



Advocate High Court

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TITLE REPORT

To Whom It May Concern

Ref.: **Immovable property on Plot No.108, Sector-20, and Village Ulwe of 12.5% (G.E.S.) Tal. Panvel, Dist. Raigad, admeasuring 799.80 sq. mtrs. Area;**

We the undersigned, at the request of partners of M/s. **Shree Ramesh Homes Builders & Developers**, have investigated the title of the immovable property bearing **Plot No.108, Sector -20, and Village Ulwe of 12.5% (G.E.S.) Tal. Panvel, Dist. Raigad, admeasuring 799.80 sq. mtrs. Area.**, (Hereinafter referred to as the "Said Plot" and more particularly described in the schedule hereunder written). We have perused the title deeds and other papers produced for our perusal.

AND WHEREAS the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, being the New Town Development Authority within the provisions of Section 113 of the Maharashtra Regional Town Planning Act 1966, (MAHA ACT No XXXVIII of 1961 hereinafter referred to as the said Act) and incorporated under the provision of the Companies Act 1956 (hereinafter referred to as "CIDCO LTD") AND THE SAID CORPORATION i.e. CIDCO LTD., being empowered to deal with the land already acquired/ Vested within the manner it deem fit, including the power to dispose off any piece and parcel of plot/land ,as per various proposals approved by State Government from time to time under the provisions of section 118 of the said Act.

SANDEEP G. PAWAR
Com.
ADVOCATE

AND WHEREAS by the virtue of the section 118, the CIDCO LTD has granted the Lease of the Plot bearing Plot No.108, Sector-20, Village Ulwe of 12.5% (G.E.S.), Tal. Panvel, Dist. Raigad, admeasuring 779.80 sq mtrs. to (1) Shri. Dattatrey Gana Paringe (2) Shri. Change Maya Paringe (hereinafter referred to as the **Original Licensee**) AND accordingly executed the Agreement to Lease dated 26/10/2015, the said Agreement is dully registered with the Sub-registrar of PVL2-8905-2015, dated 26.10.2015., and thereby the CIDCO LTD have handed over the possession of the said plot to the Original Licensee.

AND WHEREAS by TRIPARTITE AGREEMENT dated 20/01/2016 between the CIDCO LTD, as First party, Original Licensee (1) Shri. Dattatrey Gana Paringe (2) Shri. Changa Maya Paringe as the Second Party and M/s Shree Ramesh Homes Builders & Developers through its Partners (1) Shri. Anand Shankar Chougule (2) Shri. Dattatrey Gana Paringe (3) Shri. Ashok Changa Paringe (4) Shri. Pandurang Changa Paringe as the New Licensee, the Original Licensee assigned and transferred all their rights, interest, title in the said plot and benefit under the Agreement to Lease in favour of M/s Shree Ramesh Homes Builders & Developers; and the said tripartite agreement has been registered at Panvel-2, Vide Sr. No.**PVL2-705-2016** dtd. 20.01.2016

AND WHEREAS the M/s Shree Ramesh Homes Builders & Developers through its Partners, there after filed an application for the development of the above said plot. AND The CIDCO LTD. ha granted the permission to M/s Shree Ramesh Homes Builders & Developers vide their letter dated **Ref No. CIDCO/BP-15164/TPO (NM&K)/2016/1083, dated.02.11.2016**; which contains the permission

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to commence the construction work on the said plot bearing No 108, Sector .20, Village Ulwe of 12.5% (G.E.S.), Tal. Panvel, Dist. Raigad, admeasuring 799.80 sq mtrs. Subject to the terms and conditions contained therein.

On the scrutiny and having gone through the aforestated documents, we hereby certify that M/s Shree Ramesh Homes Builders & Developers hold the exclusive title in respect of the immoveable property bearing Plot No.108, Sector-20, Village Ulwe of 12.5% (G.E.S.), Tal. Panvel, Dist. Raigad, admeasuring 799.80 sq mtrs.;

AND THEREFORE THE TITLE in respect of immoveable property bearing Plot No. 108, Sector-20, Village Ulwe of 12.5% (G.E.S.), Tal. Panvel, Dist. Raigad, admeasuring 799.80 sq mtrs. in favour of (1) Shri. Anand Shankar Chougule (2) Shri. Dattatrey Gana Paringe (3) Shri. Ashok Changa Paringe (4) Shri. Pandurang Changa Paringe, all are partners of M/s Shree Ramesh Homes Builders & Developers is absolute, free, and clear marketable and free from ENCUMBRANCES as per our Opinion.

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SCHEDULE OF PROPERTY/PLOT

All that piece or parcel of land known as Plot No. 108, Sector-20, in village/ site Ulwe of 12.50% (GES) containing by measurement 799.80 Sq. Mtrs. Or thereabout and bounded as follows that is to say:-

On or towards the North by :15.00 mt. wide Rd
On or towards the South by :Plot No. 109
On or towards the East by :Plot No. 109
On or towards the West by :9.00 mt. wide Rd

Issued on 24th November, 2016

CERTIFIED AND ISSUED BY


24/11/2016

Sandeep G. Pawar

(Advocate)

SANDEEP G. PAWAR

(M.Com., LL.B., G.D.C. & A.)

ADVOCATE