

Ajeet Singh & Associates



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AND

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(Dealing In Legal Documents & Co-operative Society Matters)

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WORKING DAYS

MONDAY TO SATURDAY

OFFICE TIME

10.00 A.M. TO 8.00 P.M.

CONSULTING TIME

5.00 P.M. TO 8.00 P.M.

(SUNDAY CLOSED)



Ajeet Singh & Associates

(Advocates & Legal Consultants)

Ajeet V. Singh

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

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Date: 10th April 2019

TITLE CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

**REF.: PLOT NO. 283, ADM. 1349.76 [1350] SQ.MTR.,
SECTOR -19, ULWE, NAVI MUMBAI, TAL. PANVEL, DIST.
RAIGAD**

We have investigated the Title of **M/S. NEELKANTH REALTY [Partnership Firm]**, the Subsequent New Licensees of **Plot No. 283, adm. 1349.76 [1350] sq.mtr., Sector -19, Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad** have to State as follows:

ALLOTMENT OF PLOT:

The City and Industrial Development Corporation of Maharashtra Limited had allotted the **Plot No. 283, area adm. 1349.76 [1350] sq.mtr., Sector -19, Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad** under the **Application dtd. 1st September 1994** [received from Project affected Villager] had allotted the **Plot No. 283, area adm. 1349.76 [1350] sq.mtr., Sector -19, Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad** under its 12.5% Scheme in the name of project affected and entitled Villager as per **Computerised Draw No. Ulwe-1K held on 14th March 2012**, CIDCO of Maharashtra Ltd. issued of **Allotment Letter dtd. 23rd August 2018** vide under CIDCO File No. **ULWE - 554** in the name of project affected Villagers/Applicants [1] **SHRI. CHANDRAKANT LAHU THAKUR**, [2] **SHRI. RATAN LAHU THAKUR**, [3] **SMT. NEERABAI HASURAM MOKAL**, [4] **SMT. VANITA GANESH THAKUR**, [5] **SMT. RADHABAI ATMARAM PATIL** and on payment of Lease Premium of **Rs. 50,625/- [Rupees Fifty Thousand Six Hundred Twenty Five Only]** & Other Charges.

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AGREEMENT TO LEASE OF ALLOTTED PLOT:

Agreement to Lease executed on 25th September 2018 between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd) the Licensors /Lessors Party of ONE PART AND [1] SHRI. CHANDRAKANT LAHU THAKUR, [2] SHRI. RATAN LAHU THAKUR, [3] SMT. NEERABAI HASURAM MOKAL, [4] SMT. VANITA GANESH THAKUR, [5] SMT. RADHABAI ATMARAM PATIL the Original Licensee Party of OTHER PART (more particularly as written in the schedule of property therein) and Licensees permitted to construct building thereon within available F.S.I (Floor Space Index) and the said Agreement to Lease registered with the Concerned Sub Registrar of Assurances at Panvel, Dist. Raigad vide under Registration Sr. No. PVL-3/10602/2018 dtd. 27th May 2018.

TRANSFER OF PLOT :

1. The Original Licensees/Allottees with the prior permission of The CIDCO of Maharashtra Ltd. and by executing Tripartite Agreement dtd. 2nd November 2018 between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED the party of First Part AND [1] SHRI. CHANDRAKANT LAHU THAKUR, [2] SHRI. RATAN LAHU THAKUR, [3] SMT. NEERABAI HASURAM MOKAL, [4] CHANDRABAI LAHU THAKUR, [5] GANESH LAHU THAKUR the Original Licensee the Party of Second Part AND the Original Licensees the Party of Second Part AND M/S. SHREE ENTERPRISES [Partnership Firm] through its Partners [1] MR. SHAILESH AMBALAL PATEL [2] MR. NARENDRA MANIBHAI PATEL, [3] MR. PANKAJ MANILAL PATEL, [4] MR. VINOD MANIBHAI PATEL, the New Licensees Party of Third Part, The Original Licensees 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-3/12516/2018 dtd. 3rd November 2018. The CIDCO of Maharashtra Ltd. had transferred the said Plot in the name of New Licensees vide through its Final Order bearing No. CIDCO/ESTATE /SATYO/ULWE/554/2018/29546, dtd. 15th November 2018

