



*Ajeet Singh & Associates*

(Advocates & Legal Consultants)

Ajeet V. Singh  
S.C.M., I.L.S.  
ADVOCATE HIGH COURT

Office No. 15/17 & 54, 1st floor, Sai Chamber, Plot No. 44, Sector 11, CBD Belapur, Navi Mumbai - 400 014.  
Tel.: 27576142 Mob.: 9820523077 / 9820459724 Fax No. 022 40242532 E-mail : [ajeet\\_advocate@yahoo.co.in](mailto:ajeet_advocate@yahoo.co.in)

Date: 11<sup>th</sup> April 2018

### TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

**RE: PLOT BEARING NO. 51, ADM. 749.86 SQ.MTR.,  
SITUATED AT SECTOR-5, TALOJA, TAL. PANVEL, DIST.  
RAIGAD**

We have investigated the Title of M/S. HARI KRISHNA BUILDCON [Partnership Firm], the New Licensee of Plot bearing No. 51, adm. 749.86 sq.mtr. Situated at Sector-5, Taloja, Tal. Panvel, Dist. Raigad here to State as follows:

The City and Industrial Development Corporation of Maharashtra Limited had allotted the Plot bearing No. 51, adm. 749.86 sq.mtr., Situated at Sector-5, Taloja, Tal. Panvel, Dist. Raigad under the Application dtd. 13<sup>th</sup> August 2010 under its 12.5% Scheme in the name of project affected and entitled Villager as per Computerised Draw No. Taleja-VI held on 14<sup>th</sup> March 2012. The CIDCO of Maharashtra Ltd. had issued of Letter of Allotment dtd. 28<sup>th</sup> July 2012 vide under CIDCO FILE NO. Taleja-1013 in the name of project affected Villagers /Applicants [1] SMT. CHAITUBAI KACHARYA GHARAT, [2] SHRI. YASHWANT KACHARYA GHARAT, [3] KUMARI. GEETABAI KACHARYA GHARAT, [4] KUMARI. VASANTI KACHARYA GHARAT, [5] SMT. RAGHUBAI BALIRAM GHARAT, [6] SHRI. SURESH BALIRAM GHARAT, [7] SHRI. HANUMAN BALIRAM GHARAT, [8] KUMARI. INDERA BALIRAM GHARAT, [9] KUMARI. SAVITA BALIRAM GHARAT, [10] SMT. BHIMRAI RAGO GHARAT, [11] SMT. PUSHPA DHANAJI GHARAT, [12] SHRI. VISHAL DHANAJI GHARAT, [13] SHRI. NITESHI DHANAJI GHARAT, [14] SHRI. MANGESH DHANAJI GHARAT, [15] KUMARI NIKITA DHANAJI GHARAT [MINOR] Guardian SMT. PUSHPA DHANAJI GHARAT, [16] KUMARI BEBI DHANAJI GHARAT [MINOR] Guardian SMT. PUSHPA DHANAJI GHARAT and on payment of Lease Premium of Rs. 3,73,125/- [Rupees Three Lakhs Seventy Three Thousand One Hundred Twenty Five Only] & Other Charges,

.... Continued ....

AJEET SINGH & ASSOCIATES ... 2 ...

Cont. Sheet

Agreement to Lease executed on 6<sup>th</sup> August 2012 between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd) the Licensors /Lessors Party of ONE PART AND SMT. CHAITUBAI KACHARYA GHARAT & Fifteen [15] Others the Licensees/Leesess Party of OTHER PART (more particularly as written in the schedule of property therein) and has handed over the possession of the aforesaid allotted plot to the Licensees and permitted to construct building thereon within available F.S.I (Floor Space Index) as per the approve plan. Commencement Certificate to be obtained from Town Planning Dept. of CIDCO of Maharashtra Ltd. and the said Agreement to Lease registered with the Concerned Sub Registrar of Assurances at Panvel, vide under Reg. Sr. No. PVL-3/08005/2012 dtd. 7<sup>th</sup> August 2012.

