

Date : 19/03/2019

SEARCH CUM TITLE CERTIFICATE

To,

M/S. QUALITUS INFRA & ESTATE LLP

B-904, Mahavir Icon, Plot No. 89/90,

Sector No. 15, CBD Belapur,

Navi Mumbai - 400614

Sir,

Sub :- Search cum Title report in respect of Plot Nos.- 66A & 66, Sector No. 17, Village - Ulwe, Taluka - Panvel, District - Raigad.

I have taken the search of the aforesaid property at Sub-Registrar Office Panvel-1 from January 2005 to June, 2018, (most of registers of this office are in torn conditions) search at Sub-Registrar Office Panvel-2 from January 2005 to June, 2018 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Panvel -3 from January 2005 to June, 2018 and search at Sub-registrar Office Panvel-4 from August, 2012 to June, 2018 and search at Sub-registrar Office Panvel-5 from January 2013 to June, 2018 (some records of 2017 & 2018 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

Plot No.-66A, Sector No.-17, Ulwe

- 1) Document No.-PVL-3-03027/2012 registered on 22/03/2012 (for the Area 1299.28 Sq. Mts.) is an Agreement to lease recorded in the names of 1) SHRI RAVINDRA DEVJI @ DEVRAM DESHMUKH 2) SHRI

CHANDRAKANT DATTATRAY DESHMUKH 3) SMT. LATA NAKUL JAGTAP @ LATA MAHADEV MOKASHI 4) SMT. TARAMATI TATURAM DESHMUKH 5) SMT. PRABHAVATI MADHUKAR DESHMUKH @ PRABHAVATI MADHUKAR CHAUDHARI 6) SHRI SATISH TATURAM DESHMUKH 7) SMT. KANCHAN SRIKANT PASHILKAR @ PASALKAR 8) SMT. SHARMILA TATURAM DESHMUKH @ SHARMILA MAHESH DHANVI & 9) SHRI KIRAN TATURAM DESHMUKH in the records of Sub-Registrar Panvel for the Plot bearing Number-66A, situated at Sector No.-17, Village-Ulwe, Taluka-Panvel, District-Raigad. The Market Value is Rs. 16,250/- Consideration amount is Rs.16,250/- & the Stamp Duty paid is Rs.825/- and Registration Fee paid is Rs.170/-.

- 2) Document No.-PVL-3-04877/2012 registered on 09/05/2012 (for the Area 1299.28 Sq. Mts.) is Tripartite Agreement executed by 1) SHRI RAVINDRA DEVJI @ DEVRAM DESHMUKH 2) SHRI CHANDRAKANT DATTATRAY DESHMUKH 3) SMT. LATA NAKUL JAGTAP @ LATA MAHADEV MOKASHI 4) SMT. TARAMATI TATURAM DESHMUKH 5) SMT. PRABHAVATI MADHUKAR DESHMUKH @ PRABHAVATI MADHUKAR CHAUDHARI 6) SHRI SATISH TATURAM DESHMUKH 7) SMT. KANCHAN SRIKANT PASHILKAR @ PASALKAR 8) SMT. SHARMILA TATURAM DESHMUKH @ SHARMILA MAHESH DHANVI & 9) SHRI KIRAN TATURAM DESHMUKH in favour of 1) M/S. D. S. ENTERPRISES a partnership firm through its partners 1) SHRI SHRIKANT DHONDU HINDALKAR & 2) SHRI MANISH RAMESH JASANI in the records of Sub-Registrar Panvel for the Plot of land bearing Number-66A, situated at Sector No.-17, Village-Ulwe, Taluka-Panvel, District-Raigad. The consideration amount is Rs.13,250/- Market Value is Rs.1,45,52,000/- & the Stamp Duty paid is Rs.5,82,080/- and Registration Fee paid is Rs.30,000/-.

