

*Mrs. Vandana N. Dalvi*

B.COM, LL.M, D.C.L  
9820468207



*Suresh N. Kamble*

B.A., LL.B, D.C.L  
9820723747

**ADVOCATES HIGH COURT & NOTARIES (GOVT. OF INDIA)**

OFFICE : 12, Prabhat Centre, Sector-1A, C.B.D.- Belapur, Navi Mumbai - 400 614. Ph: 022 2757 0699 Email : vandslegal@gmail.com

Ref. No.

Date: 26/06/19.

**TITLE CERTIFICATE**

**SCHEDULE OF PROPERTY**

All that piece or parcel of Land known as Plot No. 57, Sector -18, Kharghar, of 12.5 % (Erstwhile Gaothan Expansion Scheme), containing by measurement 399.94 Sq. Mtrs. or thereabout and bounded as Follows that is to say :

On or towards North by : Plot no. 56  
On or towards South by : Plot No. 58  
On or towards East by : Plot No. 61  
On or towards West by : Prop. 15.0 M. wide Road

( Hereinafter referred to as " SAID PLOT ")

We have investigated the title of **VAGAD VENTURES LLP**, through its Partners **MR. MEGHJI MAVJI PATEL**, (2) **MR. MAHADEV PUNJALAL PATEL**, (3) **MR. SAILESH NARSING CHOUDHARY & (4) MR. VASANT DEVJI PATEL**, having address at : Flat No. 301, 'B' wing, Building no. 1, Saki Vihar Complex, Saki Vihar Road, Saki Naka, Mumbai - 400 072, as to the marketability of the aforesaid plot.

We have perused the documents placed before us in respect of the aforesaid plot and accordingly from the documents produced before us we observed that The Corporation is the New Town Development authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town

accordingly issued commencement certificate on 21.08.2019 bearing no. CIDCO/BP-15540/TPO(NM&K)/2017/4649.

Relying upon the documents produced before us we are of the opinion that subject to the terms of the Lease Agreement & Tripartite Agreement the title of **M/s. Vagad Ventures LLP through its partners (1) Mr. Meghji Mavji Patel, (2) Mr. Mahadev Punjalal Patel, (3) Mr. Sailesh Narsing Choudhary & Mr. Vasant Devji Patel**, in respect of 50% share in the plot of land bearing No. 57, Sector - 18, Kharghar, 12.5 % (Erstwhile Gaothan Expansion Scheme), Navi Mumbai, Tal. Panvel, Dist. Raigad, is CLEAR AND MARKETABLE.

Hence this certificate

Date: 26/08/19.



**SURESH N. KAMBLE**  
ADVOCATE & NOTARY (Govt. of India)  
Off-12, Prabhat Centre, Sector - 1A,  
CBD-Belapur, Navi Mumbai - 400614

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**Ref. No.**

**Date:**

made and executed between CIDCO Ltd. on one part, Shri. Barkya Gopal Thakur, the original licensee on the second part, and Smt. Pallavi Shashikant Joshi on the third part.

It is thereafter observed from the documents produced before us that the said Tripartite Agreement dated 09.07.2007 made and executed between the parties is duly stamped and registered before the Joint Sub-Registrar of Assurance Panvel-1 on 09.07.2007 under the Document serial no. PVL-1/5489/ 2007.

It is further observed from the documents placed before us that the new licensee has sold and transferred all her right, title and interest in respect of the said plot of land to (1) Shri. Premji S. Bhanushali & (2) Shri. Laxmidas P. Bhanushali, and after complying with the procedure laid down by the CIDCO Ltd. the Tripartite Agreement dated 28.08.2013 has been made and executed between CIDCO Ltd. on one part, Smt. Pallavi Shashikant Joshi, the new licensee on the second part, and (1) Shri. Premji S. Bhanushali & (2) Shri. Laxmidas P. Bhanushali, the subsequent new licensees on the third part.

