



Ajeet Singh & Associates

(Advocates & Legal Consultants)

Ajeet V. Singh

B Com, LL B
ADVOCATE HIGH COURT

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Date: 25th May 2018

**TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

**REF.: PLOT BEARING NO. 249C, ADM. 1199.88 SQ.MTR.,
SITUATED AT SECTOR-17, ULWE, TAL. PANVEL, DIST.
RAIGAD**

We have investigated the Title of **M/S. TULIP INFRA [Proprietary Firm]** through its Proprietor of **SHRI. TARAL MANUBHAI NAKRANI**, the New Licensee of Plot bearing No. 249C, adm. 1199.88 sq. mtr., Situated at Sector-17, Ulwe Node, Navi Mumbai, Tal. Panvel, Dist. Raigad have to State as follows:

The City and Industrial Development Corporation of Maharashtra Limited had allotted the Plot bearing No. 249C, adm. 1199.88 sq. mtr., Situated at Sector-17, Ulwe Node, Navi Mumbai, Tal. Panvel, Dist. Raigad under the Application dtd. 4th April 2014 under its 12.5% Scheme in the name of project affected and entitled Villager as per Computerised Draw held on 24th March 2017. The CIDCO of Maharashtra Ltd. had issued of Letter of Allotment dtd. 17th July 2017 vide under CIDCO File No. ULWE/1948 in the name of project affected Villagers/Applicants [1] **SHRI. JANARDHAN PANDURANG GHARAT**, [2] **SHRI. PRAKASH PANDURANG GHARAT**, [3] **SMT. KUSUM DHONDU PATIL**, [4] **SMT. VIDYA VIJAY PATIL**, [5] **SMT. CHANGUNABAI PANDURANG GHARAT**, [6] **SHRI. ATMARAM JAYRAM GHARAT**, [7] **SMT. MAINABAI RAMAN GHARAT**, [8] **SHRI. VIJAY RAMAN GHARAT**, [9] **SHRI. DEEPAK RAMAN GHARAT**, [10] **SAU. YOGITA PRABHAKAR MHATRE**, [11] **SHRI. TUKARAM MOTIRAM THAKUR**, [12] **SHRI. SUBHASH MORITAM THAKUR**, [13] **SHRI. VIKAS MOTIRAM THAKUR**, [14] **SHRI. VIJAY MOTIRAM THAKUR**, [15] **SAU. JAYASHREE PRAKASH THAKUR**, [16] **SAU. ANUSAYA HARJIVAN PATIL**, [17] **SAU. NARMADA RATNAKAR KADU**, [18] **SAU. NIRMALA VASANT TANDEL** and on payment of Lease Premium of Rs.

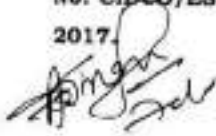
16,800/- [Rupees Sixteen Thousand Eight Hundred Only]

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Ajeet Singh
Advocate

& Other Charges, Agreement to Lease executed on 25th July 2017 between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** (CIDCO of Maharashtra Ltd) the Licensors/Lessors Party of **ONE PART** AND **SHRI. JANARDHAN PANDURANG GHARAT & Seventeen [17] Others** the Licensees Party of **OTHER PART** (more particularly as written in the schedule of property therein) and Licensees permitted to construct building thereon within available F.S.I (Floor Space Index) and the said Agreement to Lease registered with the Concerned Sub Registrar of Assurances at Panvel-2, vide under **Registration Sr. No.PVL-2/8622/2017 dtd.26th July 2017.**