The Original Licensees/Allotees with the prior permission of CIDCO of Maharashtra Ltd. and by executing Tripartite Agreement dtd. 28<sup>th</sup> September 2012 executed between The CIDCO of Maharashtra Ltd. the Party of First Part AND SMT. CHAITUBAI KACHARYA GHARAT & Fifteen [15] Others, the Original Licensees the Party of Second Part AND M/S. PLANET BUILDERS & DEVELOPERS through its Proprietor SHRI. HABIB UMER KHAN, 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 had duly stamped & registered with the Concerned Sub-Registrar of Assurances Panvel vide under Registration Sr. No. URAN /090687/2012 dtd. 28<sup>th</sup> September 2012. 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/TALOJA-1013/2012 dtd. 18<sup>th</sup> October 2012 had transferred the said plot in the name of M/S. PLANET BUILDERS & DEVELOPERS through its Proprietor SHRI. HABIB UMER KHAN.

The New Licensees with the prior permission of CIDCO of Maharashtra Ltd. and by executing Tripartite Agreement dtd. 5<sup>th</sup> December 2012 executed between The CIDCO of Maharashtra Ltd. the Party of First Part AND M/S. PLANET BUILDERS & DEVELOPERS through its Proprietor SHRI. HABIB UMER KHAN, the New Licensees

.... Continued ....

Party of Second Part AND M/S. HARI OM DEVELOPERS [Partnership Firm] through its Partners [1] SHRI. KANWAL G. GURNASINGHANI [2] SHRI. MAHESH S. KANJAN, [3] SHRI. MANINDRA K. GURNASINGHANI, [4] SHRI. MAHESH R. KANJAN the First Subsequent New Licensees Party of Third Part. The New Licensees have released, relinquished, transferred all their right, title & interest in favour of the First Subsequent New Licensees and the said Tripartite Agreement had duly stamped & registered with the Concerned Sub Registrar of Assurances Panvel vide under Registration Sr. No. PVL-4/2111/2012 dtd. 5<sup>th</sup> December 2012. The CIDCO of Maharashtra Ltd. on furnishing of registered Copy of Tripartite Agreement transferred the said Plot in the name of Subsequent New Licensees vide through its Final Order bearing No. CIDCO/ESTATE/SATYO/TALOJA-1013/2012/898 dtd. 21<sup>st</sup> December 2012, had transferred the said plot in the name of M/S. HARI OM DEVELOPERS [Partnership Firm].

Subsequently The First Subsequent New Licensees with the prior permission of CIDCO of Maharashtra Ltd. and by executing Tripartite Agreement dtd. 7<sup>th</sup> March 2018 executed between The CIDCO of Maharashtra Ltd. the Party of First Part AND M/S. HARI OM DEVELOPERS [Partnership Firm], the First Subsequent New Licensees Party of Second Part AND M/S. HARI KRISHNA BUILDCON [Partnership Firm] through its Partners [1] MR. KANUBHAI BACHUBHAI MOVALIA, [2] MR. SAVAJ YASHAVANT BHAGVANBHAI, [3] MR. ASHOKKUMAR B MOVALIA the Second Subsequent New Licensees Party of Third Part. The First Subsequent New Licensees have released, relinquished, transferred all their right, title & interest in favour of the Subsequent Second New Licensees and the said Tripartite Agreement had duly stamped & registered with the Concerned Sub Registrar of Assurances Panvel vide under Registration Sr. No. PVL-3046/2018. The CIDCO of Maharashtra Ltd. on furnishing of registered Copy of Tripartite Agreement transferred the said Plot in the name of Subsequent New Licensees vide through its Final Order bearing No. CIDCO/ESTATE/SATYO/TALOJA/1013/2018/24065 dtd. 16<sup>th</sup> March 2018 had transferred the said plot in the name of M/S. HARI KRISHNA BUILDCON [Partnership Firm].



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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. VINAY MANKAME, Search Clerk for a Period Year 2012 TO 2018 i.e. Seven (07) 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 bearing No. 81, adm. 749.86 sq.mtr., Sector-5, at Taloja, Tal. Panvel, Dist. Raigad with M/S. HARI KRISHNA BUILDCON [Partnership Firm] is clear & marketable and further the License, Lease of mentioned plot is free from all circumstances, mortgages, charges and/or claims.