It is thereafter observed from the documents produced before us that the said Tripartite Agreement dated 28.08.2013 made and executed between the parties is duly stamped and registered before the Joint Sub-Registrar of Assurance Panvel-4 on 28.08.2013 under the Document serial no. PVL-4/8096/ 2013.

It is further observed from the documents placed before us that the new licensees (1) Shri. Premji S. Bhanushali & (2) Shri. Laxmidas P. Bhanushali, have sold and transferred all their right, title and interest in respect of the said plot of land to M/s. Navrang Enterprises, through its Prop. Mr. Rana Takhat Sinh P. and after complying with the procedure laid down by the CIDCO Ltd. the Tripartite Agreement dated 16.01.2014 has been made and executed between CIDCO Ltd. on one part, (1) Shri. Premji S. Bhanushali & (2) Shri. Laxmidas P. Bhanushali, the new licensees on the second part, and M/s. Navrang Enterprises, through its Prop. Mr. Rana Takhat Sinh P. , the subsequent new licensees on the third part.

It is thereafter observed from the documents produced before us that the said Tripartite Agreement dated 16.01.2014 made and executed between the parties is duly stamped and registered before the Joint Sub-Registrar of Assurance Panvel-4 on 07.02.2014, under the Document serial no. PVL-4/1566/ 2014.

It is further observed from the documents placed before us that the new licensees M/s. Navrang Enterprises, through its Prop. Mr. Rana Takhat Sinh P. , have sold and transferred 50% right, title and interest in respect of the said plot of land to M/s. Vagad Ventures LLP through its partners (1) Mr. Meghji Mavji Patel, (2) Mr. Mahadev Punjalal Patel, (3) Mr. Sailesh Narsing Choudhary & Mr. Vasant Devji Patel and after complying with the procedure laid down by the CIDCO Ltd. the Tripartite Agreement dated 21.11.2016 has been made and executed between CIDCO Ltd. on

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**Date:**

one part, M/s. Navrang Enterprises, through its Prop. Mr. Rana Takhat Sinh P., the new licensees on the second part, and M/s. Vagad Ventures LLP, the subsequent new licensees on the third part.

It is thereafter observed from the documents produced before us that the said Tripartite Agreement dated 21.11.2016 made and executed between the parties is duly stamped and registered before the Joint Sub-Registrar of Assurance Panel-2 on 21.11.2016, under the Document serial no. PVL-2/13242/ 2016.

It is thereafter observed from the documents produced before us that pursuant to the said registered Tripartite Agreement dated 21.11.2016, the CIDCO LTD. has transferred the said plot in the name of **M/s. Vagad Ventures LLP through its partners (1) Mr. Meghji Mavji Patel, (2) Mr. Mahadev Punjalal Patel, (3) Mr. Sailesh Narsing Choudhary & Mr. Vasant Devji Patel, (50% Share) and M/s. Navrang Enterprises, through its Prop. Mr. Rana Takhat Sinh P., (50% Share)** as the New Licensees in their records of right and accordingly issued letter dated 24.11.2016, bearing No. CIDCO / VASAHAAT / 12.5%SCHEME / KHARGHAR /552/2016/14219.

It is thereafter observed from the documents produced before us that the CIDCO Ltd. has granted development permission to M/s. Vagad Ventures LLP to construct Residential building on the aforesaid plot of land consisting of Ground + 4 floors and

Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "MRTP Act.").

It is further observed from the documents placed before us that The State Government in pursuant to Section 113(A) of the said Act acquiring lands described therein and vesting such lands in corporation for development and disposal.

It is further observed from the documents placed before us that by an Agreement to Lease dated 24.01.2006 CIDCO Of Maharashtra Ltd. agreed to lease a piece of land bearing Plot No. 57, Sector - 6, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, Admeasuring about 399.94 Sq. Mtrs. to SHRI. BARKYA GOPAL THAKUR, for the purpose of construction of residential building thereon. And accordingly the possession of the said plot has been given to him by Asstt. Land and Survey Officer, CIDCO LTD., Navi Mumbai. (Hereinafter referred to as the Original Licensees).

