



Ajeet Singh & Associates

(Advocates & Legal Consultants)

Ajeet V. Singh

B.Com., LL.B.
ADVOCATE HIGH COURT

Office No. 16/17 & 54, 1st floor, Sai Chamber, Plot No. 44, Sector 11, CBD Belapur, Navi Mumbai - 400 614.
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Date: 28th October 2017

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref.: PLOT BEARING NO. 12, ADM. 775.87 SQ.MTR., SITUATE AT SECTOR-34A, KHARGHAR NODE, NAVI MUMBAI, TAL. PANVEL, DIST. RAIGAD

We have investigated the Title of **M/S. DEVKRUPA ENTERPRISES [Partnership Firm]**, the New Licensees of Plot bearing No. 12, adm. 775.87 sq.mtr., Situate at Sector-34A, Kharghar 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. 12, adm. 775.87 sq.mtr., Situate at Sector-34A, Kharghar Node, Navi Mumbai, Tal. Panvel, Dist. Raigad under the application received from Project Affected Villagers and entitled Villagers as per Computerised Draw held, CIDCO Ltd. issued of Letter of Allotment dtd. 25th May 2011 vide under CIDCO File No. 305 in the name of Project Affected Villager/Applicant **SMT. ZUBEDABIBI ABDUL GAFUR PATEL** and on payment of Lease Premium of Rs. 9,698/- [Rupees Nine Thousand Six Hundred Ninety Eight Only] & other charges, Agreement to Lease executed on 30th June 2011 between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO)** the Licensors /Lessors Party of **ONE PART** AND **SMT. ZUBEDABIBI ABDUL GAFUR PATEL**, the Licensee/Lessee Party of **OTHER PART** (more particularly as written in the schedule of property therein) and had handed over the possession of the allotted Plot bearing No. 12, adm. 775.87 sq.mtr., Situate at Sector-34A, Kharghar Node, Navi Mumbai, Tal. Panvel, Dist. Raigad to the Licensee and permitted to construct building thereon within available F.S.I (Floor Space Index) as per the approved plan, Commencement Certificate to be obtained from Town Planning Dept. of CIDCO of Maharashtra Ltd.

That though the execution of Agreement to Lease dtd. 30th June 2011 was done but could not be registered with the Office of The Sub Registrar Assurances. Subsequently both the Parties i.e. **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**

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(CIDCO of Maharashtra Ltd.) the Licensors Party of **ONE PART AND SMT. ZUBEDABIBI ABDUL GAFUR PATEL**, the Licensee Party of **OTHER PART** registered Agreement to Lease by executing Supplementary Deed executed between both the parties. The said Supplementary Deed had duly stamped & registered with the Concerned Sub Registrar of Assurances Panvel-5 vide under **Registration Sr. No. PVL-5/4446/2014 dtd. 25th June 2014.**

LATE ZUBEDABIBI ABDUL GAFUR PATEL, the Original Allottee died on **7th October 2011** leaving behind him [1] **SMT. SAJIDA MUSTUFA PATEL**, [2] **BILAL MUSTUFA PATEL [MINOR]**, [3] **ARFAT MUSTUFA PATEL [MINOR]** Guardian **SMT. SAJIDA MUSTUFA PATEL**, [4] **MR. ABDUL GAFOOR M. AMIN PATEL**, all are the legal heirs & successors of **LATE ZUBEDABIBI ABDUL GAFUR PATEL** and applied for Heirship Certificate to The Hon'ble CIVIL JUDGE SENIOR DIVISION (SD) Panvel and they are sufficiently entitled to the said Plot and Heirship issued under M. A. No. 726/2014 and the name of beneficiary, successors recorded to the CIDCO of Maharashtra Ltd. as per CIDCO Letter bearing Ref. No. **CIDCO/ESTATE/SATYO/KHARGHAR/305/2016 /7922 dtd. 22nd May 2016** infavour of him [1] **SMT. SAJIDA MUSTUFA PATEL**, [2] **BILAL MUSTUFA PATEL [MINOR]**, [3] **ARFAT MUSTUFA PATEL [MINOR]** Guardian **SMT. SAJIDA MUSTUFA PATEL**, [4] **MR. ABDUL GAFOOR M. AMIN PATEL**.