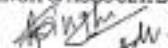
#### THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land known as Plot bearing No. 81, at Sector-5, at Taloja, Tal. Panvel, Dist. Raigad of Gaethan Expansion Scheme, containing by adm. 749.86 sq.mtr. or thereabouts and bounded as follows that is to say :

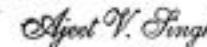
On or towards North by	:	Plot No. 80A/80
On or towards South by	:	Plot No. 82
On or towards East by	:	9 Mtr. Wide Road
On or towards West by	:	Play Ground

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

For AJEET SINGH & ASSOCIATES



AJEEET. V. SINGH  
(ADVOCATE)



Ajeeet V. Singh

B. Com. LL.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. 27579542

Encl. : Search Report taken through MR. VINAY MANKAME

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## SEARCH REPORT

TRANSACTION [Sub-Registrar, Panvel - I]	
1.	In Sub Registrar Panvel-1 from 2012 to 2018 in Last i.e. Seven [07] Years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub Registrar PVL - I
2.	Current Year 2018 Index is not ready

TRANSACTION [Sub-Registrar, Panvel - II]	
1.	In Sub Registrar Panvel-2 from 2012 to 2018 in Last i.e. Seven [07] Years as according to available records all records had been checked. Upon Search of Index - II, I have found below mentioned transaction in the Year 2012 to 2018
2.	Current Year 2018 Index is not ready

TRANSACTION [Sub-Registrar, Panvel - III]	
1.	In Sub Registrar Panvel-3 from 2012 to 2018 in Last i.e. Seven [07] Years as according to available records all records had been checked. Upon Search of Index - II, I have found below mentioned transaction in the Year 2012
2.	Current Year 2018 Index is not ready

TRANSACTION [Sub-Registrar, Panvel - IV]	
1.	In Sub Registrar Panvel-4 from 2012 to 2018 in Last i.e. Seven [07] Years as according to available records all records had been checked. Upon Search of Index - II, I have found below mentioned transaction in the Year 2012
2.	Current Year 2018 Index is not ready

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TRANSACTION  
[Sub-Registrar, Panvel - V]

- |    |   |
|----|---|
| 1. | In Sub Registrar Panvel-5 from 2012 to 2018 in Last i.e. Seven [07] Years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub Registrar PVL - 5 |
| 2. | Current Year 2018 Index is not ready  |

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

Village	Taleja Panchanand
Sub Registrar Office	Panvel - III
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. 81, Sector -5, Taleja Panchanand, Navi Mumbai, Tal. Panvel, Dist. Raigad
Area	749.86 Sq. Mtr.
Name of the Executing Party	CIDCO OF Maharashtra Ltd.
Name of Claiming Party	SMT. CHAITUBAI KACHARYA GHARAT & Fifteen [15] Others
Date of Execution	6 <sup>th</sup> August 2012
Date of Registration	7 <sup>th</sup> August 2012
Serial No./Volume and Page	8035/2012
Agreement Value	Rs. 3,73,125.00
Market Value	Rs. 3,73,125.00
Stamp Duty Paid	Rs. 22,500.00
Registration Fees Paid	Rs. 3,800.00

Village	Taleja Panchanand
Sub Registrar Office	Panvel - III
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 81, Sector -5, Taleja Panchanand, Navi Mumbai, Tal. Panvel, Dist. Raigad
Area	749.86 Sq. Mtr.
Name of the Executing Party	SMT. CHAITUBAI KACHARYA GHARAT & Fifteen [15] Others AND CIDCO OF MAHARASHTRA LTD.
Name of Claiming Party	M/S. PLANET BUILDERS & DEVELOPERS
Date of Execution	28 <sup>th</sup> September 2012
Date of Registration	28 <sup>th</sup> September 2012
Serial No./Volume and Page	9057/2012
Agreement Value	Rs. 3,73,125.00
Market Value	Rs. 58,99,000.00
Stamp Duty Paid	Rs. 2,76,000.00
Registration Fees Paid	Rs. 30,000.00