The Original Licensees/Allottees with the prior permission of The CIDCO of Maharashtra Ltd. and by executing **Tripartite Agreement dtd. 25th August 2017** executed between **The CIDCO of Maharashtra Ltd.** the Party of First Part AND [1] **SHRI. JANARDHAN PANDURANG GHARAT**, [2] **SHRI. PRAKASH PANDURANG GHARAT**, [3] **SMT. KUSUM DHONDU PATIL**, [4] **SMT. VIDYA VJAY PATIL**, [5] **SMT. CHANGUNABAI PANDURANG GHARAT**, [6] **SHRI. ATMARAM JAYRAM GHARAT**, [7] **SMT. MAINABAI RAMAN GHARAT**, [8] **SHRI. VIJAY RAMAN GHARAT**, [9] **SHRI. DEEPAK RAMAN GHARAT**, [10] **SAU. YOGITA PRABHAKAR MHATRE**, [11] **SHRI. TUKARAM MOTIRAM THAKUR**, [12] **SHRI. SUBHASH MORITAM THAKUR**, [13] **SHRI. VIKAS MOTIRAM THAKUR**, [14] **SHRI. VIJAY MOTIRAM THAKUR**, [15] **SAU. JAYASHREE PRAKASH THAKUR**, [16] **SAU. ANUSAYA HARJIVAN PATIL**, [17] **SAU. NARMADA RATNAKAR KADU**, [18] **SAU. NIRMALA VASANT TANDEL**, the Original Licensees the Party of Second Part AND **M/S. TULIP INFRA [Proprietary Firm]** through its **Proprietor of SHRI. TARAL MANUBHAI NAKRANI**, the New Licensee Party of Third Part. The Original Licensees had released, relinquished & transferred all their right, title & interest in favour of the New Licensee. The said Tripartite Agreement duly stamped & registered with the Concerned Sub-Registrar of Assurances Panvel vide under **Registration Sr. No. PVL-2/9880/2017**. The CIDCO of Maharashtra Ltd. on furnishing of registered Copy of Tripartite Agreement had transferred the said Plot in the name of New Licensee vide through its Final Order bearing **No. CIDCO/ESTATE/SATYO/ULWE/1948/2017/22153 dtd. 30th August 2017.**



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We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search through **MR. VIVEK THAKUR, Search Clerk** for a Period Year 2017 TO 2018 i.e. Two [02] Years in the Office of Concerned Sub Registrar of Assurance i.e. Panvel-I, Panvel - II, Panvel - III, Panvel-IV, Panvel-V, Tal. Panvel & Dist. Raigad and made the payment of Govt. Fees to that effect.

While Search its found that there is no document executed & registered about the assignment, transfer, sale, mortgage of said plot in favour of any other party except the document herein perused by us. The copy of search note and payment receipt for title search enclosed herewith to support our title search certificate issued pertaining to title of said plot.

It's observed by us that the title of **Plot No. 249C, adm. 1199.88 sq.mtr., Sector-17, Village/Site ULWE, Navi Mumbai, Tal. Panvel, Dist. Raigad** with **M/S. TULIP INFRA [Proprietary Firm]** through its Proprietor of **SHRI. TARAL MANUBHAI NAKRANI** is clear & marketable and further the License, Lease of mentioned plot is free from all encumbrances, mortgages, charges and/or claims.

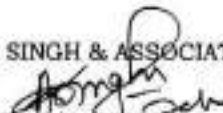
THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot No. 249C, Sector-17, Village/Site ULWE, Navi Mumbai, Tal. Panvel, Dist. Raigad of 12.5% Scheme, containing by adm. 1199.88 sq.mtr. and bounded as follows that is to say:

On or towards North by	:	30.0 Mtrs. Wide Road
On or towards South by	:	Plot No. 249E/248F
On or towards East by	:	11.0 Mtrs. Wide Road
On or towards West by	:	Plot No. 249B

C.B.D. Belapur, Navi Mumbai, Tal. & Dist. Thane

For AJEET SINGH & ASSOCIATES


AJEET, V. SINGH
(ADVOCATE)


B. Com., L.L.B.
Advocate High Court
Reg. No. MAH/1522/1993
16/17, 1st Floor, Sai Chamber, Sector-11,
Plot No. 44, C.B.D. Belapur,
Navi Mumbai - 400 614. Ph. No. 27576142

Encl. : Search Report taken through **MR. VIVEK THAKUR**

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SEARCH REPORT

TRANSACTION [Sub-Registrar, Panel - I]	
1.	In Sub Registrar Panel-1 from 2017 to 2018 in Last i.e. Two [02] Years as according to available records all records had been checked.
2.	Current Year 2018 Index is not ready