The legal heirs, successors of Original Licensees [1] **SMT. SAJIDA MUSTUFA PATEL**, [2] **BILAL MUSTUFA PATEL [MINOR]**, [3] **ARFAT MUSTUFA PATEL [MINOR]** Guardian **SMT. SAJIDA MUSTUFA PATEL**, [4] **MR. ABDUL GAFOOR M. AMIN PATEL** of plot had made an application to the CIDCO of Maharashtra Ltd. for its permission to assign, transfer of the license and all other right, title over the said plot in favour of [1] **M/S. BHOOMI HOMES PVT. LTD.**, [2] **MR. PRAMOD DAGADU MORE**. The CIDCO of Maharashtra Ltd. on payment of transfer fees by the New Licensee had granted the permission of transfer of the said plot and entered into **Tripartite Agreement dtd. 2nd May 2016** executed between **CIDCO of Maharashtra Ltd.** the Party of First Part AND [1] **SMT. SAJIDA MUSTUFA PATEL**, [2] **BILAL MUSTUFA PATEL [MINOR]**, [3] **ARFAT MUSTUFA PATEL [MINOR]** Guardian **SMT. SAJIDA MUSTUFA PATEL**, [4] **MR. ABDUL GAFOOR M. AMIN PATEL**, the heirs, successors of Original Licensee the Party of Second Part AND [1] **M/S. BHOOMI HOMES PVT. LTD.** [2] **MR. PRAMOD DAGADU MORE**, the New Licensees Party of Third Part. The Original Licensee had released, relinquished & transferred all their right, title & interest in favour of the New Licensees. The said Tripartite Agreement had duly stamped & registered with the Concerned Sub Registrar of Assurances Panvel vide under **Registration Sr. No. PVL-2/5110/2016 dtd. 2nd May 2016**. The CIDCO of Maharashtra Ltd. on furnishing of registered Copy of Tripartite Agreement had transferred the said Plot in the name of New Licensee vide



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through its Order bearing Ref. No. **CIDCO/ESTATE/SATYO/KHARGHAR/305/2016/8123** dtd. 3rd May 2016. Subject to condition referred in Tripartite Agreement Clause No. 6 & Final Order after Clause No. 13 of Pending Litigation under Suit No. **SCS 619/2011, SCS 55 /2012, SCS 503/2012** and also subject to order that may be passed under such Pending Litigation/Suits.

Subsequently the New Licensees due to their personal difficulties was unable to develop the said plot therefore they have made an application to the CIDCO of Maharashtra Ltd. for its permission to assign, transfer of the license and all other right, title over the said plot in favour of Subsequent New Licensees **M/S. DEV KRUPA ENTERPRISES [Partnership Firm]**, The CIDCO of Maharashtra Ltd. on payment of transfer fees, by the Subsequent New Licensees had granted the permission of transfer of the said plot vide through **No Objection Certificate bearing Ref. No. CIDCO/ESTATE/SATYO/KHARGHAR-305/2016/15035** dtd. 23rd December 2016 and entered into Tripartite Agreement dtd. 27th December 2016 executed between CIDCO of Maharashtra Ltd. the Party of First Part AND [1] **M/S. BHOOMI HOMES PVT. LTD.** through its Director **MR. BHARAT N. PATEL**, [2] **MR. PRAMOD DAGADU MORE**, the New Licensees Party of Second Part AND **M/S. DEV KRUPA ENTERPRISES [Partnership Firm]** through its Partner [1] **SHRI. GANESH BECHARA PATEL**, [2] **SHRI. MUKESH GOKALBHAI MATHUKIA**, [3] **SHRI. KESHAVJI NARAN PATEL**, [4] **SHRI. PARBAT DANA PATEL**, [5] **SHRI. MAHESH PUNJALAL PATEL** the Subsequent New Licensees Party of Third Part. The New Licensees had released, relinquished, transferred all their right, title & interest in favour of the Subsequent New Licensees and the same Registered with the Concerned Sub Registrar of Assurances Panvel-2 vide under Registration Sr. No. **PVL-2/14391/2016** dtd. 27th December 2016. The CIDCO of Maharashtra Ltd. on furnishing of registered Copy of Tripartite Agreement transferred the said Plot in the name of Subsequent New Licensees vide through its Order bearing Ref. No. **CIDCO/ESTATE/SATYO/KHARGHAR/305/2017/15344** dtd. 3rd January 2017. Subject to condition referred in Tripartite Agreement after Clause No. 5 & Final Order of Pending Litigation under Suit No. **SCS 619/2011, SCS 55/2012, SCS 503/2012** and also subject to order that may be passed under such Pending Litigation/Suits.

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 2011 to 2017 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.



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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. 12, adm. 775.87 sq.mtr., Situate at Sector-34A, Kharghar Node, Navi Mumbai, Tal. Panvel, Dist. Raigad with M/S. DEVKRUPA 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. 12, Sector-34A, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad of Gaothan Expansion Scheme, containing by adm. 775.87 sq.mtr. and bounded as follows that is to say:

On or towards North by	:	Plot No. 2A/2
On or towards South by	:	Plot No. 11
On or towards East by	:	Plot No. 5 & 6
On or towards West by	:	11.0 Mtr. Wide Road

C.B.D. Belapur, Navi Mumbai, Tal. & Dist. Thane

For AJEET SINGH & ASSOCIATES


AJEET. V. SINGH
(ADVOCATE)

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SEARCH REPORT

TRANSACTION (Sub- Registrar, Panvel - 1)	
1.	In sub Registrar Panvel 1 from 2011 to 2017 in last i.e. 07 Years as according to available records all records had been checked.
2.	Current Year 2017 record is not ready

TRANSACTION (Sub- Registrar, Panvel - 2)	
1.	In sub Registrar Panvel 2 from 2011 to 2017 in last i.e. 07 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 2011 to 2017 in last i.e. 07 Years as according to available records all records had been checked.
2.	Current Year 2017 record is not ready

TRANSACTION (Sub- Registrar, Panvel - 4)	
1.	In sub Registrar Panvel 4 from 2012 to 2017 in last i.e. 06 Years as according to available records all records had been checked.
2.	Current Year 2017 record is not ready

TRANSACTION (Sub- Registrar, Panvel - 5)	
1.	In sub Registrar Panvel 5 from 2013 to 2017 in last i.e. 05 Years as according to available records all records had been checked.
2.	Current Year 2017 record is not ready

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

Village	Kharghar
Sub Registrar Office	Panvel - 5
Nature of Deed	Supplementary Agreement
Survey Sub Division and House No.	Plot No. 12, Sector-34A
Area	775.87 sq. mtr.
Name of the Executing Party	CIDCO Ltd.
Name of Claiming Party	Zubedabibi Abdul Gafur Patel
Date of Execution	24 th June 2014
Date of Registration	26 th June 2014
Serial No./Volume and Page	4446/2014
Value	Rs. 9,698.00
Market Value	Rs. 0.00
Stamp Duty Paid on Market Value	Rs. 600.00
Registration Fees Paid on Market Value	Rs. 100.00

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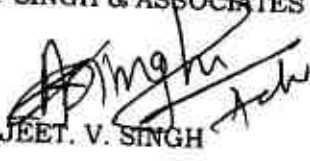
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Village	Kharghar
Sub Registrar Office	Panvel - 2
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 12, Sector-34A
Area	775.87 sq. mtr.
Name of the Executing Party	Zubedabibi Abdul Gafur Patel & Others AND CIDCO LTD.
Name of Claiming Party	M/S. BHOOMI HOMES PVT. LTD.
Date of Execution	2nd May 2016
Date of Registration	2nd May 2016
Serial No./Volume and Page	5110/2016
Value	Rs. 9,698.00
Market Value	Rs. 3,70,08,999.00
Stamp Duty Paid on Market Value	Rs. 14,80,500.00
Registration Fees Paid on Market Value	Rs. 30,000.00

Village	Kharghar
Sub Registrar Office	Panvel - 2
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 12, Sector-34A
Area	775.87 sq. mtr.
Name of the Executing Party	M/S. BHOOMI HOMES PVT. LTD. AND CIDCO LTD.
Name of Claiming Party	M/S. DEVKRUPA ENTERPRISES
Date of Execution	27th December 2016
Date of Registration	29th December 2016
Serial No./Volume and Page	14391/2016
Value	Rs. 9,698.00
Market Value	Rs. 3,70,09,000.00
Stamp Duty Paid on Market Value	Rs. 18,50,500.00
Registration Fees Paid on Market Value	Rs. 30,000.00

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)

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528/0

Saturday, 04 February 2017 2:47 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

मावाचे नाव:

पावती क्र.: 1410

दिनांक: 04/02/2017

दस्तऐवजाचा अनुक्रमांक: पवल4-0-2017.

