on **12/02/2019** between The City And Industrial Development Corporation Of Maharashtra Ltd. (CIDCO of Maharashtra Ltd) the Licensor/Lessor Party of the ONE PART and Mr. Ramesh Nathu Gharat and Mr. Dinesh Nathu Gharat the Licensees Party of the OTHER PART, registered with the Concerned Sub-Registrar of Assurances at Panvel, Dist. Raigad on **12/02/2019** under its Registration Document Serial No. **PVL-2/1861/2019**

C. **TRIPARTITE AGREEMENT**

By virtue of the **Tripartite Agreement for First Property** dated **29/01/2019**, the Original Licensees of the First Property have transferred and assigned all their leasehold rights, title, interest and benefits of the said First Property in favor of the **R D REALTORS** and the same is duly registered with the Sub-Registrar of Assurances at Panvel, vide its Registration Receipt No. **1604** and Registration Document Serial No. **PVL2-1370-2019** on **01/02/2019** ("**the said First Tripartite Agreement**").

By virtue of the **Tripartite Agreement for Second Property** dated **17/06/2019**, the Original Licensees of the Second Property have transferred and assigned all their leasehold rights, title, interest and benefits of the said Second Property in favor of the **R D REALTORS** and the same is duly registered with the Sub-Registrar of Assurances at Panvel, vide its Registration Receipt No. **8675** and Registration Document Serial No. **PVL2-7411-2019** on **17/06/2019** ("**the said Second Tripartite Agreement**").

D. MODIFIED AGREEMENT

By virtue of the **Modified Agreement dated 13/01/2020**, the First Property and the Second Property was amalgamated as a new single Plot, being Plot No 3 & 4, admeasuring about 799.90 Sq. Mtrs., Sector- 5, lying, being and situated at Village: Talaja Panchnand, Node: Talaja, Tal: Panvel and Dist: Raigad (the Said Plot herein), The Said Agreement was executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART and M/S. R D Realtors, through its partners, Mr. Ramashish Devprasad Pandey, Mr. Prakash Kaluram Prajapati, Mr. Jivraj Bhikaji Paliwal and Mr. Ramesh Mohanlal Jain of the OTHER PART, therein called "the Licensees". By virtue of the Said Modified Agreement, the First and the Second Property were amalgamated for the joint development of both the plots with condition that subdivision shall not be permitted in future. Further, as per the terms of the Said Modified Agreement, the sixty years lease period, the construction period and the period of levy of service charges in respect of the Said Plot will be computed with effect from 10/04/2012. The Said Modified Agreement is duly registered before the Sub Registrar of Assurance at Panvel on **14/01/2020** under its Registration Document Serial No. **PVL-2/597/2020**.

E. COMMENCEMENT CERTIFICATE

The Lessees of the plot had made an application to the Town Planning Department of CIDCO of Maharashtra Ltd. for its approval to construct Residential Cum Mercantile Business [Commercial] Building **1 Ground + 6 Floors** on the said Plot and the same is approved and Development Permission & Commencement Certificate is issued by the Associate Planner (BP), the Town Planning Dept. of CIDCO of Maharashtra Ltd. bearing Ref No. **CIDCO/BP-17692/TPO(NM & K)/2020/7810** dated **03/12/2020**

3. AND I HAVE TO REPORT AND CERTIFY AS UNDER:

- i) That the City and Industrial Development Corporation of Maharashtra Ltd. is company incorporated under the provision of Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2nd floor, Nariman Point, Mumbai 400 021.
- ii) That the CIDCO has been declared as a New Town Development Authority under the provision of Sub- sector 3-A of Section 113 of (Maharashtra Regional & Town Planning Act, 1996) Maharashtra Act No.XXXVIII of 1966 hereinafter referred to as "the said Act" for



- the New Town of New Bombay by Government of Maharashtra in exercise of its Powers for the area designated as site for the New Town Sub-Section (I) OF SECTION 113 of the said Act.
- iii) That the state Government has acquired land within the designated area of New Bombay and vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Sections 113 of the said Act.
 - iv) That by virtue of being the Development Authority of New Town (Navi Mumbai) the CIDCO has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.
 - v) That by virtue of said Agreement to lease, Except for land(s) already in possession of the Corporation, the remaining private land(s), required for the project, were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act 1894, (hereinafter referred to as "LA ACT, 1894") by the state Government.
 - vi) That possession of the said Plot was handed over to the Original Licensee and subsequently to the R D Developers for the Development of the Said Plot.
 - vii) That the First Property was allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of Original Licensees of the First Property under the Agreement to Lease dated 10/04/2012 for construction of building in accordance with the plans sanctioned by Associates Planner (BP), Navi Mumbai AND the Second Property was allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of Original Licensees of the Second Property under the Agreement to Lease dated 12/02/2019 for construction of building in accordance with the plans sanctioned by Associates Planner (BP), Navi Mumbai. By virtue of the said Agreement to Leases, and further by virtue of the First Tripartite Agreement and the Second Tripartite Agreement, and by virtue of Modified Agreement, all the leasehold rights of the Said Plot and the possession of the Said Plot was transferred to R D Developers and they are entitled to develop the said Plot and to construct the building/s thereon in accordance with the plans sanctioned or to be sanctioned by the CIDCO Ltd.

