

Other Receipt

353/0

Wednesday, 23 March 2022 3:11 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 4748

दिनांक: 23/03/2022

गावाचे नाव: उलवे*

दस्तावेजाचा अनुक्रमांक: पवल2-0-2022

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड पि.जी. दानवले

वर्णन शोध अर्ज क्र-325/2022 मौजे-उलवे ता-पनवेल प्लॉट नं-181 सेक्टर 19 सन 2008 ते 2022(वर्ष 15)

SEARCHFEE

₹. 375.00

एकूण:

₹. 375.00

Joint Sr Panvel 2

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015071339202122P दिनांक: 23/03/2022

बँकेचे नाव व पत्ता:

Joint Sr Panvel 2
(पवल2-0-2)

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: 23/03/2022

TO WHOMSOEVER IT MAY CONCERN

TITLE CLEARANCE CERTIFICATE

Sub:- Plot No.181, admeasuring Area 4176.30 Sq. Mtrs. Sector No.19, Ulwe, Navi Mumbai

This is to certify that I have investigated the title of Plot No.181, admeasuring Area 4176.30 Sq. Mtrs. Sector No.19, Ulwe, Navi Mumbai

1. That THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED has allotted the Plot No.181, admeasuring Area 4176.30 Sq. Mtrs. Sector No.19, Ulwe, 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
2. That Agreement to Lease made at 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 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

P.G.DANAVALA



(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



:2:

- 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.181, admeasuring Area 4176.30 Sq. Mtrs. Sector No.19, Ulwe, Navi Mumbai and said Agreement to Lease is registered before the Sub Registrar office at Panvel-5, vide document no. PVL5-11414-2021, Receipt No. 12020, dated 16/09/2021
3. The original allottee has paid to the Corporation a proper consideration amount and the Corporation has delivered the possession of the said Plot No.181, admeasuring Area 4176.30 Sq. Mtrs. Sector No.19, Ulwe, Navi Mumbai to the Original Allottee M/ s. NMS ENTERPRISES 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.
4. Indenture of Mortgage (without possession) is made at Navi Mumbai on dated 6th day of December 2021 between Kotak Mahindra Prime Limited and M/s. NMS ENTERPRISES in respect of Plot No.181, admeasuring Area 4176.30 Sq. Mtrs. Sector No.19, Ulwe, Navi Mumbai and said document is registered before the Sub Registrar office at Panvel-2, vide document no. PVL2-15331-2021, Receipt No. 16074 dated 06/12/2021

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

:3:

5. That as per the records and documents Corporation issued Development permission for residential cum Commercial Building vide commencement certificate **Ref. No. CIDCO/BP-17940/TPO(NM)/2021/9242, dated 27/03/2022** in respect of Plot No.181, admeasuring Area 4176.30 Sq. Mtrs. Sector No.19, Ulwe, Navi Mumbai
6. That I had taken search from year 2008 to 2022 (15 years) in respect of the said Plot No.181, admeasuring Area 4176.30 Sq. Mtrs. Sector No.19, Ulwe, Navi Mumbai, dated 23/03/2022 its receipt No.4748, document No.PVL2-0-2022, Search Application No. 325/2022, dated 23/03/2022 amount of Rs.375/- through this there are no any encumbrances of whatsoever nature on the said Plot No.181, admeasuring Area 4176.30 Sq. Mtrs. Sector No.19, Ulwe, 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.181, admeasuring Area 4176.30 Sq. Mtrs. Sector No.19, Ulwe, Navi Mumbai or thereabout and bounded as follows that is to say:

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

:4:

On or towards the North by : **Plot No. 180**
On or towards the South by : **Plot No. 165**
On or towards the East By : **Plot No. 166 to 170**
On or towards the West By : **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



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: 23/03/2022

SEARCH REPORT

I had taken search from year 2008 to 2022 (15 years) in respect of the said Plot No.181, admeasuring Area 4176.30 Sq. Mtrs. Sector No.19, Ulwe, Navi Mumbai, dated 23/03/2022 its receipt No.4748, document No.PVL2-0-2022, Search Application No. 325/2022, dated 23/03/2022 amount of Rs.375/-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,
Navi Mumbai- 400709

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



FORMAT A

(Circular No-28/2021)

To,
MAHARERA,
Mumbai, Maharashtra

LEGAL TITLE REPORT

Sub: Title Clearance Certificate in respect of Plot No.181, admeasuring Area 4176.30 Sq. Mtrs. Sector No.19, Ulwe, 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 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 owner of the said plot and following document etc.

- 1) Agreement to Lease dated 15th day of September 2021
- 2) Indenture of Mortgage (without possession) dated 6th day of December 2021
- 3) Search Report dated 23/03/2022

P.G.DANAVALA



(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

On Perusal of the above mentioned documents 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.

Owner of the Land

M/s. NMS ENTERPRISES 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: 23/03/2022



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

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

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.

Date: 23/03/2022



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

23/03/2022