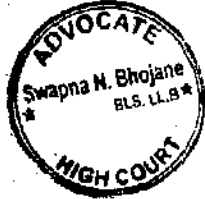


Adv. Swapna N Bhojane

B.L.S. LLB.

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Off:-27823616 Mob:-9821031580

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Date: - 06/11/2015	



Title Report

(To Whom It May Concern)



1. Instructions:

Under instruction of M/s. ANANT INFRA, a partnership firm, duly registered under the Indian Partnership Act, 1932, through its partners 1) MR. VIJAY GANESH PATEL, 2) MR. MAHADEV PUNJALAL PATEL, 3) MR. VIJAY MAHADEV PATEL, 4) MR. SAILESH NARSING CHAUDHARY, 5) MR. VELJI JIVRAJ CHAUDHARY, 6) MR. DEEPAK RAGHAVJI PATEL AND 7) MR. RAJESH KANJI PATEL, having address at Shop no. 39, Sector - 1, near Bank of Maharashtra, CBD Market, CBD Belapur, Navi Mumbai - 400 614, hereinafter referred to as the 'Purchaser'/Developers. I have caused to give Title Report in respect of the Plot described herein below;

2. Description of the Property:

Plot no. 51, Sector - 26, admeasuring 499.40 sq. mtrs. area, under Gaothan Expansion Scheme (Presently 12.5% Scheme) Taloja, Tal - Panvel, Dist - Raigad, The said Property is within the Jurisdiction of Registration District Raigad, hereinafter referred to as the "Said Plot"

3. Documents Perused:

I have investigated the title of the said Plot and I have perused the following documents:-



Adv. Swapna N Bhojane

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Navi Mumbai-400 703.

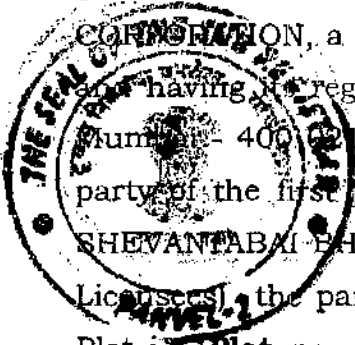
Off-27823616 Mob-9821031580

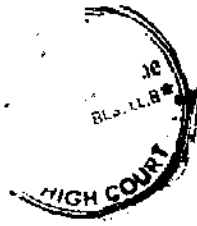
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a) Xerox Copy of the Agreement to Lease dated 10th February 2011 made between the CITY & INDUSTRIAL DEVELOPMENT CORPORATION, a company incorporated under Companies Act, 1956 and having its registered office at, Nirmal, 2nd floor, Nariman Point, Mumbai - 400 021, for brevity sake referred to the Corporation, the party of the first part, AND 1) SMT. GUNABAI GOVIND BHOIR, 2) SHEVANTABAI BHAGWAN PATIL (hereinafter referred to the Original Licensees) the party of the second part, for the transfer of the said Plot i.e. Plot no. 51, Sector - 26, admeasuring 499.40 sq. mtrs. area, under Gaathan Expansion Scheme (Presently 12.5% Scheme) Talaja, Tal - Panvel, Dist - Raigad, to and in the name of original Licensees, and the said Agreement to Lease registered with the Joint Sub - Registrar, Panvel - 2, under serial no. URAN/01447/2011, dated 10/02/2011.

b) Xerox copy of letter bearing no. सिडको/वसाहत/साटयो/तळोजा/१५६/२०११, the Corporation issued transfer permission for the transfer of the said Plot in the name of **M/S. SAI KIRAN ENTEPRISES**, through its Proprietor **MR. BABAN PIRAJI GHADGE**.

c) Xerox Copy of Tripartite Agreement dated 23rd February 2011 between the CIDCO of the first part 1) SMT. GUNABAI GOVIND BHOIR, 2) SHEVANTABAI BHAGWAN PATIL, the Original Licensees of the second part and **M/S. SAI KIRAN ENTEPRISES**, through its Proprietor **MR. BABAN PIRAJI GHADGE**, of the third part and the said plot was transferred in the name of **M/S. SAI KIRAN ENTEPRISES**, through its Proprietor **MR. BABAN PIRAJI GHADGE**, the New Licensee, of the





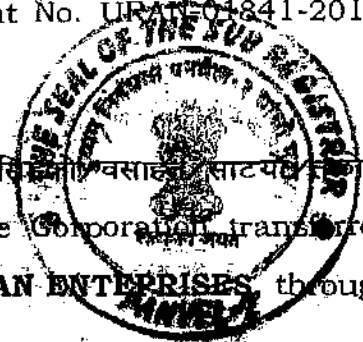
Adv. Swapna N Bhojane

B.L.S. LL.B.