- 3) Document No.-PVL-2-7694/2015 registered on 10/09/2015 (for the Area 1299.28 Sq. Mts.) is Tripartite Agreement executed by M/S. D. S. Enterprises through its partners 1) SHRI SHRIKANT DHONDU HINDALKAR & 2) SHRI MANISH RAMESH JASANI in favour of M/S. QUALITAS INFRA & ESTATE LLP through its partners i.e. 1) M/S. QUALITAS LIFESPACES LLP, represented by its designated partner SHRI RAJESH RAGHUNATH SHAH 2) SHRI RAJENDRA RAGHUNATH SHAH 3) SHRI RISHABH RAJENDRA SHAH 4) SHRI MANISH RAMESH JASANI & 5) SHRI SHRIKANT DHONDU HINDALKAR in the records of Sub-Registrar Panvel for the Plot of land bearing Number-66A, situated at Sector No.-17, Village-Ulwe, Taluka-Panvel, District-Raigad. The consideration amount is Rs.16,250/-. Market Value is Rs.2,28,80,000/- & the Stamp Duty paid is Rs. 9,16,000/- and Registration Fee paid is Rs.30,000/-.

Plot No.-66, Sector No.-17, Ulwe

- 1) Document No.-PVL-2-4568/2016 registered on 21/04/2016 (for the Area 849.86 Sq. Mts.) is an Agreement to lease recorded in the names of 1) SMT. JAYASHREE VASANT DESHMUKH 2) SMT. KALPANA SHEKHAR DHAMALE 3) SMT. JYOTI SOMNATH KADAM 4) SHRI NILESH VASANT DESHMUKH 5) SMT. APARNA INDRAJEET JAGTAP 6) SHRI SUBODH RAMCHANDRA DESHMUKH 7) SMT. SUREKHA RAMCHANDRA DESHMUKH 8) SMT. ARUNA FATTESINGH BAGRAO 9) SHRI JITENDRA JAGANNATH KADAM 10) SHRI RAJENDRA JAGANNATH KADAM 11) SMT. VIJAYA SAMBHAJI SHITHOLE 12) SMT. NANDA GULAB MANDE 13) SMT. VAISHALI SANJAY DESHMUKH 14) SMT. SARIKA RAMCHANDRA ZUNJARRAO 15) SMT. RESHMA RAMCHANDRA ZUNJARRAO 16) SHRI ROHAN RAMCHANDRA ZUNJARRAO 17) SHRI ROSHAN RAMCHANDRA ZUNJARRAO 18) SHRI RAMESH DATTATREY DHUMAL 19) SMT. SHASHIKALA VITTHAL PAIGUDE 20) SMT. SAROJ MADHAV @ VENIMADHAV SONAVANE &

- 21) SHRI VILAS JAGANNATH DESHMUKH in the records of Sub-Registrar Panvel for the Plot bearing Number-66, situated at Sector No.-17, Village-Ulwe, Taluka-Panvel, District-Raigad. The Market Value is Rs. 0/-. Consideration amount is Rs.12,325/- & the Stamp Duty paid is Rs.1,000/- and Registration Fee paid is Rs.130/-.
- 2) Document No.-PVL-2-5641/2016 registered on 16/05/2016 (for the Area 849.86 Sq. Mts.) is a Tripartite Agreement executed by 1) SMT. JAYASHREE VASANT DESHMUKH 2) SMT. KALPANA SHEKHAR DHAMALE 3) SMT. JYOTI SOMNATH KADAM 4) SHRI NILESH VASANT DESHMUKH 5) SMT. APARNA INDRAJEET JAGTAP 6) SHRI SUBODH RAMCHANDRA DESHMUKH 7) SMT. SUREKHA RAMCHANDRA DESHMUKH 8) SMT. ARUNA FATTESINGH BAGRAO 9) SHRI JITENDRA JAGANNATH KADAM 10) SHRI RAJENDRA JAGANNATH KADAM 11) SMT. VIJAYA SAMBHAJI SHITHOLE 12) SMT. NANDA GULAB MANDE 13) SMT. VAISHALI SANJAY DESHMUKH 14) SMT. SARIKA RAMCHANDRA ZUNJARRAO 15) SMT. RESHMA RAMCHANDRA ZUNJARRAO 16) SHRI ROHAN RAMCHANDRA ZUNJARRAO 17) SHRI ROSHAN RAMCHANDRA ZUNJARRAO 18) SHRI RAMESH DATTATREY DHUMAL 19) SMT. SHASHIKALA VITTHAL PAIGUDE 20) SMT. SAROJ MADHAV @ VENIMADHAV SONAVANE & 21) SHRI VILAS JAGANNATH DESHMUKH in favour of M/S. QUALITUS INFRA & ESTATE LLP through its partners - 1) M/S. QUALITAS LIFESPACES LLP, through its partner SHRI RAJESH RAGHUNATH SHAH & 2) SHRI RAJENDRA RAGHUNATH SHAH 3) SHRI RISHABH RAJENDRA SHAH 4) SHRI MANISH RAMESH JASANI & 5) SHRI SHRIKANT DHONDU HINDALKAR in the records of Sub-Registrar Panvel for the Plot of land bearing Number-66, situated at Sector No.-17, Village-Ulwe, Taluka-Panvel, District-Raigad. The consideration amount is Rs.12,325/-. Market Value is Rs. 1,57,25,000/- & the Stamp Duty paid is Rs. 6,30,000.00/- and Registration Fee paid is Rs.30,000/-.