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2. The subsequently with the prior permission of The CIDCO of Maharashtra Ltd. and by executing Tripartite Agreement dtd. 2nd January 2019 between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (The CIDCO of Maharashtra Ltd) the Party of First Part AND M/S. SHREE ENTERPRISES [Partnership Firm] through its Partners [1] MR. SHAILESH AMBALAL PATEL [2] MR. NARENDRA MANIBHAI PATEL, [3] MR. PANKAJ MANILAL PATEL, [4] MR. VINOD MANIBHAI PATEL, the New Licensees the Party of Second Part AND M/S. NEELKANTH REALTY [Partnership Firm] through its Partners [1] MR. CHANDRESH G PATEL, [2] MRS. SANGITA SANJYA MAYANI, [3] MR. PARESH GORDHAN MAYANI, [4] MR. KESHAVJI HARI PATEL, [5] MR. ASHOKKUMAR GULABCHAND JAIN, [6] MR. RATANLAL TARARAM CHOUDHARY, [7] MR. BHEEMARAM UMEDRAM CHOUDHARY, [8] MR. KASTURRAM BHANAJI CHOUDHARY, [9] MR. RAAJ GHISULAI CHOUDHARY. The said Tripartite Agreement duly stamped & registered with the Concerned Sub Registrar of Assurances Panvel vide under Registration Sr. No. PVL-2/60/2019 dtd. 2nd January 2019. The CIDCO of Maharashtra Ltd. had transferred the said Plot in the name of New Licensees vide through its Final Order bearing No. CIDCO/ESTATE/SATYO/ULWE /554/2019 /443, dtd. 14th January 2019.

COMMENCEMENT CERTIFICATE :

The Subsequent New Licensees of Plot had made an application to the CIDCO of Maharashtra Ltd. for its approval to Construct Residential Cum Mercantile/Commercial Building Ground/Stilt + Thirteen [13] Upper Floor on the Plot No. 283, adm. 1349.76 [1350] sq.mtr., Sector -19, Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad and the same approved vide under Commencement Certificate bearing No. CIDCO/BP-16398/TPO [NM&K]/2019/4267 dtd. 27th March 2019 issued by The Associate Planner (BP).

SEARCH REPORT :

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 a Period Year 2018 to 2019 i.e. Two [02] Years in the Office of Concerned Sub Registrar of Assurance i.e. Panvel-I, Panvel - II, Panvel - III, Panvel-IV, Panvel-V, 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 us that the title of **Plot No. 283, area adm. 1349.76 [1350] sq.mtr., Sector -19, Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad** with **M/S. NEELKANTH REALTY [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. 283, Sector-19, Village/Site Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad of 12.5% Scheme, containing by adm. 1349.76 sq.mtr. and bounded as follows that is to say:

On or towards North by	:	Plot No. 282
On or towards South by	:	Proposed 24.0 Mtr. Wide Road
On or towards East by	:	Proposed 15.0 Mtr. Wide Road
On or towards West by	:	Plot No. 284, 285, 286 & 287

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

For AJEET SINGH & ASSOCIATES


AJEET. V. SINGH
(ADVOCATE)

AJEET SINGH & ASSOCIATES
Advocates & Legal Consultants
Office No. 116/117, 1st Floor, Sai Chamber,
Plot No. 44, Sector - 11, CBD Belapur,
Navi Mumbai - 400 614, Tal. & Dist. Thane

Encl. : Search Report taken through MR. VIVEK THAKUR

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SEARCH REPORT

TRANSACTION [Sub-Registrar, Panvel - I]	
1.	In Sub Registrar Panvel-1 from 2018 to 2019 in Last i.e. Two [02] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready

TRANSACTION [Sub-Registrar, Panvel - II]	
1.	In Sub Registrar Panvel-2 from 2018 to 2019 in Last i.e. Two [02] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready

TRANSACTION [Sub-Registrar, Panvel - III]	
1.	In Sub Registrar Panvel-3 from 2018 to 2019 in Last i.e. Two [02] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready

TRANSACTION [Sub-Registrar, Panvel - IV]	
1.	In Sub Registrar Panvel-4 from 2018 to 2019 in Last i.e. Two [02] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready

TRANSACTION [Sub-Registrar, Panvel - V]	
1.	In Sub Registrar Panvel-5 from 2018 to 2019 in Last i.e. Two [02] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready

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

Village	Ulwe
Sub Registrar Office	Panvel - III
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. 283, Sector-19
Area	1349.07 Sq. Mtr.
Name of the Executing Party	CIDCO OF Maharashtra Ltd.
Name of Claiming Party	Shri. Chandrakant Lahu Thakur & Four [04] Others
Date of Execution	25 th September 2018
Date of Registration	28 th September 2018
Serial No./Volume and Page	10602/2018
Agreement Value	Rs. 50,625.00
Market Value	Rs. 0.00
Stamp Duty Paid	Rs. 3,700.00
Registration Fees Paid	Rs. 600.00

Village	Ulwe
Sub Registrar Office	Panvel - III
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 283, Sector-19
Area	1349.07 Sq. Mtr.
Name of the Executing Party	Shri. Chandrakant Lahu Thakur & Four [04] Others AND CIDCO of Maharashtra Ltd.
Name of Claiming Party	M/S. SHREE ENTERPRISES [Partnership Firm] through its Partners [1] MR. SHAILESH AMBALAL PATEL
Date of Execution	2 nd November 2018
Date of Registration	6 th November 2018
Serial No./Volume and Page	12516/2018
Agreement Value	Rs. 50,625.00
Market Value	Rs. 2,99,09,352.00
Stamp Duty Paid	Rs. 14,95,500.00
Registration Fees Paid	Rs. 30,000.00