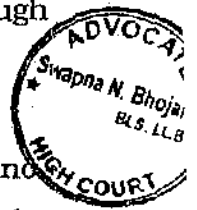
Office: C-2/4 0:1, Opp. Abbott Hotel, Xerox
Navi Mumbai-400 703.
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third part, and the said Tripartite Agreement was registered at Sub Registrar Office at Panvel-2, vide document No. URAN-01841-2011, DATED 23/02/2011.



d) Xerox copy of letter bearing no. सिडको/वसाहत/साटयो/निजा पावनंद/९५६/५२४ दिनांक २४/०२/२०११, the Corporation transferred the said Plot in the name of **M/S. SAI KIRAN ENTERPRISES** through its Proprietor **MR. BABAN PIRAJI GHADGE**.



e) Xerox copy of letter bearing no. सिडको/वसाहत/साटयो/तळोजे/२०१५/५९५, दिनांक २९/०४/२०१५, the Corporation issued transfer permission for the transfer of the said Plot in the name of **M/s. ANANT INFRA**, through its partners 1) **MR. VIJAY GANESH PATEL**, 2) **MR. MAHADEV PUNJALAL PATEL**, 3) **MR. VIJAY MAHADEV PATEL**, 4) **MR. SAILESH NARSING CHAUDHARY**, 5) **MR. VELJI JIVRAJ CHAUDHARY**, 6) **MR. DEEPAK RAGHAVJI PATEL** AND 7) **MR. RAJESH KANJI PATEL**.

f) Xerox Copy of Tripartite Agreement dated 30th April 2015 between the CIDCO of the first part, **M/S. SAI KIRAN ENTERPRISES**, through its Proprietor **MR. BABAN PIRAJI GHADGE**, the New Licensee of the second part and **M/s. ANANT INFRA**, through its partners 1) **MR. VIJAY GANESH PATEL**, 2) **MR. MAHADEV PUNJALAL PATEL**, 3) **MR. VIJAY MAHADEV PATEL**, 4) **MR. SAILESH NARSING CHAUDHARY**, 5) **MR. VELJI JIVRAJ CHAUDHARY**, 6) **MR. DEEPAK RAGHAVJI PATEL** AND 7) **MR. RAJESH KANJI PATEL** of the third part the said plot is transferred in the name of **M/s. ANANT INFRA**,



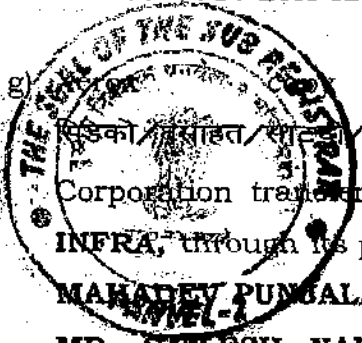
Adv. Swapna N Bhojane

B.L.S. LL.B.

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Navi Mumbai-400 703.

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The subsequent New Licensees and the said Tripartite Agreement was registered at Sub Registrar Office at Panvel-2 vide document No. PVL-2-3757-2015 DATED 30/04/2015.	



g) of letter bearing no. CIDCO/सात/क्षेत्र/तळोजा/१५६/२०१५ दिनांक १४/०५/२०१५, the Corporation transferred the said Plot in the name of **M/s. ANANT INFRA**, through its partners 1) **MR. VIJAY GANESH PATEL**, 2) **MR. MAHADEV PUNBALAL PATEL**, 3) **MR. VIJAY MAHADEV PATEL**, 4) **MR. SAILESH NARSING CHAUDHARY**, 5) **MR. VELJI JIVRAJ CHAUDHARY**, 6) **MR. DEEPAK RAGHAVJI PATEL** AND 7) **MR. RAJESH KANJI PATEL**,

h) Xerox Copy of the Commencement Certificate obtained from the CIDCO LTD., vide Ref. No. CIDCO/TPO(NM&K)/BP-13430/2015/1286, DATED 03/11/2015 in the name of Purchaser/Developers **M/s. ANANT INFRA**.