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Village	Taloja Panchanand
Sub Registrar Office	Panvel - IV
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 81, Sector -5, Taloja-Panchanand, Navi Mumbai, Tal. Panvel, Dist. Raigad
Area	749.86 Sq. Mtr.
Name of the Executing Party	M/S. PLANET BUILDERS & DEVELOPERS AND CIDCO OF MAHARASHTRA LTD.
Name of Claiming Party	M/S. HARI OM DEVELOPERS [Partnership Firm]
Date of Execution	5 <sup>th</sup> December 2012
Date of Registration	5 <sup>th</sup> December 2012
Serial No./Volume and Page	2111/2012
Agreement Value	Rs. 3,73,125.00
Market Value	Rs. 88,99,000.00
Stamp Duty Paid	Rs. 2,76,000.00
Registration Fees Paid	Rs. 30,000.00

Village	Taloja Panchanand
Sub Registrar Office	Panvel - IV
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 81, Sector -5, Taloja-Panchanand, Navi Mumbai, Tal. Panvel, Dist. Raigad
Area	749.86 Sq. Mtr.
Name of the Executing Party	M/S. HARI OM DEVELOPERS [Partnership Firm] AND CIDCO OF MAHARASHTRA LTD.
Name of Claiming Party	M/S. HARI KRISHNA BUILDCON [Partnership Firm]
Date of Execution	7 <sup>th</sup> March 2018
Date of Registration	7 <sup>th</sup> March 2018
Serial No./Volume and Page	3046/2018
Agreement Value	Rs. 3,73,125.00
Market Value	Rs. 1,07,22,998.00
Stamp Duty Paid	Rs. 5,37,000.00
Registration Fees Paid	Rs. 30,000.00

Note: 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

AJEEET V. SINGH  
(ADVOCATE)

*Ajeeet V. Singh*

B.Com, LL.B.  
Advocate High Court,  
Reg. No. MAH/1522/1993  
1617, 1st Floor, Sal Chamber, Sector-11,  
Plot No. 44, C.G.D. Bldg.  
Navi Mumbai - 400314. Ph. No. 2270249

### इतर पावती

Friday, 16 March 2018 9:55 PM

### Original/Duplicate

नोंदवारी क्र. : 39M

Regn.:39M

पावती क्र.: 4834 दिनांक: 16/03/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पबल4-0-2018

दस्तऐवजाचा प्रकार :

साठर करणाऱ्याचे नाव: हरि कृष्ण विलळकांन  
बर्पन अर्ज क्र 1327/018 प्लॉट 81 से 5 ताळोले पाचांनंद सन 2012 ते 2018 8 वर्ष  
शोध उत्तिष्ठाणे

रु. 300.00

रु. 300.00

रु. 300.00  
*Joint Sub Registrar Panvel 4*

सह. दुय्यम निबंधक का-२.  
पनवेल-४.

1) देयकाचा प्रकार: eChallan रकम: रु.300/-  
झीडी/घनादेश/पे ऑडिटर क्रमांक: MH011874346201718E दिनांक: 16/03/2018  
वर्किने नाव व पता:

## SEARCH REPORT

From: Mr. Vinay Mankame, Property Investigator

Shop No.B-4, Skree Balleshwara Bldg, Tilak Road, Savarkar Chowk, Panvel, 410296

Cell No.9852521413 /9920171724

Email ID: [vinaymankame21@mail.com](mailto:vinaymankame21@mail.com)

Date: 26/03/2018

To,

Mrs. Heri Keshav Balloone  
Office No. 134, 1st Floor, Sai Chamber,  
Plot No. 44, Sector No. II, Belapur,  
Navi Mumbai, 400 614.

Sir,

Re: Search of the land bearing Plot No. 81, Sector No. 05,  
measuring about 749.86 sq. mtrs, lying being and situated  
at Village Taleja Panchayat, Navi Mumbai, Taluka Panvel,  
District Raigad.

Period Of Search : 2012 to 2018 ( 7 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 2012 to 2018 i.e. last 7 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 2012 to 2018 in last i.e. 7 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub – Registrar PVL – 1.
- 2) Current year 2018 index is not ready.



### TRANSACTION

( Sub- Registrar, Panvel – 2 )

- 1) In Sub Registrar Panvel 2 from 2012 to 2018 in last i.e. 7 years as according to available records all records had been checked. Upon search of Index 2 I have found below mentioned transaction in the year 2012 & 2018.
- 2) Current year 2018 index is not ready.