FLOW OF TITLE :-

That by virtue of Agreement to Lease dated 20/03/2012, duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under Receipt No.- 3075, Document No.- PVL-3-03027-2012 on 22/03/2012, entered into between the Corporation of the One Part and 1) SHRI RAVINDRA DEVJI @ DEVRAM DESHMUKH 2) SHRI CHANDRAKANT DATTATRAY DESHMUKH 3) SMT. LATA NAKUL JAGTAP @ LATA MAHADEV MOKASHI 4) SMT. TARAMATI TATURAM DESHMUKH 5) SMT. PRABHAVATI MADHUKAR DESHMUKH @ PRABHAVATI MADHUKAR CHAUDHARI 6) SHRI SATISH TATURAM DESHMUKH 7) SMT. KANCHAN SRIKANT PASHILKAR @ PASALKAR 8) SMT. SHARMILA TATURAM DESHMUKH @ SHARMILA MAHESH DHANVI & 9) SHRI KIRAN TATURAM DESHMUKH (hereinafter referred to as "THE ORIGINAL LICENSEES") therein referred to as "THE LICENSEES" of the Other Part, the Corporation agreed to grant lease of a Plot of land under 12.5% erstwhile Gaothan Expansion Scheme bearing Number-66A, admeasuring 1299.28 Sq. Mts., situated at Sector No.-17, Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad in favour of the aforesaid Licensees at or for the consideration as mentioned in the said Agreement to Lease and on performing and complying with all terms and conditions of the said Agreement to Lease, the Corporation on 22/03/2012 placed the said plot in possession of the aforesaid Licensees.

That by virtue of Agreement to Lease dated 21/04/2016, duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt No.- 6357, Document No. PVL2-4568-2016 on 21/04/2016, entered into between the Corporation of the One Part and 1) SMT. JAYASHREE VASANT DESHMUKH 2) SMT. KALPANA SHEKHAR DHAMALE 3) SMT. JYOTI SOMNATH KADAM 4) SHRI NILESH VASANT DESHMUKH 5) SMT. APARNA INDRAJEET JAGTAP 6) SHRI SUBODH RAMCHANDRA DESHMUKH 7) SMT. SUREKHA RAMCHANDRA DESHMUKH 8) SMT. ARUNA FATTESINGH BAGRAO 9) SHRI JITENDRA JAGANNATH KADAM 10) SHRI RAJENDRA JAGANNATH