TRANSACTION [Sub-Registrar, Panel - II]	
1.	In Sub Registrar Panel-2 from 2017 to 2018 in Last i.e. Two [02] Years as according to available records all records had been checked.
2.	Current Year 2018 Index is not ready

TRANSACTION [Sub-Registrar, Panel - III]	
1.	In Sub Registrar Panel-3 from 2017 to 2018 in Last i.e. Two [02] Years as according to available records all records had been checked.
2.	Current Year 2018 Index is not ready

TRANSACTION [Sub-Registrar, Panel - IV]	
1.	In Sub Registrar Panel-4 from 2017 to 2018 in Last i.e. Two [02] Years as according to available records all records had been checked.
2.	Current Year 2018 Index is not ready

TRANSACTION [Sub-Registrar, Panel - V]	
1.	In Sub Registrar Panel-5 from 2017 to 2018 in Last i.e. Two [02] Years as according to available records all records had been checked.
2.	Current Year 2018 Index is not ready

Ajeet Singh
20/10/2018

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ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH WE HAVE FOUND IN SEARCH ARE GIVEN AS BELOW :-

Village	Ulwe
Sub Registrar Office	Panvel - II
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. 249C, Sector-17
Area	1199.88 Sq. Mtr.
Name of the Executing Party	CIDCO OF Maharashtra Ltd.
Name of Claiming Party	SHRI. JANARDHAN PANDURANG GHARAT & Seventeen [17] Others
Date of Execution	25 th July 2017
Date of Registration	26 th July 2017
Serial No./Volume and Page	8622/2017
Value	Rs. 16,800.00
Market Value	Rs. 16,800.00
Stamp Duty Paid	Rs. 1,500.00
Registration Fees Paid	Rs. 200.00

Village	Ulwe
Sub Registrar Office	Panvel - II
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 249C, Sector-17
Area	1199.88 Sq. Mtr.
Name of the Executing Party	SHRI. JANARDHAN PANDURANG GHARAT & Seventeen [17] Others AND CIDCO OF MAHARASHTRA LTD.
Name of Claiming Party	M/S. TULIP INFRA [Proprietary Firm] through its Proprietor of SHRI. TARAL MANUBHAI NAKRANI
Date of Execution	23 rd August 2017
Date of Registration	23 rd August 2017
Serial No./Volume and Page	9880/2017
Value	Rs. 16,800.00
Market Value	Rs. 2,33,16,000.00
Stamp Duty Paid	Rs. 9,35,000.00
Registration Fees Paid	Rs. 30,000.00

Note:

1. I have searched the records in Office of Sub Registrar Office of Panvel which were available to me
2. Computerised Index are not properly maintained in Sub Registrar Office at Panvel-I, Panvel-II, Panvel-III, Panvel-IV & Panvel-V.

For AJEET SINGH & ASSOCIATES

AJEET V. SINGH
(ADVOCATE)

Ajeet V. Singh

B. Com., L.L.B.

Advocate High Court
Reg. No. MAH/1522/1993
18/17, 1st Floor, Sai Chamber, Sector-11,
Plot No. 44, C.B.D. Belapur.



CHALLAN
MTR Form Number-6

GRN	MH001687435201819E	BARCODE	[Barcode]		Date	18/05/2018-11:09:17	Form ID		
Department Inspector General Of Registration				Payer Details					
Search Fee				TAX ID (If Any)					
Type of Payment Other Fees				PAN No. (If Applicable)					
Office Name PNL1, PAVEL NO 1 SUB REGISTRAR				Full Name		Adv Ajeet Singh			
Location RAIGAD				Flat/Block No.					
Year 2018-2019 One Time				Premises/BUILDING					
Account Head Details			Amount In Rs.						
000072201 - SEARCH FEE			300.00		Road/Street				
					Area/Locality				
					Town/City/District				
					Pin				
					Remarks (If Any)				
					Utuse Plot No. 249C Sector No. 17 Since 2017 to 2018 2 yrs				
Total			300.00		Amount In Words		Three Hundred Rupees Only		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN	Ref. No.	60103332018051810581	180999408		
Cheque/DD No.				Bank Date	RDI Date	18/05/2018-11:09:15	Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scrub No. / Date		Not Verified with Scrub			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 नॉट वॉलड फॉर ऑथर रीझंस ऑर अनरिजिस्टर्ड डॉक्युमेंट।

