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Friday, 11 March 2022 9:23 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4200 दिनांक: 11/03/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल2-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड पी जी दानवले

वर्णन शोध अर्ज क्र. 292/2022, मौजे उलवे, ता. पनवेल, जि. रायगड येथील भुखंड क्र. 182, से 20, सन 2007 ते 2022, 15 वर्षे

SEARCHFEE

रु. 375.00

एकूण:

रु. 375.00

Joint Sr Panvel 2

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014443350202122U दिनांक: 11/03/2022

वॅकेचे नाव व पत्ता:

सर दय्यम निबंधक बर्ग-२
(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: 15/03/2022



TO WHOMSOEVER IT MAY CONCERN

TITLE CLEARANCE CERTIFICATE

Sub:- Plot No.182, admeasuring Area 2274.10 Sq. Mtrs. situated at Sector-20, Ulwe, Tal. Panvel, Dist. Raigad under 12.5% (Erstwhile Gaothan Expansion Scheme)

This is to certify that I have investigated the title of **Plot No.182, admeasuring Area 2274.10 Sq. Mtrs. situated at Sector-20, Ulwe, Tal. Panvel, Dist. Raigad under 12.5% (Erstwhile Gaothan Expansion Scheme)**

1. That THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED has allotted the Plot No.182, admeasuring Area 2274.10 Sq. Mtrs. situated at Sector-20, Ulwe, Tal. Panvel, Dist. Raigad under 12.5% (Erstwhile Gaothan Expansion Scheme) to 1) Shri. Narayan Baban Gharat, 2) Smt. Hirubai Bharat Mhatre, 3) Smt. Sakhubai Gajanan Gaikwad, 4) Smt. Hausabai Dashrath Madhavi, 5) Smt. Sunita Baliram Mhatre

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2. *That Agreement to Lease made at CBD Belapur, Navi Mumbai on dated 22nd day of September 2020 made between the Corporation of the One Part and Original Allottee 1) Shri. Narayan Baban Gharat, 2) Smt. Hirubai Bharat Mhatre, 3) Smt. Sakhubai Gajanan Gaikwad, 4) Smt. Hausabai Dashrath Madhavi, 5) Smt. Sunita Baliram Mhatre is the Other Part in respect of Plot No.182, admeasuring Area 2274.10 Sq. Mtrs. situated at Sector-20, Ulwe, Tal. Panvel, Dist. Raigad under 12.5% (Erstwhile Gaothan Expansion Scheme) and said document of Agreement to Lease is registered before the Sub Registrar office at Panvel-3, vide document no. PVL3-6906-2020, Receipt No. 8546, dated 23/09/2020*
3. *The original allottee has paid to the Corporation a proper consideration and the Corporation has delivered the possession of the said Plot No.182, admeasuring Area 2274.10 Sq. Mtrs. situated at Sector-20, Ulwe, Tal. Panvel, Dist. Raigad under 12.5% (Erstwhile Gaothan Expansion Scheme) to the Original Allottee 1) Shri. Narayan Baban Gharat, 2) Smt. Hirubai Bharat Mhatre, 3) Smt. Sakhubai Gajanan Gaikwad, 4) Smt. Hausabai Dashrath Madhavi, 5) Smt. Sunita Baliram Mhatre in pursuance of the said Agreement to Lease.*

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4. Tripartite Agreement made at Navi Mumbai on 17th day of February 2021 between Corporation of the First Part, Original Licensee 1) Shri. Narayan Baban Gharat, 2) Smt. Hirubai Bharat Mhatre, 3) Smt. Sakhubai Gajanan Gaikwad, 4) Smt. Hausabai Dashrath Madhavi, 5) Smt. Sunita Baliram Mhatre is the Second Part and M/s. Bhagwati Ventures through its Partners 1) Mr. Kulin Shantilal Vora, 2) Mr. Dharmendra Manjibhai Patel, 3) Mr. Kamalakar Keshav Patil, 4) Mr. Ravindra Dhanraj Patil, 5) Mr. Sachin Gurunath Mhatre, 6) Mr. Pradip Ramchandra Mhatre is the Third Part as referred to as "The New Licensee" in respect of Plot No.182, admeasuring Area 2274.10 Sq. Mtrs. situated at Sector-20, Ulwe, Tal. Panvel, Dist. Raigad & said document of Tripartite Agreement is registered before the Sub-Registrar of Assurance at Panvel-3, vide document No. PVL3-3556-2021, Receipt No. 4040, dt. 18/02/2021
5. That as per the records and documents Corporation had issued Development permission for residential cum Commercial Building vide commencement certificate Ref. No. CIDCO/BP-17868/TPO(NM)/2021/9125, Date: 17/02/2022 in respect of Plot No.182, admeasuring Area 2274.10 Sq. Mtrs. situated at Sector-20, Ulwe, Tal. Panvel, Dist. Raigad

