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इतर पावती

Original/Duplicate

Monday, 21 March 2022 3:55 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5334

दिनांक: 21/03/2022

गावाचे नाव: उलवे

दस्तावेजजाचा अनुक्रमांक: पवेल3-0-2022

दस्तावेजजाचा प्रकार :

मादर करणाऱ्याचे नाव: **अॅड अभिमन्यु जाधव**

वर्णन अर्ज क्र 372/2022 प्लॉट नं 05 सेक्टर 17 उलवे ता पनवेल जि रायगड शोध सन 2017 ते 2022 पर्यंत (6 वर्षे)

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

  
Sub Registrar Panvel 3

1); देयकाचा प्रकार: eChallan रकम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014516629202122E दिनांक: 21/03/2022

वैकचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२

पनवेल क्र ३

# ADV. ABHIMANYU H. JADHAV

Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,  
New Panvel (W), Tal. Panvel, Dist. Raigad 410206  
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

Date: 21/03/2022

To,  
Maharashtra Real Estate Regulatory Authority (MahaRERA),  
Housefin Bhavan, Plot No. C-21,  
E-Block, Bandra Kurla Complex,  
Bandra (E), Mumbai 400051

## LEGAL TITLE REPORT

**Sub:** Title clearance certificate with respect to Plot no. 05, admeasuring about 949.82 Sq. Mtrs, in Sector - 17, situated at Ulwe, Tal. Panvel, Dist. Raigad.

I have investigated the title of the said plot on the request of the **M/S. GEO DEVELOPERS**, through partners 1) **MR. BHIKHU POLA GADHA**, 2) **MR. NARENDRA TULSI MANANI**, 3) **MR. NILESH HARAJI BHATESRA**, 4) **MR. PRAVINKUMAR HIRABHAI DUBARIYA**, 5) **MR. HASMUKH MANJI CHAMBARIA**, 6) **MR. RAMESH NATHA PATEL**, 7) **MR. VINOD BHACHU BAMBHANIYA** (hereinafter referred as "the Builders/Developers") and following documents i.e.:-

### 1) DESCRIPTION OF THE PROPERTY: -

Plot no. 05, admeasuring about 949.82 Sq. Mtrs, in Sector - 17, situated at Ulwe, Tal. Panvel, Dist. Raigad (hereinafter referred as "the said plot").

### 2) THE DOCUMENTS OF ALLOTMENT OF PLOT: -

- A. Agreement to Lease dated 12/09/2017 executed by City and Industrial Development Corporation of Maharashtra Ltd. in favour of 1) **MRS. RUKMINI KANA MHATRE**, 2) **MRS. JAYAWANTI VIKAS THAKUR**, 3) **MRS. JANABAI RAVINDRA PATIL**, 4) **MRS. DAMAYANTI BHARAT TANDEL**, 5) **MRS. GEETA RATAN PATIL**, 6) **B. LATE DATTU PADMAN PATIL**, 7) **MR. BALARAM DATTU PATIL**, 8) **MR. JAYARAM DATTU PATIL**, 9) **MRS. RADHABAI MAHADEO BHAGAT**, 10) **MRS. RATANBAI NARAYAN PATIL**, 11) **MR. AMARNATH NARAYAN PATIL**, 12) **MR. VIKRAM NARAYAN PATIL**, 13) **MR. RAVINDRA NARAYAN PATIL**, 14) **MR. SANDEEP NARAYAN PATIL**, 15) **MRS. DHANVANTI SANTOSH BHOIR**, 16) **MRS. SUBHANGI PRADEEP PATIL**, 17) **MR. VIJAY DAMODAR KADU**, 18) **MR. DILEEP DAMODAR KADU**, 18) **MR.**



**GHANASHYAM DAMODAR KADU, 19) MRS. RATNAPRABHA RAMANATH MHATRE, 20) MRS. VIDYA MADHUKAR PATIL, 21) SMT. CHANGUNA EKANATH PATIL, 22) MR. VINOD EKANATH PATIL, 23) MR. VANDAN EKANATH PATIL, 24) MRS. SHEETAL GANESH MHATRE** (hereinafter referred to as "**The Original Licensees**"). The said Agreement is registered under Registration Doc. Sr. No. PVL-4-11252-2017 dated 03/10/2017.