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: जॅड अजित सिंग

वर्णन अर्ज क्र 378/2017 प्लॉट नं 12 से-34 ए खारघर सन 2011 ते 2017 7 वर्षे
शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Joint Sub Registrar Panvel 4

1); देयकाचा प्रकार: eChallan रकम: रु.300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008150364201617E दिनांक: 04/02/2017

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक वर्ग-२.
पनवेल-४.

SEARCH REPORT

From: Mr. Vivek Thakur, Property Investigator

Shop No.B-4, Shree Ballaleshwar Bldg, Tilak Road, Savarkar Chowk, Panvel, 410206

Cell No.9594891156

Email I.D. vivekthakur7176@gmail.com

Date : - 07/02/2017

To,
Adv. Ajeet Singh,
Belapur , Navi Mumbai.

Sir,

Reg:- Search of the Plot No.12, Sector - 34 A, Village - Kharghar,
Tal - Panvel, Dist.Raigad, admeasuring 775.87 sq.mtrs.

Period Of Search : 2011 to 2017 (7 years)

As per your instruction, I have taken search of the above said property in the Sub-Registrar office at Panvel The search was taken for the year from 2011 to 2017 i.e. last 7 years. I have gone through the available Index - II Register kept in the said Office. I have found the details as under:-

TRANSACTION (Sub- Registrar, Panvel - 1)

- 1) In Sub Registrar Panvel 1 from 2011 to 2017 in last i.e. 7 years as according to available records all records had been checked.
- 2) Current year 2017 record is not ready.

TRANSACTION (Sub- Registrar, Panvel - 2)

- 1) In Sub Registrar Panvel 2 from 2011 to 2017 in last i.e. 7 years as according to available records all records had been checked.
- 2) Current year 2017 record is not ready.



TRANSACTION
(Sub- Registrar, Panvel - 3)

- 1) In Sub Registrar Panvel 3 from 2011 to 2017 in last i.e. 7 years as according to available records all records had been checked.
- 2) Current year 2017 record is not ready.

TRANSACTION
(Sub- Registrar, Panvel - 4)

- 1) In Sub Registrar Panvel 4 from 2012 to 2017 in last i.e.6 years as according to available records all records had been checked.
- 2) Current year 2017 record is not ready.

TRANSACTION
(Sub- Registrar, Panvel - 5)

- 1) In Sub Registrar Panvel 5 from 2013 to 2017 in last i.e.5 years as according to available records all records had been checked.
- 2) Current year 2017 record is not ready.



According to the above schedule those entries which I have founded in Search are given as below :-

Village	Kharghar
Sub Registrar Office	Panvel -5
Nature of Deed	Supplementary Agreement
Survey Sub Division And House No.	Plot No.12, Sector - 34A
Area	775.87 sq.mrs.
Name of the Executing Party	CIDCO
Name of Claiming Party	Jubedabibi Abdul Gaffur Patel
Date of Execution	24/06/2014
Date of Registration	26/06/2014
Serial No/ Volume and page	4446/2014
Agreement value	9698
Market value	0.00
Stamp duty paid	600
Registration fees paid	100

Village	Kharghar
Sub Registrar Office	Panvel -2
Nature of Deed	Tripartite Agreement
Survey Sub Division And House No.	Plot No.12, Sector - 34A
Area	775.87 sq.mrs.
Name of the Executing Party	Jubedabibi Abdul Gaffur Patel & others & CIDCO
Name of Claiming Party	M/s. Bhoomi Homes Pvt.Ltd.
Date of Execution	02/05/2016
Date of Registration	02/05/2016
Serial No/ Volume and page	5110/2016
Agreement value	9698
Market value	37008999
Stamp duty paid	1480500
Registration fees paid	30000



Village	Kharghar
Sub Registrar Office	Panvel -2
Nature of Deed	Tripartite Agreement
Survey Sub Division And House No.	Plot No.12, Sector - 34A
Area	775.87 sq.mrs.
Name of the Executing Party	M/s. Bhoomi Homes Pvt.Ltd. & CIDCO
Name of Claiming Party	M/s. Devkrupa Enterprises
Date of Execution	27/12/2016
Date of Registration	29/12/2016
Serial No/ Volume and page	14391/2016
Agreement value	9698
Market value	37009000
Stamp duty paid	1850500
Registration fees paid	30000

NOTE:

- 1) Computerized Index are not properly maintained in Sub Registrar Office at Panvel-1, Panvel 2, Panvel 3 , Panvel -4 and Panvel 5.

