

Ajeet Singh & Associates

(Advocates & Legal Consultants)

Ajeet V. Singh

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

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Date: 5th March 2019

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

REF.: PLOT NO. 152, ADM. 580 SQ. MTRS., SECTOR-R-2,
PUSHPAKNAGAR [VADGHAR], TAL. PANVEL, DIST.
RAIGAD

We have investigated the Title of **M/S. R. K. GROUP OF INFRA [Partnership Firm]**, the Developers of **Plot No. 152, adm. 580 sq. mtrs., Sector-R-2, Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad** have to State as follows:

The City and Industrial Development Corporation of Maharashtra Limited [CIDCO of Maharashtra Ltd.] under the State Government and as per the Confirmation Order Passed for by The Collector Raigad vide through Letter bearing **Ref. No. पुनर्वसन/पु-२/न.मु.आं.विमानतळ मौजे कोपर, कोल्ही व वडघर २०१५, दिनांक १९/०१/२०१५**, The CIDCO OF MAHARASHTRA LTD. has allotted to the **Plot No. 152, adm. 580 sq. mtrs., Sector-R-2, Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad** under Allotment **Letter Ref. No. सिडको/आंवि/पुनःस्थापना/वडघर/२०१५/३१५३, दिनांक:-२८/११/२०१६** vide under CIDCO File No. **CHID-OG-87** in the name of project affected Villagers/Applicants [1] **SMT. JOMIBAI NAGESH MUNDKAR**, [2] **MR. BHAGYESH VITHOBA MUNDKAR**, [3] **MR. BHARAT VITHOBA MUNDKAR** and on payment of Lease Rent of **Rs. 60/- [Rupees Sixty Only]**, Agreement to Lease executed on **1st November 2017** between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** (CIDCO of Maharashtra Ltd) the Licensors/Lessors Party of **ONE PART** AND [1] **SMT. JOMIBAI NAGESH MUNDKAR**, [2] **MR. BHAGYESH VITHOBA MUNDKAR**, [3] **MR. BHARAT VITHOBA MUNDKAR** the Licensees Party of **OTHER PART** (more particularly as written in the schedule of property therein) and Licensee 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-4/12445/2017 dtd. 2nd November 2017**

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By execution of **Development Agreement** dtd. 30th October 2018 & **Power of Attorney** dtd. 30th October 2018 Owners [1] **SMT. JOMIBAI NAGESH MUNDKAR**, [2] **MR. BHAGYESH VITHOBA MUNDKAR**, [3] **MR. BHARAT VITHOBA MUNDKAR** had transferred, assigned development rights in the said **Plot No. 152, adm. 580 sq. mtrs., Sector-R-2, Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad** in favour of Developers **M/S. R. K. GROUP OF INFRA [Partnership Firm]** through its Partners **MR. RADHESHKUMAR BANGALILAL DIWAKAR & MR. HITESH RADHESHKUMAR DIWAKAR**. The said Development Agreement had duly stamped & registered with the **Concerned Sub Registrar Assurances at Panvel vide under Registration Sr. No. PVL-3/12220/2018 & Registration Sr. No. PVL-3/12221/2018**.

We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search through **MR. VINAY MANKAME, Search Clerk** for a **Period Year 2017 TO 2019 i.e. Three [03] 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.

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. 152, adm. 580 sq. mtrs., Sector-R-2, Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad** with **M/S. R. K. GROUP OF INFRA [Partnership Firm]** is clear & marketable and further the License, Lease of mentioned plot is free from all encumbrances, mortgages, charges and/or claims.

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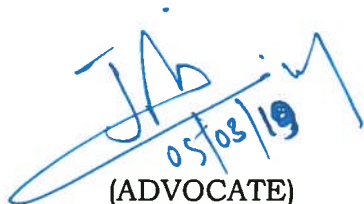
THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot No. 152, Sector-R-2, Village/Site Pushpaknagar [Vadghar], Navi Mumbai, Tal. Panvel, Dist. Raigad, containing by adm. 580 sq.mtr. and bounded as follows that is to say:

On or towards North by	:	Plot No. 153
On or towards South by	:	20.0 Mtr. Wide Road
On or towards East by	:	Plot No. 151
On or towards West by	:	11.0 Mtr. Wide Road

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

For AJEET SINGH & ASSOCIATES


(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. VINAY MANKAME

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SEARCH REPORT

TRANSACTION [Sub-Registrar, Panvel – I]	
1.	In Sub Registrar Panvel-1 from 2017 to 2019 in Last i.e. Three [03] Years as according to available records all records had been checked.
2.	Current Year 2019 available Index – not ready

TRANSACTION [Sub-Registrar, Panvel – II]	
1.	In Sub Registrar Panvel-2 from 2017 to 2019 in Last i.e. Three [03] Years as according to available records all records had been checked.
2.	Current Year 2019 available Index – not ready

