

# **ADV. PRADEEP D VALLAM**

B.Com, LL.B.

## **Advocate High Court**

Shop No 01, Geetanjali, Plot No 206,  
Sector 1 A, Behind MRF Showroom,  
Nerul, Navi Mumbai – 400706.

**Mobile : 9324018550**

---

Date : 03<sup>th</sup> March 2016

### **TITLE CERTIFICATE**

All that the piece and parcel of land bearing Plot No. 117, under 12.5 % Scheme G.E.S, situated at Sector-15, Node. Dronagiri, Tal. URAN, Dist. Raigad, Navi Mumbai admeasuring about 549.85 Sq. Mtrs. (hereinafter referred to as the said Plot).

I have investigated the following documents placed before me by M/s RUCHI ENTERPRISES through its Partners 1) MR. MEHUL HARKRISHANDAS DOSHI AND 2) MR. SANTOSH VASANT PATIL having address at B-502/5<sup>th</sup> Floor, Plot No 89, 90, Mahavir Icon, Sector 15, CBD Belapur in respect of the Plot No. 117, under 12.5 % Scheme G.E.S, situated at Sector-15, Node. Dronagiri, Tal. URAN, Dist. Raigad, Navi Mumbai admeasuring about 549.85 Sq. Mtrs.

#### **Document Perused:**

1. Copy of Allotment Letter dated 22<sup>nd</sup> March, 2012 issued in favour of  
1) SHRI SHANKAR NARAYAN GHARAT 2) SHRI SHANTARAM NARAYAN GHARAT AND 3) SHRI RAMDAS NARAYAN GHARAT by CIDCO Ltd.

# **ADV. PRADEEP D VALLAM**

B.Com, LL.B.

## **Advocate High Court**

Shop No 01, Geetanjali, Plot No 206,  
Sector 1 A, Behind MRF Showroom,  
Nerul, Navi Mumbai – 400706.

**Mobile : 9324018550**

---

2. Original Registered Agreement to Lease dated 20<sup>th</sup> April, 2012 executed between CIDCO Ltd. of the One part and  
**1) SHRI SHANKAR NARAYAN GHARAT 2) SHRI SHANTARAM NARAYAN GHARAT AND 3) SHRI RAMDAS NARAYAN GHARAT** of Second Part
3. Original Registration Receipt bearing Serial No. 489 – 2012 and Receipt No. 0320151 dated 20/04/2012
4. Original Registered Tripartite Agreement Dated 5<sup>th</sup> December 2014 executed between **CIDCO Ltd** of One Part **1) SHRI SHANKAR NARAYAN GHARAT 2) SHRI SHANTARAM NARAYAN GHARAT AND 3) SHRI RAMDAS NARAYAN GHARAT** of the Second part and **M/s RUCHI ENTERPRISES** through its Partners **1) MR. MEHUL HARKRISHANDAS DOSHI AND 2) MR. SANTOSH VASANT PATIL** of the Third Part in respect of Plot No. 117
5. Original Registration Receipt bearing Serial No. 1646 – 2014 and Receipt No 2217 dated 09/12/2014.
6. Original Transfer order issued by CIDCO Ltd. bearing No. CIDCO / Vasahat / Satyo / Dronagiri / 796 / 2014 dated 16/12/2014 in respect of Plot No. 117.

# ADV. PRADEEP D VALLAM

B.Com, LL.B.

## Advocate High Court

Shop No 01, Geetanjali, Plot No 206,  
Sector 1 A, Behind MRF Showroom,  
Nerul, Navi Mumbai – 400706.

Mobile : 9324018550

---

7. Original Commencement Certificate issued by CIDCO Ltd. bearing Ref. No. CIDCO / BP-12795 / TPO (NM&K) / 2016 / 1621 dated 12<sup>th</sup> February 2016.

It is observed from the documents produced before me 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 Govt. of Maharashtra in exercise of the power U/S 1 and 3-A of Section 113 of Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966)

The State Govt. of in pursuant to the Section 113-A of the said act acquiring land described therein and vesting such land in the corporation for development and disposal.

It is observed from the documents placed before me that the CIDCO Ltd. has allotted Plot No. 117, under 12.5 % Scheme G.E.S, situated at Sector-15, Node. Dronagiri, Tal. URAN, Dist. Raigad, Navi Mumbai admeasuring about 549.85 Sq. Mtrs. in favour of 1)SHRI SHANKAR NARAYAN GHARAT 2) SHRI SHANTARAM NARAYAN GHARAT AND 3) SHRI RAMDAS NARAYAN GHARAT (hereinafter referred to as the Original Allottee) dated 22<sup>nd</sup> March, 2012.

# **Adv. PRADEEP D VALLAM**

B.Com, LL.B.

## **Advocate High Court**

Shop No 01, Geetanjali, Plot No 206,  
Sector 1 A, Behind MRF Showroom,  
Nerul, Navi Mumbai – 400706.

**Mobile : 9324018550**

---

It is thereafter observed from the documents placed before me that an Agreement to Lease dated 20<sup>th</sup> April, 2012 executed between CIDCO Ltd. of the One part and 1) **SHRI SHANKAR NARAYAN GHARAT** 2) **SHRI SHANTARAM NARAYAN GHARAT** AND 3) **SHRI RAMDAS NARAYAN GHARAT** (hereinafter referred to as the Original Allottee) of Second Part and accordingly CIDCO Ltd. leased the Plot of Land bearing Plot No. 117, under 12.5 % Scheme G.E.S, situated at Sector-15, Node. Dronagiri, Tal. URAN, Dist. Raigad, Navi Mumbai admeasuring about 549.85 Sq. Mtrs. (hereinafter referred to as the said Plot) to the Licensee 1) **SHRI SHANKAR NARAYAN GHARAT** 2) **SHRI SHANTARAM NARAYAN GHARAT** AND 3) **SHRI RAMDAS NARAYAN GHARAT** and handed over the possession of the said Plot to the said Licensee. The said Agreement to Lease is duly registered before the Sub-Registrar of Assurance URAN on 20<sup>th</sup> April, 2012 under the document Registration Receipt bearing Serial No. 489 – 2012 and Receipt No. 0320151 dated 20/04/2012.

It is thereafter observed from the documents placed before me that the original Licensee has sold, transferred, assigned and relinquished her leasehold rights, title and interest in respect of the said Plot to the New Licensee M/s **RUCHI ENTERPRISES** through its Partners 1) **MR. MEHUL HARKRISHANDAS DOSHI** AND 2) **MR. SANTOSH VASANT PATIL** and accordingly Tripartite Agreement



# **Adv. PRADEEP D VALLAM**

B.Com, LL.B.

## **Advocate High Court**

Shop No 01, Geetanjali, Plot No 206,  
Sector 1 A, Behind MRF Showroom,  
Nerul, Navi Mumbai – 400706.

**Mobile : 9324018550**

---

dated 5<sup>th</sup> December 2014 executed between **CIDCO Ltd** of One Part 1) **SHRI SHANKAR NARAYAN GHARAT** 2) **SHRI SHANTARAM NARAYAN GHARAT** AND 3) **SHRI RAMDAS NARAYAN GHARAT** of the Second part and **M/s RUCHI ENTERPRISES** through its Partners 1) **MR. MEHUL HARKRISHANDAS DOSHI** AND 2) **MR. SANTOSH VASANT PATIL** of the Third Part in respect of Plot No. 117, under 12.5 % Scheme G.E.S, situated at Sector-15, Node. Dronagiri, Tal. URAN, Dist. Raigad, Navi Mumbai admeasuring about 549.85 Sq. Mtrs. The said Tripartite Agreement is duly registered before the Sub-Registrar URAN under the document vide original Registration Receipt bearing Serial No. 1646 – 2014 and Receipt No 2217 dated 09/12/2014.

