



Poonam A. Khare

B.Sc., LL.B.
Advocate High Court

Mob : 9820408472
Tel : 022-27464548

Ref. No. 032/PK/ISR/MAR-2016

TITLE CERTIFICATE

Date : 21/03/2016

Ref.:- In respect of Plot No. 18, admeasuring about 449.53 Sq. Mtrs., Village – Taloje – Panchnand (12.5% GES Scheme), Sector - 19, Tal. Panvel, Dist Raigad, to be developed by M/S PACIFIC ENTERPRISES, through its Partners 1) MR. NARSHI GELA RAVAT, 2) MRS. KAMUBEN NARSHI RAVAT AND 3) MR. NARSHI HARJI PATEL.

On request of M/S PACIFIC ENTERPRISES, through its Partners 1) MR. NARSHI GELA RAVAT, 2) MRS. KAMUBEN NARSHI RAVAT AND 3) MR. NARSHI HARJI PATEL, having its office at D-701, Patel Heritage, Plot No. 15 & 17, Sector - 7, Kharghar, Tal. Panvel, Dist. Raigad, I referred and taken the following notes of the relevant documents produced by them in front of me. The said plot are coming under CIDCO Limits & within the Tehsil and Sub-Division of Panvel, District and Division of Raigad and within the jurisdiction of the Sub-Registrar Office of Panvel-2, Tal.- Panvel, Dist.- Raigad.

WHEREAS the city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 and having its registered office at Nirmal, 2nd floor, Nariman point, Bombay – 21, hereinafter referred to as “THE CORPORATION”. The said corporation has been declared New Town Development Authority a New Town of Navi Mumbai by Government of Maharashtra in exercise of its powers under sub section (1) and (3 -A) of section 113 of the Maharashtra Regional and town planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as “THE SAID ACT”).

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2

WHEREAS the state Government acquiring lands described therein and Vesting such lands in the said corporation (CIDCO) city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956, by Government of Maharashtra in exercise of its powers under section 113, subsection 1 and (3-A) of the Maharashtra Regional and Town planning Act 1966 for development and disposal.

WHEREAS the CIDCO laid down plots in Gaothan area of Taloje - Panchnand and other villages on such place of lands / plots acquired by the state Government and subsequently vested in (CIDCO) corporation for being leased to the New Bombay project affected persons under 12.5% Plot Allotment scheme.

WHEREAS The Plot owners **SHRI. SHAMA VITHU PATIL & 13 OTHERS**, all adults, residing At Village - Pendhar, Taluka Panvel, Dist. Raigad (hereinafter all collectively referred to as "**THE LICENSEE/S**") entitled to get plot under 12.5% plot allotment scheme, CIDCO has been allotted to "**THE LICENSEE/S**", Plot No. 18, Sector - 19, Taloje - Panchnand, Tal.. Panvel, Dist. Raigad for residential purpose, **Vide File No. 373, Dated 22.05.2014.**

AND WHEREAS CIDCO consented to grant the Licensee lease of the above said plot admeasuring 449.53 Sq. Mtrs. situated at Sector - 19, Taloje - Panchnand, more particularly described in the schedule mentioned hereunder to **SHRI. SHAMA VITHU PATIL & 13 OTHERS** for proper premium of Rs. 8,100/- (Rupees Eight Thousand One Hundred Only) for the purpose of Residential

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3

building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease dated **06.06.2014** & the same document is duly registered at Joint Sub Registrar of Assurance, Panvel - 4, under Registration No. **PVL4-6090-2014**, dated **10.06.2014**. The Corporation handed over the possession of the said plot to **SHRI. SHAMA VITHU PATIL & 13 OTHERS**.

AND WHEREAS vide a tripartite Agreement dated **15.07.2014** executed between the **CIDCO**, the original licensee **SHRI. SHAMA VITHU PATIL & 13 OTHERS**, and the New Licensee **SHRI. BABAN PIRAJI GHADGE** & the same document is duly registered at Joint Sub Registrar of Assurance, Panvel - 4, under Registration No. **PVL4-7398-2014** dated **16.07.2014**. The **CIDCO** leased the said Plot No. 18, Sector - 19, Taloje Panchnand, Tal. Panvel, Dist. Raigad to **SHRI. BABAN PIRAJI GHADGE**, and issued final transfer order No. **CIDCO/VASAHAT/SATYO/TALOJA / 373/ 2014**, dated **21.07.2014** and transferred the said plot in the name of **SHRI. BABAN PIRAJI GHADGE**.

AND WHEREAS vide a tripartite Agreement dated **03.08.2015** executed between the **CIDCO**, the licensee **SHRI. BABAN PIRAJI GHADGE**, and the New Licensee **M/S PACIFIC ENTERPRISES**, through its Partners 1) **MR. NARSHI GELA RAVAT**, 2) **MRS. KAMUBEN NARSHI RAVAT** AND 3) **MR. NARSHI HARJI PATEL** & the same document is duly registered at Sub registrar office, Panvel - 2, under Registration No. **PVL2-6761-2015** dated **12.08.2015**. The **CIDCO** leased the said Plot No. 18, Sector - 19, Taloje Panchnand, Tal. Panvel, Dist. Raigad to **M/S PACIFIC ENTERPRISES**,

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4

through its Partners 1) MR. NARSHI GELA RAVAT, 2) MRS. KAMUBEN NARSHI RAVAT AND 3) MR. NARSHI HARJI PATEL, and issued final transfer order No. CIDCO/ VASAHAH/ SATYO/ TALOJE/ 373/ 2015/ 1088, dated 25.08.2015 and transferred the said plot in the name of M/S PACIFIC ENTERPRISES, through its Partners 1) MR. NARSHI GELA RAVAT, 2) MRS. KAMUBEN NARSHI RAVAT AND 3) MR. NARSHI HARJI PATEL.