KADAM 11) SMT. VIJAYA SAMBHAJI SHITHOLE 12) SMT. NANDA GULAB MANDE 13) SMT. VAISHALI SANJAY DESHMUKH 14) SMT. SARJKA RAMCHANDRA ZUNJARRAO 15) SMT. RESHMA RAMCHANDRA ZUNJARRAO 16) SHRI ROHAN RAMCHANDRA ZUNJARRAO 17) SHRI ROSHAN RAMCHANDRA ZUNJARRAO 18) SHRI RAMESH DATTATREY DHUMAL 19) SMT. SHASHIKALA VITTHAL PAIGUDE 20) SMT. SAROJ MADHAV @ VENIMADHAV SONAVANE & 21) SHRI VILAS JAGANNATH DESHMUKH (hereinafter referred to as "THE ORIGINAL LICENSEES") therein referred to as "THE LICENSEES" of the Other Part, the Corporation agreed to grant lease of a Plot of land under 12.5% erstwhile Gaothan Expansion Scheme bearing number 66, admeasuring 849.86 Sq. Mts., situated at Sector No.- 17, Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad in favour of the aforesaid Licensees at or for the consideration as mentioned in the said Agreement to Lease and on performing and complying with all terms and conditions of the said Agreement to Lease, the Corporation on 21/04/2016 placed the said plots in possession of the aforesaid Licensees.

By virtue of a Tripartite Agreement dated 09/05/2012, duly registered before the Joint Sub Registrar of Assurances at Panvel-3 under Receipt No.- 4973, Document No.- PVL-3/04877/2012 on 09/05/2012, 1) SHRI RAVINDRA DEVJI @ DEVRAM DESHMUKH 2) SHRI CHANDRAKANT DATTATRAY DESHMUKH 3) SMT. LATA NAKUL JAGTAP @ LATA MAHADEV MOKASHI 4) SMT. TARAMATI TATURAM DESHMUKH 5) SMT. PRABHAVATI MADHUKAR DESHMUKH @ PRABHAVATI MADHUKAR CHAUDHARI 6) SHRI SATISH TATURAM DESHMUKH 7) SMT. KANCHAN SRIKANT PASHILKAR @ PASALKAR 8) SMT. SHARMILA TATURAM DESHMUKH @ SHARMILA MAHESH DHANVI & 9) SHRI KIRAN TATURAM DESHMUKH transferred and assigned all their rights, title and interest in Plot No.-66 A to and in favour of M/s. D. S. Enterprises through its partners 1) SHRI SHRIKANT DHONDU HINDALKAR & 2) SHRI MANISH RAMESH JASANI (therein and hereinafter referred to as "THE NEW LICENSEES") subject to pending litigation in Special Civil Suit No.- 45/2012 as per the terms and conditions mentioned

therein and CIDCO vide its letter bearing reference number CIDCO/ Vasahat / 12.5% Scheme / Ulwe / 193 /2012, dated 15/05/2012, has substituted the New Licensees i.e. M/s. D. S. Enterprises through its partner 1) SHRI SHRIKANT DHONDU HINDALKAR & 2) SHRI MANISH RAMESH JASANI instead and in place of the aforesaid Original Licensees. And whereas the Special Civil Suit bearing SCS No.-45/2012, was unconditionally withdrawn by the plaintiff and CIDCO by its Correction Letter dated 06/12/2014, loose the condition for transfer of the said plot in favour of the New Licensees herein;

By virtue of another Tripartite Agreement dated 10/09/2015, duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt No.-9055, Document No.- PVL-2/7694/2015 on 10/09/2015, M/s. D. S. Enterprises through its partners 1) SHRI SHRIKANT DHONDU HINDALKAR & 2) SHRI MANISH RAMESH JASANI, transferred and assigned all their rights, title and interest in Plot No.-66 A to and in favour M/S. QUALITUS INFRA & ESTATE LLP through its partners 1) M/S. QUALITAS LIFESPACES LLP, represented by its designated partner SHRI RAJESH RAGHUNATH SHAH 2) SHRI RAJENDRA RAGHUNATH SHAH 3) SHRI RISHABH RAJENDRA SHAH 4) SHRI MANISH RAMESH JASANI & 5) SHRI SHRIKANT DHONDU HINDALKAR (therein and hereinafter referred to "THE SUBSEQUENT NEW LICENSEE") as per the terms and conditions mentioned therein and CIDCO vide its letter bearing reference number CIDCO/Vasahat/Satyo/Ulwe/193/2015/1499, dated 15/09/2015 substituted the Subsequent New Licensees M/S. QUALITUS INFRA & ESTATE LLP through its partners 1) M/S. QUALITAS LIFESPACES LLP, represented by its designaed partner SHRI RAJESH RAGHUNATH SHAH & 2) SHRI RAJENDRA RAGHUNATH SHAH 3) SHRI RISHABH RAJENDRA SHAH 4) SHRI MANISH RAMESH JASANI & 5) SHRI SHRIKANT DHONDU HINDALKAR instead and in place of the aforesaid New Licensees.