4. From the records and Information I found that :

a. The City and Industrial Development Corporation of Maharashtra Ltd. Is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation / Cidco") having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec.

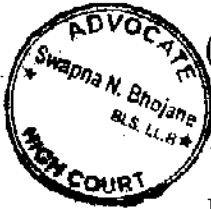


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(3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1996 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Sub-section (1) of Section 113 of the said Act.

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- b. AND WHEREAS : the State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by and order duly made on that behalf as per the provisions of Sec.113 of the said Act.
- c. AND WHEREAS : By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
- d. AND WHEREAS It is seen that by an Agreement to Lease dated 10th February 2011 made and executed by the Corporation in favour of 1) SMT. GUNABAI GOVIND BHOIR, 2) SHEVANTABAI BHAGWAN PATIL,
- e. AND WHEREAS by a Tripartite Agreement dated 23rd February 2011 between the CIDCO of the first part 1) SMT. GUNABAI GOVIND BHOIR, 2) SHEVANTABAI BHAGWAN PATIL, of the second part and **M/S. SAI KIRAN ENTEPRISES**, through its Proprietor **MR. BABAN PIRAJI GHADGE**, of the Third Part and the

Adv. Swapna N Bhojane

B.L.S. LLB.

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GHADGE

said plot was transferred in the name of **M/S. SAI KIRAN ENTERPRISES,** through its Proprietor **MR. BABAN PIRAJI GHADGE**



AND WHEREAS by a Tripartite Agreement dated 30th April 2015 between the CIDCO of the first part, **M/S. SAI KIRAN ENTERPRISES** through its Proprietor **MR. BABAN PIRAJI GHADGE** of the second part and **M/s. ANANT INFRA**, through its partners 1) **MR. VIJAY GANESH PATEL**, 2) **MR. MAHADEV MINJALAL PATEL**, 3) **MR. VIJAY MAHADEV PATEL**, 4) **MR. SAILESH NARSING CHAUDHARY**, 5) **MR. VELJI JIVRAJ CHAUDHARY**, 6) **MR. DEEPAK RAGHAVJI PATEL** AND 7) **MR. RAJESH KANJI PATEL**, of the third part, the said plot is transferred in the name of **M/s: ANANT INFRA**.



g. AND WHEREAS Developers **M/s. ANANT INFRA** obtained Commencement Certificate from the CIDCO LTD., vide Ref. No. CIDCO/TPO(NM&K)/BP-13430/2015/1286, DATED 03/11/2015.

h. AND WHEREAS: The Purchaser/Developers are legally seized and possessed of the said Plot i.e. **Plot no. 51, Sector - 26**, admeasuring **499.40 sq. mtrs. area**, under **Gaothan Expansion Scheme (Presently 12.5% Scheme)** Taloja, Tal - Panvel, Dist - Raigad,

5. Conclusion:-

Thus on perusal of documents shown to me, seen and inspected by me, in my opinion the Purchaser/Developers **M/s. ANANT INFRA** have obtained the rights, title and interest in the said **Plot no. 51**,

Adv. Swapna N Bhojane

B.L.S. LLB.

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Sector - 26, admeasuring 499.40 sq. mtrs. area, under Gaothan
Expansion Scheme (Presently 12.5% Scheme) Talaja, Tal -
Panvel, Dist - Raigad, which is having marketable title and free from
all encumbrances Subject to the condition laid down in the Agreement
to Lease between the Corporation and 1) SMT. GUNABAI AGVIND
BHOIR, 2) SHEVANTABAI BHAGWAN PATIL.

This certificate is issued to M/s. ANANT INFRA for submitting to
concerning authorities.



(ADV. SWAPNA N. BHOJANE)
Swapna N. Bhojane
BLS, LL.B.
ADVOCATE HIGH COURT
Apt. No. C-2/4/01 Sector - 2, Vashi,
Navi Mumbai. Ph:(O) 27823616

We, M/s. ANANT INFRA hereby undertake that Adv. Swapna N Bhojane will
not be responsible for past and/or future liabilities pertaining to the said
property, on the basis of this Title Certificate.

