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इतर पावती

Original/Duplicate

Monday, 21 February 2022 3:25 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2844 दिनांक: 21/02/2022

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल2-0-2022

दस्तऐवजाचा प्रकार :

मादर करणाऱ्याचे नाव: पी जी दानवले (

वर्णन शोध अर्ज क्र-208/2022 मौजे-खारघर ता-पनवेल प्लॉट नं-01 से 27 सन 2008 ते 2022 (वर्ष 15)

SEARCHFEE

रु. 375.00

एकूण:

रु. 375.00

Joint Sr Panvel 2

1); देयकाचा प्रकार: eChallan रकम: रु.375/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013388054202122U दिनांक: 21/02/2022

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-३
(पनवेल-२)



P.G.DANAVALE

(B.COM. LL.B.)

ADVOCATE HIGH COURT MUMBAI

Office: Shop No. 2, Plot No.21, Enkey Square CHS Ltd., Sector-6, Koparkhairane, Navi Mumbai 400 709

Mob. 8082018739

E-mail : pandurangd 2007@rediffmail.com



Date: 21/02/2022

TO WHOMSOEVER IT MAY CONCERN

TITLE CLEARANCE CERTIFICATE

Sub:- Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai

This is to certify that I have investigated the title of Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai

1. That THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED has allotted the Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai to M/s. NMS ENTERPRISES a Partnership firm incorporated under the Indian Partnership Act 1932 through its Partners 1) Mr. Naran Pragji Patel, 2) Mr. Shamji Jakhu Patel, 3) Mr. Mahadev Pragji Patel, 4) Mr. Mahesh Narayan Gothi, 5) Mr. Hiren Shamji Ravariya, 6) Mrs. Rupaben Naran Patel, 7) Mrs. Kankuben Shamji Patel, 8) Mrs. Kankuben Mahadev Patel, 9) Mrs. Alpa Mahesh Gothi vide Letter of Allotment Reference No. 7493/1000595/1415, dated 25.03.2021, said plot Corporation allotted for the purpose of Residential + Commercial Plot.



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:2:



That Agreement to Lease made at CBD Belapur, Navi Mumbai on dated 15th day of September 2021 made between the Corporation of the One Part and Original Allottee M/s. NMS ENTERPRISES a Partnership firm incorporated under the Indian Partnership Act 1932 through its Partners 1) Mr. Naran Pragji Patel, 2) Mr. Shamji Jakhu Patel, 3) Mr. Mahadev Pragji Patel, 4) Mr. Mahesh Narayan Gothi, 5) Mr. Hiren Shamji Ravariya, 6) Mrs. Rupaben Naran Patel, 7) Mrs. Kankuben Shamji Patel, 8) Mrs. Kankuben Mahadev Patel, 9) Mrs. Alpa Mahesh Gothi is the Other Part in respect of Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai and said document of Agreement to Lease is registered before the Sub Registrar office at Panvel-5, vide document no. PVL5-11415-2021, Receipt No. 12021, dated 16/09/2021

3. The original allottee has paid to the Corporation a proper consideration and the Corporation has delivered the possession of the said Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai to the Original Allottee M/s. NMS ENTERPRISES a Partnership firm through its Partners 1) Mr. Naran Pragji Patel, 2) Mr. Shamji Jakhu Patel, 3) Mr. Mahadev Pragji Patel, 4) Mr. Mahesh Narayan Gothi, 5) Mr. Hiren Shamji Ravariya, 6) Mrs. Rupaben Naran Patel, 7) Mrs. Kankuben Shamji Patel, 8) Mrs. Kankuben Mahadev Patel, 9) Mrs. Alpa Mahesh Gothi in pursuance of the said Agreement to Lease.



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:3:

That as per the records and documents Corporation had issued Development permission for residential cum Commercial Building vide commencement certificate Ref. No. **CIDCO/BP-17941/TPO(NM)/2021/9132, Date: 17/02/2022** in respect of Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai

5. That I had taken search from year 2008 to 2022 (15 years) in respect of the said Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai, dated 21/02/2022 its receipt No.2844, and document No.PVL2-0-2022 dated 21/02/2022, amount of Rs.375/-, Search Application No. 208/2022 through this there are no any encumbrances of whatsoever nature on the said Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai and it appears that the property is free from all encumbrances of whatsoever nature.