TRANSACTION [Sub-Registrar, Panvel – III]	
1.	In Sub Registrar Panvel-3 from 2017 to 2019 in Last i.e. Three [03] Years as according to available records all records had been checked.
2.	Current Year 2019 available Index – not ready

TRANSACTION [Sub-Registrar, Panvel – IV]	
1.	In Sub Registrar Panvel-4 from 2017 to 2019 in Last i.e. Three [03] Years as according to available records all records had been checked.
2.	Current Year 2019 available Index – not ready

TRANSACTION [Sub-Registrar, Panvel – V]	
1.	In Sub Registrar Panvel-5 from 2017 to 2019 in Last i.e. Three [03] Years as according to available records all records had been checked.
2.	Current Year 2019 available Index – not ready

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

Village	Vadghar
Sub Registrar Office	Panvel – I
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. 152, Sector-R-2, adm. 580 sq. mtr., lying being and situated at Village Vadghar, Tal. Panvel, Dist. Raigad
Area	580.00 Sq. Mtr.
Name of the Executing Party	CIDCO OF Maharashtra Ltd.
Name of Claiming Party	SMT. JOMIBAI NAGESH MUNDKAR & Two [02] Others
Date of Execution	1 st November 2017
Date of Registration	2 nd November 2017
Serial No./Volume and Page	12445/2017
Value	Rs. 60.00
Market Value	Rs. 0.00
Stamp Duty Paid	Rs. 500.00
Registration Fees Paid	Rs. 100.00

Village	Vadghar
Sub Registrar Office	Panvel – III
Nature of Deed	Development Agreement
Survey Sub Division and House No.	Plot No. 152, Sector-R-2, adm. 580 sq. mtr., lying being and situated at Village Vadghar, Tal. Panvel, Dist. Raigad
Area	580.00 Sq. Mtr.
Name of the Executing Party	SMT. JOMIBAI NAGESH MUNDKAR & Two [02] Others
Name of Claiming Party	M/S. R. K. GROUP OF INFRA [Partnership Firm] through its Partners RADHESHKUMAR BANGALILAL DIWAKAR HITESH RADHESHKUMAR DIWAKAR
Date of Execution	30 th October 2018
Date of Registration	30 th October 2018
Serial No./Volume and Page	12220/2018
Value	Rs. 19,85,000.00
Market Value	Rs. 1,08,40,500.00
Stamp Duty Paid	Rs. 5,42,100.00
Registration Fees Paid	Rs. 30,000.00

Note:

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


 (ADVOCATE) 05/02/19
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. Vinay Mankame, Property Investigator

Store No. 1, Shree Sai Harsh, Plot No. 125, M.C.C.H Society, Panvel, 410206

Cell No.8652521413 /9920171724

Email I.D. vinaymankame21@gmail.com

Date: 05/03/2019

To,

ADV. AJEET SINGH

Cbd, Belapur, Navi Mumbai.

Sir,

**Reg:- Search of the land bearing Plot No. 152, Sector No. R - 2,
admeasuring about 580 Sq. Mtrs, lying being and situated at
Village Vadghar, (Pushpak Nagar), Navi Mumbai, Taluka
Panvel, District Raigad.**

Period Of Search : 2017 to 2019 (03 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 **2017 to 2019 i.e. last 03 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 2017 to 2019 in last i.e. 3 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub – Registrar PVL – 1.
- 2) Current year 2019 index is not ready

TRANSACTION
(Sub- Registrar, Panvel – 2)

- 1) In Sub Registrar Panvel 2 from 2017 to 2019 in last i.e. 3 years as according to available records all records had been checked. Upon search of index 2 I have found below mentioned transaction in the year 2017 & 2018.
- 2) Current year 2019 index is not ready.

TRANSACTION
(Sub- Registrar, Panvel – 3)

- 1) In Sub Registrar Panvel 3 from 2017 to 2019 in last i.e. 3 years as according to available records all records had been checked. Upon search of index 2 I have found below mentioned transaction in the year 2018.
- 2) Current year 2019 index is not ready.

TRANSACTION
(Sub- Registrar, Panvel – 4)

- 1) In Sub Registrar Panvel 4 from 2017 to 2019 in last i.e. 3 years as according to available records all records had been checked. Upon search of index 2 I have found below mentioned transaction in the year 2017.
- 2) Current year 2019 index is not ready.



TRANSACTION
(Sub- Registrar, Panvel – 5)

1) In Sub Registrar Panvel 5 from 2017 to 2019 in last i.e. 3 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub – Registrar PVL – 5.

2) Current year 2019 index is not ready.

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

Village	Vadghar
Sub Registrar Office	Panvel - 4
Nature of Deed	Agreement to Lease
Survey Sub Division And House No.	land bearing Plot No. 152, Sector No. R - 2, admeasuring about 580 Sq. