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Date: 24<sup>th</sup> May 2016

**ANNEXURE "B"**

**TITLE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

**Ref.: Plot bearing No. 20, adm. 449.89 sq. mtr., Situated at Sector-26, Village Talaja Node, Navi Mumbai, Tal. Panvel, Dist. Raigad**

We have investigated the Title of **M/S. G. N. GROUPS BUILDERS AND DEVELOPERS [Partnership Firm]**, the New Licensees of Plot bearing No. 20, adm. 449.89 sq. mtr., Situated at Sector-26, Village Talaja 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. 20, adm. 449.89 sq. mtr., Situated at Sector-26, Village Talaja Node, Navi Mumbai, Tal. Panvel, Dist. Raigad under the Application dtd. 29<sup>th</sup> August 1994 received from Project Affected Villagers and entitled Villagers as per Computerised Draw & CIDCO Ltd. issued of **Letter of Allotment vide under CIDCO File No. 869A** in the name of project affected villagers/applicants [1] Shri. Bharat Madhukar Khanavkar, [2] Shri. Sharad Madhukar Khanavkar, [3] Shri. Atmaram Madhukar Khanavkar, [4] Sau. Pushpa Janardhan Gharat, [5] Smt. Kusum Madhukar Khanavkar, [6] Smt. Suman Dagadu Khanavkar, [7] Shri. Abhimanyu Dagdu Khanavkar, [8] Smt. Lata Datta Thakur Alias Lata Dagdu Khanavkar, [9] Shri. Somnath Dagdu Khanavkar, [10] Shri. Pramod Dagdu Khanavkar, [11] Smt. Yamunabai Munga Patil and on payment of Lease Premium of Rs. 8,100/- [Rupees Eight Thousand One Hundred Only] & other charges, Agreement to Lease executed on 17<sup>th</sup> July 2015 between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO)** the Licensor/Lessor Party of **ONE PART**

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AND **SHRI. BHARAT MADHUKAR KHANAVKAR & TEN [10] OTHERS**, the Licensees/Lessees Party of **OTHER PART** (more particularly as written in the schedule of property therein) and had 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 approve plan, Commencement Certificate to be obtained from Town Planning Dept. of CIDCO Ltd. The said Agreement to Lease had dully stamped & registered with the Concerned Sub Registrar of Assurance Panvel-4 vide under **Registration Sr. No. PVL-4/8904/2015 dtd. 17<sup>th</sup> July 2015.**

The Original Licensees/Allottees with the prior permission of CIDCO Ltd. and by executing **Tripartite Agreement dtd. 26<sup>th</sup> August 2015** executed between **CIDCO Ltd.** the Party of First Part AND **SHRI. BHARAT MADHUKAR KHANAVKAR & [10] OTHERS**, the Original Licensees the Party of Second Part AND **M/S. G. N. GROUPS BUILDERS AND DEVELOPERS [Partnership Firm]** through its Partner [1] **SHRI. NAVEEN OMPRAKASH JAISWAL**, [2] **SHRI. JUNG SINGH SADHOSING NANRAY** the New Licensees Party of Third Part. The Original Licensees had released, relinquished & transferred all their right, title & interest in favour of the New Licensees. The said Tripartite Agreement had dully stamped & registered with the Concerned Sub Registrar of Assurances Panvel vide under **Registration Sr. No. PVL-4/10887/2015 dtd. 28<sup>th</sup> August 2015.** The CIDCO Ltd. on furnishing of registered Copy of Tripartite Agreement had transferred the said Plot in the name of New Licensees.

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 the period **Year 2015 to 2016** 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.

*[Handwritten signature]*

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