

**Mrs. SHARADA UTTAM PINJARI**

B. Com. LL.B.

Advocate High Court & NOTARY (Govt. Of India)

Office : 40, Satya Sai Plaza, Plot No.5, Sector 11, Near Cineraj Cinema, New Panvel (E) - 410206  
Mob. : 9322833012 • Tel. : 27482187 • Email : adv\_sharda@yahoo.com

Date: 07/05/2011

**TITLE REPORT**

**TO WHOMSOEVER IT MAY CONCERN:**

Title Report of Immovable Property bearing Plot No. 191, Sector 20, Ulwe Node, Taluka Panvel, Dist Raigad, area admeasuring 5099.29 Sq. meter.

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD, (herein after referred as CIDCO LTD) being the New Town Development Authority within the provision of section 113 of Maharashtra Regional Town Planning Act 1966 (MAHARASHTRA ACT NO XXXVIII OF 1961 herein after referred to as the said Act) and incorporated by the state Government under the provision of Companies Act 1956 (herein after referred to as the "CIDCO LTD") being empowered to deal with the land acquired within the manner it deem fit including the power to dispose off any piece and parcel of plot / land as per various proposals approved by state Government from time to time under the provisions of section 118 of the said Act.

WHEREAS the CIDCO LTD acquired land for the New Town Development and allotted plots to the project affected persons under their 12.5% Gaothan Expansion Scheme. Accordingly CIDCO LTD allotted Plot No. 191, Sector 20, Ulwe Node, Taluka Panvel, Dist Raigad, area admeasuring 5099.29 Sq. meters (herein after referred to as the Said Plot) in favour of 1). Shri. Waman Gana Chirlekar, 2). Shri. Joma Mahadu Tandel, 3). Shri. Posu Mahadu Tandel, 4). Shri. Gajanan Pandurang Patil, 5). Shri. Mahadev Pandurang Patil, 6). Smt. Neerabai Mahadev Bhoir, 7). Shri Sharad Gopal Deshmukh (hereinafter referred as Original Licensee) and thereby executed Agreement to Lease dated 14<sup>th</sup> July 2008, same is registered with Sub registrar of Panvel -1 under Sr. No. 5684/2008, dated 23/7/2008. That CIDCO LTD handed over possession of said plot in favour of Original Licensee vide their possession letter dated 22/1/2008.

AND WHEREAS Original Licensee Shri. Waman Gana Chirlekar and 6 others have duly seized and possessed. Original Licensee with the permission of CIDCO LTD transferred and assigned all the rights, title and benefit over the said plot to M/S. SIDHIVINAYAK BUILTHOME SPECIALITIES PVT. LTD a Company Registered under the Companies Act 1956, having its office at 102, Lakhani's Landmark, Plot no. 19, Sector 19, New Panvel 410 206 vide executing Tripartite Agreement dated 14<sup>th</sup> August 2008, same is registered with Sub registrar of Panvel under Sr. No. 6231/2008, dated 14/8/2008.





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AND WHEREAS by virtue of registered Tripartite Agreement M/S. SIDHIVINAYAK BUILTHOME SPECIALITIES PVT. LTD., have duly seized and possessed said Plot of land entitle to develop said plot, and to dispose off the constructed units thereon.

By virtue of copies of above referred documents, I hereby certify that M/S. SIDHIVINAYAK BUILTHOME SPECIALITIES PVT. LTD do hold and entitle all the title rights, interest upon Plot No. 191, Sector 20, Ulwe Node, Taluka Panvel, Dist Raigad, area admeasuring 5099.29 Sq. meter. That title of M/S. SIDHIVINAYAK BUILTHOME SPECIALITIES PVT. LTD upon said Plot is clear, marketable, and free from all encumbrances subject to the Lease conditions.

Dated this 07<sup>th</sup> day of May 2011

CERTIFIED AND ISSUED BY

  
Mrs. SHARADA UTTAM PINJARI

Advocate

**MRS. SHARADA UTTAM PINJARI**  
**ADVOCATE & NOTARY (Govt. of India)**

Regn. No. 6513

40, Satya Sai Plaza, Plot No. 5,  
Sector 11, New Panvel (E) 410206,  
Dist. Raigad.

पावती क्र.

नोंदणी ३९ म

Regn. 39 m

दस्तावेजाचा / अर्जाचा अनुक्रमांक 2608199

दिनांक 9/11/99 सन २०

दस्तावेजाचा प्रकार-

सोपे उभे

सादर करणाराचे नांव-

डॉ. स. राधा उत्तम पिंजारे

खालील प्रमाणे फी मिळाली:-

नोंदणी फी

मीज - उभे

नक्कल फी (फोलिओ)

पानवेळ

पृष्ठांकनाची नक्कल फी

टपाल खर्च

नकला किंवा ज्ञापने (कलम ६४ ते ६७) फॉट नं. १९९

324/-

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

सादर नं. २०

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

9000 ते 2099

इतर फी (मागील पानावरील) वाढ क्र. १३४६

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दस्तावेज

नक्कल

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या कार्यालयात देण्यात येईल.

सह दुय्यम निबंधक

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

सह दुय्यम निबंधक, पनवेल-१ (वर्ग-२)

सादर



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SEARCH REPORT

Date: 19<sup>th</sup> May 2011.

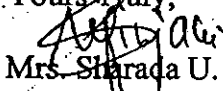
TO WHOM IT MAY CONCERN

Re: search at Sub-Registrars Office at Panvel, in respect of Plot No. 191, Sector 20, Ulwe Node, Taluka Panvel, Dist Raigad, area admeasuring 5099.29 Sq. mtr.

A) Search in the Sub-Registrar's office at Panvel for the year 2008 to 2011:

No.	Document /period	Entries
1.	2008	1). Agreement to lease dated 14/07/2008, with respect of Plot bearing No. 191, area admeasuring 5099.29 sq. mtrs. executed between M/s. Cidco Ltd 1). Shri. Waman Gana Chirlekar, 2). Shri. Joma Mahadu Tandel, 3). Shri. Posu Mahadu Tandel, 4). Shri. Gajanan Pandurang Patil, 5). Shri. Mahadev Pandurang Patil, 6). Smt. Neerabai Mahadev Bhoir, 7). Shri Sharad Gopal Deshmukh.  2). Tripartite Agreement dated 14/08/2008, with respect of Plot bearing No. 191, area admeasuring 5099.29 sq. mtrs. executed between 1). Shri. Waman Gana Chirlekar, 2). Shri. Joma Mahadu Tandel, 3). Shri. Posu Mahadu Tandel, 4). Shri. Gajanan Pandurang Patil, 5). Shri. Mahadev Pandurang Patil, 6). Smt. Neerabai Mahadev Bhoir, 7). Shri Sharad Gopal Deshmukh and M/S. SIDHIVINAYAK BUILTHOME SPECIALITIES PVT. LTD
2.	2009	Nil
3.	2010	Nil
4.	2011	Nil

Yours Truly,

  
Mrs. Sharada U. Pinjari  
Advocate

Note: The Search Report is subject to torn and mutilated and records and withdrawal of Registrar of certain years for binding and re-writing at the Sub -Registrar's Office