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Date: 20th July 2017

TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Ref.: Plot bearing No. 32, adm. about 649.42 sq. mtr.
Situated at Sector-16, Taloja-Panchnand, Navi Mumbai,
Tal. Panvel & Dist. Raigad.

We have investigated the Title of **M/S. MAULI ENTERPRISES [Partnership Firm]**, the New Licensees of **Plot bearing No. 32, adm. 649.42 sq. mtr., Situated at Sector-16, Village Taloja-Panchnand, 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. 32, adm. 649.42 sq. mtr., Situated at Sector-16, Village Taloja-Panchnand, Navi Mumbai, Tal. Panvel, Dist. Raigad** under its 12.5% Scheme in the name of project affected and entitled Villagers [1] **SHRI. BALARAM GANPAT KENI**, [2] **SHRI. SANTOSH GANPAT KENI**, [3] **SHRI. SAINATH GANPAT KENI** under their application and on payment of lease premium amount of **Rs. 11,700/- [Rupees Eleven Thousand Seven Hundred Only]**. **Agreement to Lease executed on 13th April 2010** Between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO Ltd.)** the Licensors/Lessors Party of **ONE PART** AND [1] **SHRI. BALARAM GANPAT KENI**, [2] **SHRI. SANTOSH GANPAT KENI**, [3] **SHRI. SAINATH GANPAT KENI** 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 Licensee 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 Ltd. The said Agreement to Lease is registered with the Concerned Sub Registrar of Assurance Panvel-2 vide under **Reg. Sr. No. URAN-03759/2010 dtd. 13th April 2010.**

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The Original Licensees/Allottees with the prior permission of CIDCO Ltd. and by executing **Tripartite Agreement dtd. 3rd May 2010** executed between **CIDCO Ltd.** the Party of First Part AND [1] **SHRI. BALARAM GANPAT KENI**, [2] **SHRI. SANTOSH GANPAT KENI**, [3] **SHRI. SAINATH GANPAT KENI**, the Original Licensees the Party of Second Part AND **M/S. MAULI ENTERPRISES [Partnership Firm]** through its Partners [1] **SHRI. RAJESH NAMDEO PATIL**, [2] **SHRI. TULSI PREMJBHAI KANSAGRA**, [3] **SHRI. SURESH MADHABHAI TRAPSIA**, [4] **SHRI. SHAM NAMDEO VAIDYA**, [5] **SHRI. CHETAN CHUNILAL KANSAGRA**, [6] **SHRI. NAMAN KANUBHAI TRAPSIA**, [7] **SMT. KALPANA RAJESH PATIL**, [8] **SMT. SUNITA DILIP VAIDYA**, the New Licensees Party of Third Part. The said Tripartite Agreement duly stamped & registered with the Concerned Sub-Registrar of Assurances Panvel-3 vide under **Registration Sr. No. PVL-3 /04491/2010 date 3rd May 2010**. The CIDCO Ltd. on furnishing of registered Copy of Tripartite Agreement had transferred the said Plot in the name of New Licensees vide through its Final Order **bearing No. सिडको /वसाहत/साटयो/तळेजे(पाचनंद)/४८/२०१० दिनांक:- ०५/०५/२०१०** had transferred the said plot in the name of **M/S. MAULI ENTERPRISES [Partnership Firm]**.

Special Civil Suit No. 291/2011 was pending BEFORE THE HON'BLE CIVIL JUDGE [SD] PANVEL filled by Plaintiff SHRI. TAHIR ABDUL RAHEMAN PATEL against Defendant No. 1 to 13 including New Licensees/Developers at Sr. No. 10 [a] to [h]. The said Special Civil Suit heard by The Hon'ble Court and passed an Order on 7th December 2016 by rejecting the suit as per Order VII Rule 11 [a] & [d] of the Code of Civil Procedure, 1908. On rejection of the said Suit the Plaintiff had filled Special Suit No. 70/2016 against the defendant for the recovery of the amount as per Decree passed in Special Suit No. 215/2006. The said Suit Subsequently settled between the parties and application made by the Plaintiff for the withdrawal of the said suit unconditionally. The said suit for withdrawal kept BEFORE THE MONTHLY NATIONAL LOK ADALAT AT CIVIL COURT, SENIOR DIVISION, Panvel and the Hon'ble Court had allowed the application of withdrawal filled by the parties and passed Order on 11th February 2017 about the same. Now both the suit rejected/withdrawn as per order passed by the Hon'ble Court and no other suit is pending against the said plot before any of the Court. The Defendant had intimated to same to Estate Department of CIDCO of Maharashtra Ltd. The Corporation had issued Rectification Letter (शुद्धीपत्रक) dtd. 10th April 2017. The Commencement Certificate also Amended by issuing Corrigendum vide No. CIDCO/BP-12470/TPO [NM]/2017/09 dtd. 9th June 2017.