It is thereafter observed from the documents produced before us that the said Agreement to Lease dated 24.01.2006 made and executed between the parties is duly stamped and registered before the Joint Sub-Registrar of Assurance Panvel-3 on 24.01.2006 under the Document serial no. PVL-3/ 551/ 2006.

It is further observed from the documents placed before us that the original licensee has sold and transferred all his right, title and interest in respect of the said plot of land to Smt. Pallavi Shrikant Joshi, and after complying with the procedure laid down by the CIDCO Ltd. the Tripartite Agreement dated 09.07.2007 has been

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Ref. No.

Date: 26/8/19

**SEARCH REPORT**

We have taken the search in the office of Sub-Registrar Panvel on 28.08.2019, in respect of Plot No. 57, Sector-18, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, through our search clerk Mr. Dinesh Nakashe and on perusal of available Index II register maintained by Sub- Registrar office Panvel and on perusal of available Index II register maintained by Sub- Registrar office Panvel we have found following entries.

<u>Sr.No.</u>	<u>Year</u>	<u>Entries</u>
01.	2006	Agreement to Lease dated 24.01.2006 made and executed between CIDCO Ltd. on one part and Barku Gopal Thakur on the second part is registered before the Sub-Registrar of Assurance Panvel- 3 on 24.01.2006, under the Document serial no. PVL-3/0551/2006.
02.	2007	Tripartite Agreement dated 09.07.2007 made and executed between CIDCO Ltd. on one part, Barku Gopal Thakur, on the second part and Pallavi Shrikant Joshi on the third part is duly registered before the Sub- Registrar of Assurance Panvel- 1, on 09.07.2007 under the documents serial no. PVL-1/5489/2007.
03.	2008	NIL
04.	2009	NIL
05.	2010	NIL
06.	2011	NIL
07.	2012	NIL
08.	2013	Tripartite Agreement dated 28.08.2013 made and executed between CIDCO Ltd. on one part, Pallavi Shrikant Joshi, on the second part and Premji S.



		Bhanushali & Laxmidas P. Bhanushali on the third part is duly registered before the Sub- Registrar of Assurance Panvel- 4, on 28.08.2013 under the documents serial no. PVL-4/8096/2013.
09.	2014	Tripartite Agreement dated 16.01.2014 made and executed between CIDCO Ltd. on one part, Premji S. Bhanushali & Laxmidas P. Bhanushali , on the second part and M/s. Navrang Enterprises Through Prop. Mr. Rana Takhat Sinh P. on the third part is duly registered before the Sub- Registrar of Assurance Panvel- 4, on 07.02.2014 under the documents serial no. PVL-4/1566/2014.
10.	2015	NIL
11.	2016	Tripartite Agreement dated 21.11.2016 made and executed between CIDCO Ltd. on one part, M/s. Navrang Enterprises Through Prop. Mr. Rana Takhat Sinh P., on the second part and M/s. Vagad Ventures LLP. Through its partner Mr. Mahadev Punjalal Patel on the third part is duly registered before the Sub-Registrar of Assurance Panvel- 2, on 21.11.2016 under the documents serial no. PVL-2/13242/2016.
12.	2017	NIL
13.	2018	NIL
14.	2019	Index not ready

HENCE THIS REPORT



*Sure*  
**SURESH N. KAMBALE**  
 ADVOCATE & Notary (Govt. of India)  
 Off-12, Prabhat Centre, Sector 1A  
 CBD-Belapur, Navi Mumbai - 400614



528/0

इतर पावती

Original/Duplicate

Wednesday, 28 August 2019 8:00 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9822 दिनांक: 28/08/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल4-0-2019

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: दिनेश नकाशे

वर्णन अर्ज क्र 1244/19, प्लॉट नं 57, सेक्टर 18, मौजे खारघर ता पनवेल सन 2006 ते 2019 वर्षे 14