- B. **Heirship Certificate** bearing No. 589/2018 granted by The Court of The JT. Civil Judge J D Panvel, at Panvel dated 20/12/2018, in the name of **1) MR. VINOD EKANATH PATIL, 2) MR. VANDAN EKANATH PATIL, 3) MRS. SHEETAL GANESH MHATRE** as legal heirs of **LATE CHANGUNA EKANATH PATIL**.
- C. **Order** bearing No. CIDCO/VASAHAT/SATYO/ULWE/172/2020/7864 dated 24/09/2020, issued by CIDCO recording names of **1) MR. VINOD EKANATH PATIL, 2) MR. VANDAN EKANATH PATIL, 3) MRS. SHEETAL GANESH MHATRE** as legal heirs of **LATE CHANGUNA EKANATH PATIL** subject to pending litigations 1) SCS 106/2012, 2) SCS 177/2014, 3) SCS 537/2018, 4) Special Darkhast no. 21/2017.
- D. Tripartite Agreement dated 29/12/2020 executed between City and Industrial Development Corporation of Maharashtra Ltd. as first Part, the Original Allottees as Second Part and **M/S. GEO DEVELOPERS/the New Licensees** as Third Part. The said Agreement is registered under Registration Doc. Sr. No. PVL-2-309-2021 dated 07/01/2021; subject to the pending litigations 1) SCS 106/2012, 2) SCS 177/2014, 3) SCS 537/2018, as also subject to orders that may be passed in such a pending litigations.
- E. **Deed of Rectification** dated 08/06/2021 executed between City and Industrial Development Corporation of Maharashtra Ltd. as One Part, the New Licensees as Other Part. The said Agreement is registered under Registration Doc. Sr. No. **PVL-2-8077-2021 dated 15/06/2021**.
- F. Corregendum Letter bearing No. CIDCO/VASAHAT/SATYO/ULWE/172/2021/38 dated 20/04/2021 issued by CIDCO in the name of **M/S. GEO DEVELOPERS** in respect of disposal of pending litigation 1) SCS 106/2012, 2) SCS 537/2018.
- G. Final Order Letter bearing No. CIDCO/VASAHAT/SATYO/ULWE/172/2021/38 dated 20/04/2021 issued by CIDCO in the name of **M/S. GEO DEVELOPERS** as the New



Licensees; subject to the pending litigation SCS No. 177/2014, as also subject to orders that may be passed in such a pending litigation.

**H.** Development permission along with Commencement Certificate issued by Designation Associate planner (BP)/ ATPO(NM) CIDCO, dated 07/03/2022 vide their letter bearing reference no. CIDCO/BP-17882/TPO(NM)/2021/9162 in respect of the said plot in favour of **M/S. GEO DEVELOPERS**; subject to the pending litigation No. SCS 177/2014, as also subject to orders that may be passed in such a pending litigation.

3) **7 / 12 extract of property card** issued by \_\_\_\_\_ dated \_\_\_\_\_ mutation entry no. \_\_\_\_\_: NA.

4) Search Report for 06 years from 2017 till 2022.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot I am of the opinion that the title of **M/S. GEO DEVELOPERS** is clear & marketable; subject the pending litigation SCS 177/2014, as also subject to orders that may be passed in such a pending litigation.

**Owners of the Land/Plot:**

(1) Vide Tripartite Agreement executed on dated 29/12/2020, **M/S. GEO DEVELOPERS**, in the said Property.

(2) Qualifying comments / remarks if any: NA.

3/- The report reflecting the flow of the title of **M/S. GEO DEVELOPERS** on the said plot is enclosed herewith as annexure.

**Encl:** Annexure.

**Date:** 21/03/2022

Yours Faithfully,

  
Advocate



# **ADV. ABHIMANYU H. JADHAV**

Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,  
New Panvel (W), Tal. Panvel, Dist. Raigad 410206  
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

**FORMAT -A**  
**(Circular No.:- 28/2021)**

## **FLOW OF THE TITLE OF THE SAID LAND/PLOT**

Sr. No.

(1) 7 / 12 extract / P.R. Card as on date of application for registration.

(2) Mutation Entry No. .... : NA

(3) Search report for 06 years from 2017 TO 2022 Taken from Sub Registrar Office, Panvel-3 under Receipt No. 5334 dated 21/03/2022.

(4) Any other relevant title: NA

(5) Litigations if any: The pending litigation SCS 177/2014; above Title report given as subject to orders that may be passed in such a pending litigation.

Date: 21/03/2022

Yours truly,



A handwritten signature in blue ink, appearing to be "Abhimanyu Jadhav".

Advocate