By virtue of a Tripartite Agreement dated 16/05/2015, duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt No.- 7642, Document No. PVL2-5641-2016 on 16/05/2016 1) SMT. JAYASHREE VASANT DESHMUKH 2) SMT. KALPANA SHEKHAR DHAMALE 3) SMT. JYOTI SOMNATH KADAM 4) SHRI NILESH VASANT DESHMUKH 5) SMT. APARNA INDRAJEET JAGTAP 6) SHRI SUBODH RAMCHANDRA DESHMUKH 7) SMT. SUREKHA RAMCHANDRA DESHMUKH 8) SMT. ARUNA FATTESINGH BAGRAO 9) SHRI JITENDRA JAGANNATH KADAM 10) SHRI RAJENDRA JAGANNATH KADAM 11) SMT. VIJAYA SAMBHAJI SHITHOLE 12) SMT. NANDA GULAB MANDE 13) SMT. VAISHALI SANJAY DESHMUKH 14) SMT. SARIKA RAMCHANDRA ZUNJARRAO 15) SMT. RESHMA RAMCHANDRA ZUNJARRAO 16) SHRI ROHAN RAMCHANDRA ZUNJARRAO 17) SHRI ROSHAN RAMCHANDRA ZUNJARRAO 18) SHRI RAMESH DATTATREY DHUMAL 19) SMT. SHASHIKALA VITTHAL PAIGUDE 20) SMT. SAROJ MADHAV @ VENIMADHAV SONAVANE & 21) SHRI VILAS JAGANNATH DESHMUKH transferred and assigned all their rights, title and interest in Plot No.-66 to and in favour of M/S. QUALITUS INFRA & ESTATE LLP through its partners 1) M/S. QUALITAS LIFESPACES LLP, represented by its designated partner SHRI RAJESH RAGHUNATH SHAH 2) SHRI RAJENDRA RAGHUNATH SHAH 3) SHRI RISHABH RAJENDRA SHAH 4) SHRI MANISH RAMESH JASANI & 5) SHRI SHRIKANT DHONDU HINDALKAR (therein and hereinafter referred to as "THE NEW LICENSEES") as per the terms and conditions mentioned therein and CIDCO vide its letter bearing reference number CIDCO/Vasahat/Satyo/Ulwe/1236/2016/8751, dated 23/05/2016, substituted the New Licensees M/S. QUALITUS INFRA & ESTATE LLP instead and in place of the aforesaid Original Licensees.

That upon specific request made by M/S. QUALITUS INFRA & ESTATE LLP to CIDCO Ltd. for amalgamation of the said plots of land, CIDCO agreed to amalgamate the aforesaid Plots of land into one unified plot of land and given its no objection for amalgamation by virtue of its letter dated CIDCO/Vasahat/Ulwe/1236+193/2016/10/13 dated 08/07/2016 subject to


compliance of certain terms and conditions mentioned therein and the New Licensees i.e. M/S. QUALITUS INFRA & ESTATE LLP submitted the building plans through their Architect to the Corporation and the Corporation approved and sanctioned the building plans and issued a Commencement Certificate bearing number CIDCO/BP-15483/TPO(NM & K)/2017/4219, dated 19/03/2019, permitting the said New Licensees M/S. QUALITUS INFRA & ESTATE LLP to construct the buildings on the aforesaid Plots of land on combined basis.