It is thereafter observed from the documents placed before me that as per the Tripartite Agreement dated 5<sup>th</sup> December 2014 CIDCO has transferred the said Plot in favour of the New Licensee **M/s RUCHI ENTERPRISES** through its Partners 1) **MR. MEHUL HARKRISHANDAS DOSHI** AND 2) **MR. SANTOSH VASANT PATIL** vide its transfer order bearing No. CIDCO / Vasahat / Satyo / Dronagiri / 796 / 2014 dated 16/12/2014 in respect of Plot No. 117.

AND WHEREAS the CIDCO Ltd. has issued Commencement Certificate and sanctioned the plans for construction of building on the said Plot No. 117, under 12.5 % Scheme G.E.S, situated at Sector-15, Node. Dronagiri, Tal. URAN, Dist. Raigad, Navi Mumbai. vide their

# **Adv. PRADEEP D VALLAM**

B.Com, LL.B.

## **Advocate High Court**

Shop No 01, Geetanjali, Plot No 206,  
Sector 1 A, Behind MRF Showroom,  
Nerul, Navi Mumbai - 400706.

**Mobile : 9324018550**

---

letter bearing No. CIDCO / BP-12795 / TPO(NM&K) / 2016 / 1621  
dated 12<sup>th</sup> February 2016 as per terms and conditions contained therein.

Relying upon the aforesaid documents placed before me, I am of the  
opinion that title of M/s RUCHI ENTERPRISES through its Partners  
1) MR. MEHUL HARKRISHANDAS DOSHI AND 2) MR.  
SANTOSH VASANT PATIL has an absolute, clear and marketable  
title in respect of Plot No. 117, under 12.5 % Scheme G.E.S, situated  
at Sector-15, Node. Dronagiri, Tal. URAN, Dist. Raigad, Navi  
Mumbai admeasuring about 549.85 Sq. Mtrs. and the said plot is  
clear, marketable and free from all encumbrances.

### **SCHEDULE ABOVE REFERRED TO** **DESCRIPTION OF LANDS**

All that piece of land known as Plot No. 117, under 12.5 % Scheme  
G.E.S, situated at Sector-15, Node. Dronagiri, Tal. URAN, Dist. Raigad,  
Navi Mumbai containing by admeasurements totally 549.85 Sq. Mtrs., or  
thereabouts and bounded as follows:

**THAT IS TO SAY: -**

ON OR TOWARDS THE NORTH BY - Plot No.116

ON OR TOWARDS THE SOUTH BY - Plot No.118

ON OR TOWARDS THE EAST BY - 11.00 Mtrs. wide Road

ON OR TOWARDS THE WEST BY - Plot No.137 and Plot No. 138

(Adv. PRADEEP D VALLAM)



# **ADV. PRADEEP D VALLAM**

B.Com, LL.B.

## **Advocate High Court**

Shop No 01, Geetanjali, Plot No 206,  
Sector 1 A, Behind MRF Showroom,  
Nerul, Navi Mumbai – 400706.

**Mobile : 9324018550**

---

### **SEARCH REPORT**

That as per your instructions and documents submitted by you for obtaining a search for 13 years. I have caused the search for the land bearing **Plot No. 117, under 12.5 % Scheme G.E.S,** situated at **Sector-15, Node. Dronagiri, Tal. URAN, Dist. Raigad, Navi Mumbai** admeasuring about **549.85 Sq. Mtrs.** report about the search carried out in respect of the said Land, the said report is hereby attached.

As per the report and after examining all the Xerox copies of the documents I have found there are no such encumbrances created over the said Land and I therefore certify that the said Land is free from all encumbrances.

Issued on this 3<sup>rd</sup> day of March, 2016 to **M/s RUCHI DEVELOPERS**



**(PRADEEP D VALLAM)**

**ADVOCATE**