AND WHEREAS as per the Development permission & Commencement Certificate Ref. No. CIDCO/ BP-15023/TPO (NM & K)/ 2015/ 0564/ 0302, dated 10.02.2016 and can commenced the construction of Residential building named "PACIFIC AURA" consisting of Ground + 4 upper floors as per the plans and specifications duly approved by the town planning authority of CIDCO Ltd.

By referring all relevant documents I hereby state that the said Plot No. 18, Sector - 19, Taloje - Panchnand of M/S PACIFIC ENTERPRISES, is having clear and Marketable title and free from all encumbrances, subject to CIDCO's terms and conditions of Agreement to lease.

Place: Panvel

Date: 21.03.2016

PC/103/21/3/2016
POONAM A. KHARE

(ADVOCATE)

POONAM A. KHARE

Advocate
003, Satyakripa Apartment
Plot No. 103, Sector -9,
New Panvel (E) - 410206

353/0
Tuesday, 15 March 2016 9:58 PM

इतर पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 4242 दिनांक: 15/03/2016

गावाचे नाव: तळोजा पाचनंद
दस्तऐवजाचा अनुक्रमांक: पवेल2-0-2016
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: पुनम खरे
वर्णन शीघ्र बर्ज क्र. 1204/2016 मोजे तळोजा पाचनंद ता. पनवेल जि. रायगड येथील प्लॉट क्र. 18, से क्र. 19 सन 2007 ते
2016 एकूण 10 वर्ष

SEARCHFEE

₹. 300.00

एकूण:

₹. 300.00

Joint Sr Panvel 2

1); देयकाचा प्रकार: By Cash रक्कम: ₹ 300/-

सहदुय्यम निबंधक वर्ग-२
(पनवेल २)

3/15/2016

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SEARCH REPORT

Ref:- In respect of Plot No. 18, admeasuring about 449.53 Sq. Mtrs., Village – Taloje – Panchnand (12.5% GES Scheme), Sector - 19, Tal. Panvel, Dist Raigad, to be developed by M/S PACIFIC ENTERPRISES, through its Partners 1) MR. NARSHI GELA RAVAT, 2) MRS. KAMUBEN NARSHI RAVAT AND 3) MR. NARSHI HARJI PATEL.

I have gone through and perused the aforesaid title documents related of the said plot and also taken the title search under Receipt No. 4242, dated 15.03.2016 for the period of year 2007 to 2016 i.e. 10 yrs., in the office of concern Sub-Registrar of Assurance Panvel-2, Tal.- Panvel, Dist.- Raigad, and made the payment of Government Fees to that effect. While search it's found that there is no document executed and registered about the sale, mortgage of the said plot in favor of any other party except the document herein perused by me. The copy of search note dated 21.03.2016 for the title search enclosed herewith to support my title certificate issued pertaining to title of said plot. The original Search Receipts are enclosed herewith.

SEARCH NOTE

Year	Transaction
2007	NIL
2008	NIL
2008	NIL
2009	NIL



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2

2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	<p>Agreement to Lease dated 06.06.2014 executed between CIDCO Ltd. and SHRI. SHAMA VITHU PATIL & 13 OTHERS, duly registered at Joint Sub Registrar of Assurance, Panvel - 4, under Registration No. PVL4-6090-2014, dated 10.06.2014.</p> <p>Tripartite Agreement dated 15.07.2014 executed between the CIDCO, the original licensee SHRI. SHAMA VITHU PATIL & 13 OTHERS, and the New Licensee SHRI. BABAN PIRAJI GHADGE & the same document is duly registered at Joint Sub Registrar of Assurance, Panvel - 4, under Registration No. PVL4-7398-2014 dated 16.07.2014.</p>
2015	<p>Tripartite Agreement dated 03.08.2015 executed between the CIDCO, the licensee SHRI. BABAN PIRAJI GHADGE, and the New Licensee M/S PACIFIC ENTERPRISES, through its Partners 1) MR. NARSHI GELA RAVAT, 2) MRS. KAMUBEN NARSHI RAVAT AND 3) MR. NARSHI HARJI PATEL & the same document is duly registered at Sub registrar office, Panvel - 2, under Registration No. PVL2-6761-2015 dated 12.08.2015.</p>
2016	NIL



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3

On the basis of the above and on the basis of the documents placed before me, I am of the opinion that the title of above said Plot described below is clear and marketable and free from all encumbrances subject to compliance of the terms and conditions of the development permission and of all the rule and regulations and laws for the time being in force.

Place: New Panvel

Date: 21.03.2016

Subscribed
21/3/2016
POONAM A. KHARE

(ADVOCATE)

POONAM A. KHARE
Advocate
003, Satyakripa Apartment
Plot No. 103, Sector -9,
New Panvel (E) - 410206