If the New Licensees M/S. QUALITUS INFRA & ESTATE LLP have observed all the stipulations and conditions contained in the said Agreements to Lease, Tripartite Agreements, terms and conditions of the amalgamation of the said plots of land and the Commencement Certificate and on the Town Planning Officer certifying that the buildings and works have been duly erected by the New Licensees, CIDCO will grant a lease of the said land and buildings erected thereon for a term of 60 (Sixty) years from the date of the aforesaid Agreements to Lease at the yearly rent of Re.1/- (Rupee One Only).

Subject to what is stated above and on the basis of the documents placed before me I am of the opinion that the title of M/S. QUALITUS INFRA & ESTATE LLP in respect of the land described below is clear and marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

All those pieces or parcels of land allotted under erstwhile 12.5% Gaothan Expansion Scheme of CIDCO Ltd., bearing Plot Numbers-66A & 66, admeasuring 1299.28 Sq. Mts. & 849.86 Sq. Mts. respectively, both situated at Sector No.-17, Ulwe, Navi Mumbai, Tal.-Panvel, Dist- Raigad and bounded as follows; i.e. to say;


RAMAKANT G. PAWAR
B.Com, LL B
ADVOCATE HIGH COURT

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, Plot No. 1108, Opposite Kohinoor Lodge, Sector No. 1, Shrivane, Post - Nerul, Navi Mumbai-400 706. Mob- 9324861992

Plot No.-66

On or towards the North by : 30 Mts. wide Road
On or towards the South by : 35 Mts. proposed Channel
On or towards the East by : Plot No.-66A
On or towards the West by : Plot No.-65

Plot No.-66A

On or towards the North by : 30 Mts. wide Road
On or towards the South by : 35 Mts. proposed Channel
On or towards the East by : Plot No.-67
On or towards the West by : Plot No.-66

Dated this 19th day of March, 2019.

Yours Truly,



RAMAKANT G. PAWAR

Advocate

RAMAKANT G. PAWAR
B.Com, LL. B
ADVOCATE HIGH COURT

Encl :- receipt No. 2410, dated 26/02/2019 for Rs. 375 vide challan number MH012048739201819M and receipt No. 2413, dated 26/02/2019 for Rs. 375 vide challan number MH012048505201819M.

05/0

एचडी

Original/Duplicate

Tuesday, 26 February 2019 12:26 PM

नोंडणी क्र. 39M

Regn. 39M

पावणी क्र.: 2413 दिनांक: 26/02/2019

साक्षर नाव:

इन्टरनेटचा अनुक्रम: पक्ष 1-0-2019

इन्टरनेटचा प्रकार:

साक्षर कॅम्पेनचा नाव: अर्थ रमाकांत पवार

कॅम्पेन क्र. 279/19 मील उल्लेख नं. 66 ते 17 तार 2005 ते 2019 15 वर्षे

साक्षर निरीक्षण:

रु. 375.00

एकूण:

रु. 375.00

सह दुर्लभ शिक्का/चिन्हा

(पनवल-१)

1): वेबसाइट प्रकार: eChallan रकम: रु. 375/-

ईडी/अनादेश/ऑर्डर क्रमांक: MH012048505201819M दिनांक: 26/02/2019

ईमेल नाव व पत्ता:

8670

दुबई - पाकिस्तान

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Tuesday, 26 February 2019 12:08 PM

साक्षी नं.: 39न

Reign: 39M

पावती नं.: 2410 विनाम: 26/02/2019

साक्षी नं.:

इस्तेफादाचा अनुक्रमणिका: पत्र 1-0-2019

इस्तेफादाचा प्रकार:

साक्षी करवाऱ्याचे नाव: अॅड. रमाकांत पवार

वर्तून अर्ज नं. 278/19 सीजे. जज व सुनिल नं. 66 अ से 17 मार्च 2005 ते 2019 15 वर्षे

श्रीधर व निरीक्षण:

₹. 375.00

मार्क

₹. 375.00

सह दुव्यम पिबवक, वम-१

(पनवेल-१)

1); इस्तेफादा प्रकार: By Cash रडन: ₹ 375/-