### TRANSACTION

( Sub- Registrar, Panvel – 3 )

- 1) In Sub Registrar Panvel 3 from 2012 to 2018 in last i.e. 7 years as according to available records all records had been checked. Upon search of Index 2 I have found below mentioned transaction in the year 2012.
- 2) Current year 2018 index is not ready.

### TRANSACTION

( Sub- Registrar, Panvel – 4 )

- 1) In Sub Registrar Panvel 4 from 2012 to 2018 in last i.e. 7 years as according to available records all records had been checked. Upon search of Index 2 I have found below mentioned transaction in the year 2012.
- 2) Current year 2018 index is not ready.



**TRANSACTION**  
( Sub- Registrar, Panvel - 5 )

- 1) In Sub Registrar Panvel 5 from 2012 to 2018 in last i.e. 7 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry in Sub - Registrar P.V.E. - 5.
- 2) Current year 2018 index is not ready.

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

Village	Taloje Panchanad
Sub Registrar Office	Panvel - 3
Nature of Deed	Agreement to Lease
Survey Sub Division And House No.	Plot No. 31, Sector No. 95, admeasuring about 749.86 sq. mtrs, lying being and situated at Village Taloje Panchanad, Navi Mumbai, Taluka Panvel, District Raigad.
Area	749.86 sq. mtrs
Name of the Executing Party	CIDCO LTD
Name of Claiming Party	Smt. Chaitubai Kashyap Ghanset & Others
Date of Execution	06/08/2012
Date of Registration	07/08/2012
Serial No/ Volume and page	8035/2012
Value	373125/-
Market value	373125/-
Stamp duty	22500/-
Registration fees	3800/-

Village	Taloje Panchanad
Sub Registrar Office	Panvel - 3
Nature of Deed	Tripartite Agreement
Survey Sub Division And House No.	Plot No. 31, Sector No. 95, admeasuring about 749.86 sq. mtrs, lying being and situated at Village Taloje Panchanad, Navi Mumbai, Taluka Panvel, District Raigad.
Area	749.86 sq. mtrs
Name of the Executing Party	Smt. Chaitubai Kashyap Ghanset & Others along with CIDCO LTD
Name of Claiming Party	M/s. Planer Builders & Developers
Date of Execution	28/09/2012
Date of Registration	18/09/2012
Serial No/ Volume and page	9887/2012
Value	373125/-
Market value	689900/-
Stamp duty	236000/-
Registration fees	3000/-



Village	Taloja Panchsheel
Sub Registrar Office	Parel - 4
Nature of Deed	Tripartite Agreement
Survey Sub Division And House No.	Plot No. 36, Sector No. 05, admeasuring about 749.86 sq. mtrs, lying being and situated at Village Taloja Panchsheel, Navi Mumbai, Thaluka Panvel, District Raigad.
Area	749.86 sq. mtrs
Name of the Executing Party	M/s. Hanoi Builders & Developers Confirming Party : CIDCO LTD
Name of Claiming Party	M/s. Haci On Developers, a partnership firm
Date of Execution	05/12/2012
Date of Registration	05/12/2012
Serial No/ Volume and page	2111/2012
Value	373125/-
Market value	6899000/-
Stamp duty	278000/-
Registration fees	50000/-

Village	Taloja Panchsheel
Sub Registrar Office	Parel - 2
Nature of Deed	Tripartite Agreement
Survey Sub Division And House No.	Plot No. 31, Sector No. 05, admeasuring about 749.86 sq. mtrs, lying being and situated at Village Taloja Panchsheel, Navi Mumbai, Thaluka Panvel, District Raigad.
Area	749.86 sq. mtrs
Name of the Executing Party	M/s. Haci On Developers, a partnership firm along with CIDCO LTD
Name of Claiming Party	M/s. Haci Krishna Builders, a partnership firm
Date of Execution	07/03/2013
Date of Registration	07/03/2013
Serial No/ Volume and page	3046/2013
Value	373125/-
Market value	10722998/-
Stamp duty	537000/-
Registration fees	50000/-

NOTE:-

- 1) Computerized Index are not properly maintained in Sub Registrar Office at PVL - 1,  
PVL - 2, PVL - 3, PVL - 4, PVL - 5.