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Village	Ulwe
Sub Registrar Office	Panvel - II
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 283, Sector-19
Area	1349.07 Sq. Mtr.
Name of the Executing Party	M/S. SHREE ENTERPRISES [Partnership Firm] through its Partners [1] MR. SHAILESH AMBALAL PATEL AND CIDCO of Maharashtra Ltd.
Name of Claiming Party	M/S. NEELKANTH REALTY [Partnership Firm] through its Partners [1] MR. CHANDRESH G PATEL
Date of Execution	2 nd January 2019
Date of Registration	2 nd January 2019
Serial No./Volume and Page	60/2019
Agreement Value	Rs. 50,625.00
Market Value	Rs. 2,99,10,700.00
Stamp Duty Paid	Rs. 14,95,600.00
Registration Fees Paid	Rs. 30,000.00

Note:

1. I have searched the records in Office of Sub Registrar Office of Panvel which were available to me.
2. Computerised Index are not properly maintained in Sub Registrar Office at Panvel-I, Panvel-II, Panvel-III, Panvel-IV & Panvel-V.

For AJEET SINGH & ASSOCIATES



AJEET. V. SINGH
(ADVOCATE)

AJEET SINGH & ASSOCIATES
(Advocates & Legal Consultants)
Office No. 116/117, 1st Floor, Sai Chamber,
Plot No. 44, Sector - 11, CBD Belapur,
Navi Mumbai - 400 614, Tal. & Dist. Thane

SEARCH REPORT

From: Mr. Vivek Thakur, Property Investigator
Store No.1, Shree Sai Harsh, Plot No.125, M.C.C.H Society, Panvel, 410206
Cell No.9594891156
Email I.D. vivekthakur7176@gmail.com

Date: 02/04/2019

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

Sir,

Reg:- Search of Plot No.283, Sector - 19, Village- Ulwe,
Tal - Panvel, Dist. Raigad.,
Admeasuring 1349.07 Sq.mtrs.

Period Of Search : 2018 to 2019 (02 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 2018 to 2019 i.e. last 02 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 2018 to 2019 in last i.e.02 years as according to available records all records had been checked.
- 2) Current year 2019 record is not ready.

TRANSACTION (Sub- Registrar, Panvel - 2)

- 1) In Sub Registrar Panvel 2 from 2018 to 2019 in last i.e.02 years as according to available records all records had been checked.
- 2) Current year 2019 record is not ready.



TRANSACTION
(Sub- Registrar, Panvel - 3)

- 1) In Sub Registrar Panvel 3 from 2018 to 2019 in last i.e.02 years as according to available records all records had been checked.
- 2) Current year 2019 record is not ready.

TRANSACTION
(Sub- Registrar, Panvel - 4)

- 1) In Sub Registrar Panvel 4 from 2018 to 2019 in last i.e.02 years as according to available records all records had been checked.
- 2) Current year 2019 record is not ready.

TRANSACTION
(Sub- Registrar, Panvel - 5)

- 1) In Sub Registrar Panvel 5 from 2018 to 2019 in last i.e.02 years as according to available records all records had been checked.
- 2) Current year 2019 record is not ready.



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

Village	Ulwe
Sub Registrar Office	Panvel - 3
Nature of Deed	Lease Deed
Survey Sub Division and House No.	Plot No.283, Sector- 19,
Area	1349.07 Sq.mtrs.
Name of the Executing Party	CIDCO
Name of Claiming Party	Chandrakant Lahu Thakur and 4 others
Date of Execution	25/09/2018
Date of Registration	28/09/2018
Serial No/Volume and Page	10602/2018
Value	50625
Market Value	0
Stamp Duty	3700
Registration Fees	600

Village	Ulwe
Sub Registrar Office	Panvel - 3
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No.283, Sector- 19,
Area	1349.07 Sq.mtrs.
Name of the Executing Party	Chandrakant Lahu Thakur and 4 others & CIDCO
Name of Claiming Party	M/s. Shree Enterprises through Partner Shailesh Ambalal Patel
Date of Execution	02/11/2018
Date of Registration	06/11/2018
Serial No/Volume and Page	12516/2018
Value	50625
Market Value	29909352
Stamp Duty	1495500
Registration Fees	30000



Village	Ulwe
Sub Registrar Office	Panvel - 2
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No.283, Sector- 19,
Area	1349.07 Sq.mtrs.
Name of the Executing Party	M/s. Shree Enterprises through Partner Shailesh Ambalal Patel
Name of Claiming Party	M/s. Neelkanth Reality through Partner Chandresh Ganesh Patel
Date of Execution	02/1/2019
Date of Registration	02/1/2019
Serial No/Volume and Page	60/2019
Value	50625
Market Value	29910700
Stamp Duty	1495600
Registration Fees	30000

NOTE:

- 1) I have searched the records in office of Sub registrar office of Panvel which were available to me.
- 2) Computerized Index are not properly maintained in Sub Registrar Office at Panvel-1, Panvel 2, Panvel 3, Panvel -4 ,Panvel 5.