P.G.DANAWALE



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6. That I had taken search from year 2007 to 2022 (15 years) in respect of the said Plot No.182, admeasuring Area 2274.10 Sq. Mtrs. situated at Sector-20, Ulwe, Tal. Panvel, Dist. Raigad, dated 11/03/2022 its receipt No.4200, document No.PVL2-0-2022, dated 11/03/2022 amount of Rs.375/-, Search Application No. 292/2022 through this there are no any encumbrances of whatsoever nature on the said Plot No.182, admeasuring Area 2274.10 Sq. Mtrs. situated at Sector-20, Ulwe, Tal. Panvel, Dist. Raigad 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.182, admeasuring Area 2274.10 Sq. Mtrs. situated at Sector-20, Ulwe, Tal. Panvel, Dist. Raigad or thereabout and bounded as follows that is to say:

On or towards the North by : Plot No. 181
On or towards the South by : Plot No. 183
On or towards the West By : Plot No. 172 to 174
On or towards the East By: : Prop.30.00 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

15/03/2022

P.G.DANAVALE



(B.COM. LL.B.)

ADVOCATE HIGH COURT MUMBAI

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Mob. 8082018739

E-mail : pandurangd.2007@rediffmail.com

Date: 15/03/2022

SEARCH REPORT

I had taken search from year 2007 to 2022 (15 years) in respect of the said Plot No.182, admeasuring Area 2274.10 Sq. Mtrs. situated at Sector-20, Ulwe, Tal. Panvel, Dist. Raigad, dated 11/03/2022 its receipt No.4200, and document No.PVL2-0-2022 dated 11/03/2022 amount of Rs.375/-, Search Application No. 292/2022 having following entries.

| Sr. No. | Year | Entries |
|---------|--------------|---------|
| 1 | 2008 to 2019 | Nil |
| 2 | 2020 | Entry |
| 3 | 2021 | Entry |
| 4 | 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.182, admeasuring Area 2274.10 Sq. Mtrs. situated at Sector-20, Ulwe, Tal. Panvel, Dist. Raigad (hereinafter referred to as "said Plot")

I have investigated the title of the said plot on the request of M/s. Bhagwati Ventures through its Partners 1) Mr. Kulin Shantilal Vora, 2) Mr. Dharmendra Manjibhai Patel, 3) Mr. Kamalakar Keshav Patil, 4) Mr. Ravindra Dhanraj Patil, 5) Mr. Sachin Gurunath Mhatre, 6) Mr. Pradip Ramchandra Mhatre the owner of the said plot and following document etc.

- 1) Agreement to Lease dated 22nd day of September 2020
- 2) Tripartite Agreement dated 17th day of February 2021
- 2) Search Report dated 11/03/2022

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.

P.G.DANAVALE



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:2:

Owner of the Land

M/s. Bhagwati Ventures through its Partners 1) Mr. Kulin Shantilal Vora, 2) Mr. Dharmendra Manjibhai Patel, 3) Mr. Kamalakar Keshav Patil, 4) Mr. Ravindra Dhanraj Patil, 5) Mr. Sachin Gurunath Mhatre, 6) Mr. Pradip Ramchandra Mhatre

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

Encl: Annexure

Date: 15/03/2022



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

15/03/2022

P.G.DANAVALE



(B.COM. LL.B.)

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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 2007 to 2022 (15 years) attached herewith
- 4) Any other relevant title-No
- 5) Litigation if any-No.



Date: 15/03/2022

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,

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