(M/s. ANANT INFRA)

Date: - 06/11/2015

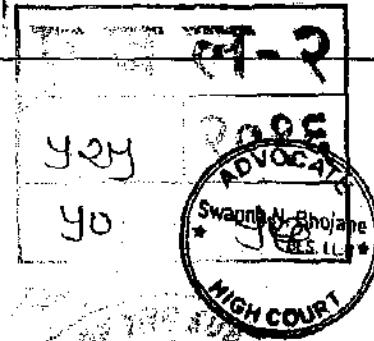
Place: - Vashi, Navi Mumbai.

Adv. Swapna N Bhojane

B.L.S. LLB.

Office: C-2/4 0:1, Opp. Abbott Hotel, Xerox Lane, Sector 2, Vashi,
Navi Mumbai-400 703.

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SEARCH REPORT

Date:

Ref: Search of the Plot no. 51, Sector - 26, admeasuring 499.40 sq. mtrs. area, under Gaothan Expansion Scheme (Presently 12.5% Scheme) Taloja, Tal - Panvel, Dist - Raigad, within the jurisdiction of Panvel Sub-Registrar. (hereinafter referred to as the said Plot).

DEVELOPER: **M/S. ANANT INFRA.**

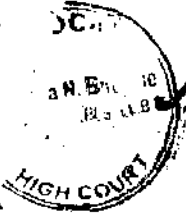
Under your instructions, I have taken search in respect of the above mentioned Plot from 2011 to 2015 (5 years) at Office of the Sub Registrar, Panvel - 1/2/3/4/5.

Year

Panvel

2011

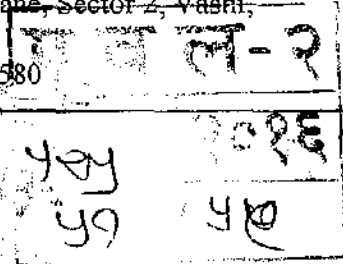
Agreement to Lease dated 10th February 2011 made between the CITY & INDUSTRIAL DEVELOPMENT CORPORATION, a company incorporated under Companies Act, 1956 and having its registered office at, Nirmal, 2nd floor, Nariman Point, Mumbai - 400 021, for brevity sake referred to the Corporation, the party of the first part, AND 1) SMT. GUNABAI GOVIND BHOIR, 2) SHEVANTABAI BHAGWAN PATIL (hereinafter referred to the Original Licensees) the party of the second part, for the transfer of the said Plot i.e. Plot no. 51, Sector - 26, admeasuring 499.40 sq. mtrs. area, under Gaothan Expansion Scheme (Presently 12.5% Scheme) Taloja, Tal - Panvel, Dist - Raigad, to and in the name of original Licensees, and the said Agreement to Lease registered with the Joint Sub - Registrar, Panvel - 2, under serial no. URAN/01447/2011, dated 10/02/2011.



Adv. Swapna N Bhojane

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2011

Tripartite Agreement dated 23rd February 2011 between the CIDCO of the first part 1) SMT. GUNABAI GOVIND BHOIR, 2) SHEVANTABAI BHAGWAN PATIL, the Original Licensees of the second part and M/S. **SAI KIRAN ENTEPRISES**, through its Proprietor **MR. BABAN PIRAJI GHADGE** of the third part and the said plot was transferred in the name of M/S. **SAI KIRAN ENTEPRISES**, through its Proprietor **MR. BABAN PIRAJI GHADGE**, the New Licensee, of the second part, and the said Tripartite Agreement was registered at Sub Registrar Office at Panvel-2, vide document No. URAN-01841-2011, DATED 23/02/2011.