SEARCH REPORT

From: Mr. Vivek Thakur, Property Investigator
Shop No.B-4, Shree Ballateshwar Bldg, Tilak Road, Savarkar Chowk, Panvel, 410206
Cell No.9594891156
Email I.D. vivekthakur7176@gmail.com
Date: 18/05/2018

To,
Adv..Ajeet Singh,
CBD, Belapur, Navi Mumbai.

Sir,
Reg:- Search of Plot No.249/C, Sector - 17, Village - Ulwe,
Tal - Panvel, Dist.Raigad, admeasuring 1199.88 sq.mtrs.
Period Of Search : 2017 to 2018 (2 years)

As per your instruction, I have taken search of the above said property in the Sub-Registrar office at Panvel. The search was taken for the year from 2017 to 2018 i.e. last 2 years. I have gone through the available Index - II Register kept in the said Office. I have found the details as under:-

TRANSACTION (Sub- Registrar, Panvel - 1)
1) In Sub Registrar Panvel 1 from 2017 to 2018 in last i.e.2 years as according to available records all records had been checked. 2) Current year 2018 record is not ready.

TRANSACTION (Sub- Registrar, Panvel - 2)
1) In Sub Registrar Panvel 2 from 2017 to 2018 in last i.e. 2 years as according to available records all records had been checked. 2) Current year 2018 record is not ready.



TRANSACTION
(Sub- Registrar, Panvel - 3)

- 1) In Sub Registrar Panvel 3 from 2017 to 2018 in last i.e. 2 years as according to available records all records had been checked.
- 2) Current year 2018 record is not ready .

TRANSACTION
(Sub- Registrar, Panvel - 4)

- 1) In Sub Registrar Panvel 4 from 2017 to 2018 in last i.e.2 years as according to available records all records had been checked.
- 2) Current year 2018 record is not ready.

TRANSACTION
(Sub- Registrar, Panvel - 5)

- 1) In Sub Registrar Panvel 5 from 2017 to 2018 in last i.e.2 years as according to available records all records had been checked.
- 2) Current year 2018 record is not ready.



According to the above schedule those entries which I have founded in Search are given as below :-

Village	Ulwe
Sub Registrar Office	Panvel -2
Nature of Deed	Agreement to lease
Survey Sub Division And House No.	Plot No.249/C, Sector -17
Area	1199.88 Sq.mtrs.
Name of the Executing Party	CIDCO
Name of Claiming Party	Janardan Pandurang Gharat & 18 others
Date of Execution	25/07/2017
Date of Registration	26/07/2017
Serial No/ Volume and page	8622/2017
Value	16800
Market Value	16800
Stamp duty	1500
Registration fees	200



Village	Ulwe
Sub Registrar Office	Panvel - 2
Nature of Deed	Tripartite Agreement
Survey Sub Division And House No.	Plot No.249/C, Sector -17
Area	1199.88 Sq.mtrs.
Name of the Executing Party	Janardan Pandurang Gharat & 18 others & CIDCO
Name of Claiming Party	M/s. Tulip Infra through Prop. Taral Manubhai Nakrani
Date of Execution	23/08/2017
Date of Registration	23/08/2017
Serial No/ Volume and page	9880/2017
Value	16800
Market Value	23316000
Stamp duty	935000
Registration fees	30000

NOTE:

- 1) I have searched the records in office of Sub registrar office of Panvel which were available to me.
- 2) Computerized Index are not properly maintained in Sub Registrar Office at Panvel-1, Panvel 2, Panvel 3 , Panvel -4 ,Panvel 5.