Description of the Plot

All that piece or parcel of land known as Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai or thereabout and bounded as follows that is to say:



P.G.DANAWALE

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:4:

On or towards the North by : Drain
On or towards the South by : 40.00 Mtr. wide road
On or towards the West By : Plot No. 1A
On or towards the East By: : 45.00 Mtr. wide road

Regards,



Adv. P. G. Danawale

Adv. P. G. DANAWALE

B.Com., LLB

Advocate High Court

Enkey Square CHS Ltd. Shop No.2,

Plot No.21, Sec-6, Koparkhairane,

Navi Mumbai - 400709

21/02/2022



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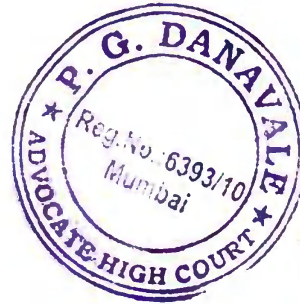
Date: 21/02/2022

SEARCH REPORT

and taken search from year 2008 to 2022 (15 years) in respect of the Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai dated 21/02/2022 its receipt No.2844, document No.PVL2-0-2022 amount of Rs.375/- dated 21/02/2022, Search Application No. 208/2022 having following entries.

Sr. No.	Year	Entries
1	2008 to 2020	Nil
2	2021	Entry
3	2022	Nil

Regards,



Adv. P. G. Danawale

Adv. P. G. DANAWALE
B.Com., LLB

Advocate High Court
Enkey Square CHS Ltd. Shop No.2,
Plot No.21, Sec-6, Koparkhairane,
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FORMAT A
(Circular No-28/2021)

To,

MAHARERA,

Mumbai, Maharashtra

LEGAL TITLE REPORT

Sub: Title Clearance Certificate in respect of **Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai** (hereinafter referred to as "said Plot")

I have investigated the title of the said plot on the request of M/s. NMS ENTERPRISES a Partnership firm through its Partners 1) Mr. Naran Prajji Patel, 2) Mr. Shamji Jakhu Patel, 3) Mr. Mahadev Prajji Patel, 4) Mr. Mahesh Narayan Gothi, 5) Mr. Hiren Shamji Ravariya, 6) Mrs. Rupaben Naran Patel, 7) Mrs. Kankuben Shamji Patel, 8) Mrs. Kankuben Mahadev Patel, 9) Mrs. Alpa Mahesh Gothi the owner of the said plot and following document etc.

- 1) Agreement to Lease dated 15th day of September 2021
- 2) Search Report dated 21/02/2022

On Perusal of the above mentioned document and all other relevant documents relating to tile of the said plot I am of the opinion that the title of is clear, marketable and without any encumbrances as on date.



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Owner of the Land

M/s. NMS ENTERPRISES a Partnership firm through its Partners

1) Mr. Naran Pragji Patel, 2) Mr. Shamji Jakhu Patel, 3) Mr. Mahadev Pragji Patel, 4) Mr. Mahesh Narayan Gothi, 5) Mr. Hiren Shamji Ravariya, 6) Mrs. Rupaben Naran Patel, 7) Mrs. Kankuben Shamji Patel, 8) Mrs. Kankuben Mahadev Patel, 9) Mrs. Alpa Mahesh Gothi

The report reflecting the flow of the title of the land owner the said plot is enclosed herewith annexure

Encl: Annexure

Date: 21/02/2022



Adv. P.G. Danavale

Adv. P. G. DANAWALE

B.Com., LLB

Advocate High Court

Enkey Square CHS Ltd. Shop No.2.

Plot No.21, Sec-6, Koparkhairane,

Navi Mumbai- 400709



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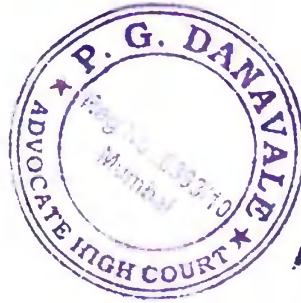
FORMAT A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PLOT

Sr. No.

- 1) 7/ 12 Extract/ PR Card as on date of the Application for registration NA
- 2) Mutuaation Entry No. _____ NA
- 3) Search Report 15 years from 2008 to 2022 (15 years) attached herewith
- 4) Any other relevant title-No
- 5) Litigation if any-No.



Adv. P.G. Danavale

Adv. P. G. DANAWALE

B.Com., LLB

Advocate High Cour*

Enkey Square CHS Ltd. Shop No.2,

Plot No.21, Sec-6, Koparkhairane,

Navi Mumbai- 400709

Date: 21/02/2022