2012

NIL

2013

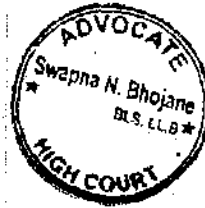
NIL

2014

NIL

2015

Tripartite Agreement dated 30th April 2015 between the CIDCO of the first part, M/S. **SAI KIRAN ENTEPRISES**, through its Proprietor **MR. BABAN PIRAJI GHADGE**, the New Licensee of the second part and M/s. **ANANT INFRA**, a partnership firm, duly registered under the Indian Partnership Act, 1932, through its partners 1) **MR. VIJAY GANESH PATEL**, 2) **MR. MAHADEV PUNJALAL PATEL**, 3) **MR. VIJAY MAHADEV PATEL**, 4) **MR. SAILESH NARSING CHAUDHARY**, 5) **MR. VELJI JIVRAJ CHAUDHARY**, 6) **MR. DEEPAK RAGHAVJI PATEL** AND 7) **MR. RAJESH KANJI PATEL** of the third part the said plot is transferred in the name of M/s. **ANANT INFRA**, the Subsequent New Licensees and the said Tripartite Agreement was registered at Sub Registrar Office at Panvel-2 vide document No. PVL-2-3757-2015 DATED 30/04/2015



Adv. Swapna N Bhojane

B.L.S. LLB.

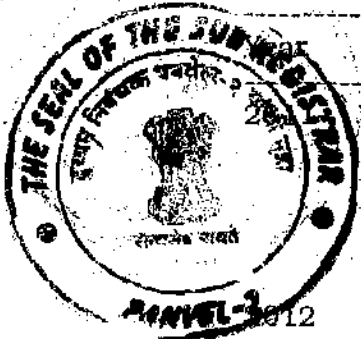
Office: C-2/4 0:1, Opp. Abbott Hotel, Xerox Lane, Sector 2, Vashi,
Navi Mumbai-400 703.

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The Search report from 2012 to 2015 is as under.



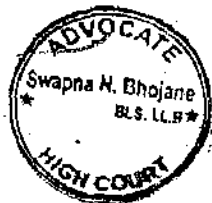
Transaction

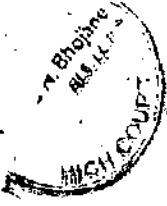
Agreement to Lease dated 10th February 2011 made between the CITY & INDUSTRIAL DEVELOPMENT CORPORATION of the one part AND 1) SMT. GUNABAI GOVIND BHOIR, 2) SHEVANTABAI BHAGWAN PATIL

Tripartite Agreement dated 23rd February 2011 between the CIDCO of the first part 1) SMT. GUNABAI GOVIND BHOIR, 2) SHEVANTABAI BHAGWAN PATIL of the second part and M/S. **SAI KIRAN ENTEPRISES**, through its Proprietor **MR. BABAN PIRAJI GHADGE**, of the third part.

2013

Tripartite Agreement dated 30th April 2015 between the CIDCO of the first part, M/S. **SAI KIRAN ENTEPRISES**, through its Proprietor **MR. BABAN PIRAJI GHADGE** of the second part and M/s. **ANANT INFRA**, through its partners 1) **MR. VIJAY GANESH PATEL**, 2) **MR. MAHADEV PUNJALAL PATEL**, 3) **MR. VIJAY MAHADEV PATEL**, 4) **MR. SAILESH NARSING CHAUDHARY**, 5) **MR. VELJI JIVRAJ CHAUDHARY**, 6) **MR. DEEPAK RAGHAVJI PATEL** AND 7) **MR. RAJESH KANJI PATEL** of the third part.





Adv. Swapna N Bhojane

B.L.S. LLB.

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Navi Mumbai-400 703.

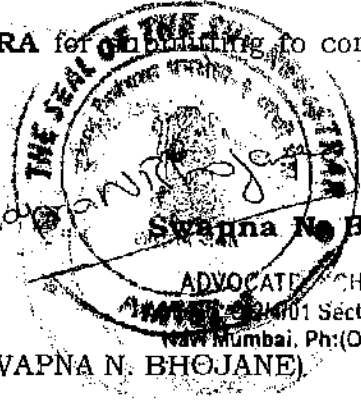
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This Search Report is issued to M/s. ANANT INFRA for publishing to concerning authorities.

Date: -

Place: - Vashi, Navi Mumbai



(ADV. SWAPNA N. BHOJANE)

We, M/s. ANANT INFRA, hereby undertake that Adv. Swapna N. Bhojane will not be responsible for past and/or future liabilities pertaining to the said property, on the basis of this Search Report.

M/s. ANANT INFRA