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We have gone through and perused the aforesaid title documents related to the said plot & suit filled and also taken the title search of plot through **MR. VINAY MANKAME, Search Clerk** for a period **Year 2010 - 2014 in the office of Concerned Sub Registrar of Assurance i.e. Panvel - I, Panvel - II & Panvel - III, Panvel-IV, 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 me that the title of **Plot bearing No. 32, adm. 649.42 sq. mtr., Situated at Sector-16, Village Taloja-Panchnand, Navi Mumbai, Tal. Panvel, Dist. Raigad** with **M/S. MAULI ENTERPRISES [Partnership Firm]** 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. 32, at Sector-16, Village Taloja, Navi Mumbai, Tal. Panvel, Dist. Raigad of Gaothan Expansion Scheme, containing by adm. 649.42 sq.mtr.** and bounded as follows that is to say:

On or towards North by	:	Plot No. 31
On or towards South by	:	Plot No. 25
On or towards East by	:	Plot No. 30
On or towards West by	:	15.0 Mtr. Wide Road

CBD Belapur, Navi Mumbai, Tal. & Dist. Thane

For AJEET SINGH & ASSOCIATES

AJEET. V. SINGH

(ADVOCATE)

Ajeet V. Singh

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

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SEARCH REPORT

TRANSACTION (Sub- Registrar, Panvel - 1)	
1.	In sub Registrar Panvel 1 from 2010 to 2014 in last i.e. 05 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

TRANSACTION (Sub- Registrar, Panvel - 2)	
1.	In sub Registrar Panvel 2 from 2010 to 2014 in last i.e. 05 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

TRANSACTION (Sub- Registrar, Panvel - 3)	
1.	In sub Registrar Panvel 3 from 2010 to 2014 in last i.e. 05 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

TRANSACTION (Sub- Registrar, Panvel - 4)	
1.	In sub Registrar Panvel 4 from 2012 to 2014 in last i.e. 03 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

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

Village	Taloja-Panchnand
Sub Registrar Office	Panvel - 2
Nature of Deed	Agreement to Lease
Survey Sub Division And House No.	Plot No. 32, Sector - 16,
Area	649.42 Sq.mtrs.
Name of the Executing Party	CIDCO Ltd.
Name of Claiming Party	Shri. Santosh Ganpat Keni & Two [02] Others
Date of Execution	13/04/2010
Date of Registration	13/04/2010
Serial No/ Volume and page	3759/2010
Value	11,700/-
Market value	11,700/-
Stamp duty	1,100/-
Registration fees	120/-

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Village	Taloja-Panchnand
Sub Registrar Office	Panvel - 3
Nature of Deed	Tripartite Agreement
Survey Sub Division And House No.	Plot No. 32, Sector - 16
Area	649.42 Sq.mtrs.
Name of the Executing Party	Shri. Santosh Ganpat Keni & CIDCO Ltd.
Name of Claiming Party	M/S. MAULI ENTERPRISES
Date of Execution	03/05/2010
Date of Registration	03/05/2010
Serial No/ Volume and page	4491/2010
Value	11,700/-
Market value	14,95,000/-
Stamp duty	74,750/-
Registration fees	14,950/-

NOTE: Computerized Index are not properly maintained in Sub Registrar Office at Panvel-1, Panvel-2, Panvel-3 & Panvel-4.

For AJEET SINGH & ASSOCIATES

MR. AJEET. V. SINGH
(ADVOCATE)

Ajeet V. Singh

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