दासताचे परत

रु. 350.00

एकूण:

रु. 350.00

Joint Sub Registrar Panvel 4

1); देयकाचा प्रकार: eChallan रक्कम: रु.350/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005693367201920E दिनांक: 28/08/2019

बँकेचे नाव व पत्ता:

सुखम निबंधक वर्ग-२.  
पनवेल-४

# DINESH NAKASHE

SEARCH CLERK

Janata Nagar Sangh, Tardeo, Mumbai 400 034

## SEARCH REPORT

Date 30.082019

To,

**Mr. Suresh N Kamble**  
**Advocate,**  
**High Court**  
**Mumbai**

Re.: Search in respect of Plot No.57 adm. 399.94 sq. mtrs. area, Sector 18, of Village:-Kharghar, Navi Mumbai, Taluka:-Panvel & District:-Raigad

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Under your instructions I have taken search in respect of the said property for 14 years i.e. 2006 to 2019 and paid a necessary charges of Rs. 350/- to the Sub-Registrars Office, Panvel

### 2006 to 2019 (14 years) search at SRO's Panvel (Panvel-1, 2, 3, 4 & 5)

#### **2006 :- Transaction**

**AGREEMENT FOR LEASE** executed on 24.01.2006 for Rs. 5,000/- (Agreement Value) & Rs. 0/- (Market Value) between CIDCO TO **BARKU GOPAL THAKUR** duly registered in SRO, Panvel-3 under Doc No.PVL-3-0551/2006 dt. 24.01.2006

#### **2007 :- Transaction**

**TRIPARTITE AGREEMENT** executed on 09.07.2007 for Rs. 5,000/- (Agreement Value) & Rs. 31,99,520/- (Market Value) between CIDCO, Barkya Gopal Thakur TO **PALLAVI SHRIKANT JOSHI** duly registered in SRO, Panvel-1 under Doc No.PVL-1-5489/2007 dt. 09.07.2007

2008 :- Nil

2009 :- Nil

2010 :- Nil

2011 :- Nil

2012 :- Nil

#### **2013 :- Transaction**

**TRIPARTITE AGREEMENT** executed on 28.08.2013 for Rs. 5,000/- (Agreement Value) & Rs. 1,65,58,000/- (Market Value) between CIDCO, Pallavi Shrikant Joshi through Commissioner Of Court Sameer Shantaram Mhatre TO **PREMJI S BHANUSHALI & LAXMIDAS P BHANUSHALI** duly registered in SRO, Panvel-4 under Doc No.PVL-4-8096/2013 dt. 28.08.2013

**2014 :- Transaction**

**TRIPARTITE AGREEMENT** executed on 16.01.2014 for Rs. 5,000/- (Agreement Value) & Rs. 1,73,97,500/- (Market Value) between CIDCO, Premji S. Bhanushali & Laxmidas P Bhanushali TO **M/S. NAVRANG ENTERPRISES** through Prop. Rana Takhatsingh P duly registered in SRO, Panvel-4 under Doc No.PVL-4-1566/2014 dt. 07.02.2014

2015 :- Nil

**2016 :- Transaction**

**TRIPARTITE AGREEMENT** executed on 21.11.2016 for Rs. 5,000/- (Agreement Value) & Rs. 91,50,000/- (Market Value) between CIDCO, m/s. Navrang Enterprises THROUGH Prop. Rana Thakhatsingh P TO **M/S. VAGAD VENTURES LLP** through Partner Mahadev Punjalal Patel duly registered in SRO, Panvel-2 under Doc No.PVL-2-13242/2016 dt. 21.11.2016

2017 :- Nil

2018 :- Nil

**2019 :- Index not ready**

**NOTE:-** This search report is subject to torn, some pages partly torn and mutilated records, unready and unavailable records in the office, withdrawal of register of certain years of binding and re-writing by the office & at the time of search some index II are not found. Computerized index II records are not maintained properly.

Yours faithfully,



(D. J. Nakashe)  
Search Clerk