4. SEARCH REPORT:

I had gone through and perused the aforesaid title documents related to the said plot and also taken title search for the period between 2007 - 2020 (14 years) in the office of the concerned Sub-Registrar of Assurance and made the payment of Government Fees to that effect with Receipt No.1111902697 dated 15/12/2020. While taking searches, I have found following documents Registered / Indexed therein pertaining to the said plot however some entries were found pertaining to other units/plots but the same is not captured here as they are not related to the said Plot:

YEAR	TRANSACTION
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	ENTRY
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	ENTRY (3)
2020	ENTRY

Search taken at Sub-Registrar's Office at Panvel S. R.O. Computer Records from the year 2007 to 2020 (14 Years)

Entry No.1:

Agreement to Lease dated 10/04/2012, registered at Serial No. PVL-3/3729/2012 on 11/04/2012 between CIDCO Ltd through Estate Officer and Smt. Sitabai Dinkar Patil alias Sita Dinkar Patil, Mr. Kisan Dinkar Patil, Mr. Ramesh Dinkar Patil, Smt. Vithabai Kaluram Patil alias Vithabai Kalu Patil alias Vithabai Dinkar Patil, Smt. Vanita Tukaram Patil and Mr. Rahul Tukaram Patil

Entry No.2:

Agreement to Lease dated 12/02/2019 registered at Serial No PVL-2/1861/2019 on 12/02/2019 between CIDCO Ltd through Estate Officer AND Mr. Ramesh Nathu Gharat and Mr. Dinesh Nathu Gharat

Entry No.3:

Tripartite Agreement dated 29/01/2019 registered at Serial No. PVL2-1370-2019 on 01/02/2019 between CIDCO Ltd through Estate Officer (therein referred to as the Corporation of the First Part) AND Smt. Sitabai Dinkar Patil alias Sita Dinkar Patil, Mr. Kisan Dinkar Patil, Mr. Ramesh Dinkar Patil, Smt. Vithabai Kaluram Patil alias Vithabai Kalu Patil alias Vithabai Dinkar Patil, Smt. Vanita Tukaram Patil and Mr. Rahul Tukaram Patil (therein referred to as the Original Licensees of the Second Part) AND R D REALTORS through its Partners Mr. Ramashish Devprasad Pandey, Mr. Prakash Kaluram Prajapati, Mr. Jivraj Bhikaji Paliwal and Mr. Ramesh Mohanlal Jain (therein referred to as the New Licensee of the Third Part),

Entry No.4:

Tripartite Agreement dated 17/06/2019 registered at Serial No. PVL2-7411-2019 on 17/06/2019 between CIDCO Ltd through Estate Officer (therein referred to as the Corporation of the First Part) AND Mr. Ramesh Nathu Gharat and Mr. Dinesh Nathu Gharat (therein referred to as the Original Licensees of the Second Part) AND R D REALTORS through its Partners Mr. Ramashish Devprasad Pandey, Mr. Prakash Kaluram Prajapati, Mr. Jivraj Bhikaji Paliwal and Mr. Ramesh Mohanlal Jain (therein referred to as the New Licensee of the Third Part),

Entry No.5:

Modified Agreement dated 13/01/2020 registered at Serial No. PVL2-597-2020 on 14/01/2020 between CIDCO Ltd through Estate Officer AND R D REALTORS through its Partners Mr. Ramashish Devprasad Pandey, Mr. Prakash Kaluram Prajapati, Mr. Jivraj Bhikaji Paliwal and Mr. Ramesh Mohanlal Jain (therein referred to as the New Licensee of the Third Part),



5. On the basis of the above documents placed before me, I hereby certify that R D REALTORS through its Partners Mr. Ramashish Devprasad Pandey, Mr. Prakash Kaluram Prajapati, Mr. Jivraj Bhikaji Paliwal and Mr. Ramesh Mohanlal Jain are the Lessees/the said Licensees of the said Plot and they are entitled to develop the said Plot and the title of the said Plot is clear, marketable and free from all encumbrances.

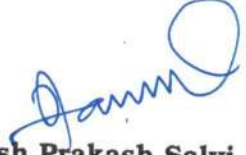
THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing Plot No. 3 & 4, admeasuring about **799.90** Sq. Mtrs., Sector 5, lying, being and situated at Village: Taloja Panchnand, Node: Taloja, Tal: Panvel and Dist: Raigad and bounded as follows:

On or towards the North by : Plot no. 2
On or towards the South by : Plot no. 5
On or towards the East by : Bungalow
On or towards the West by : 15 meter wide road

Place : Navi Mumbai

Date : 15/12/2020


Ashish Prakash Salvi
Advocate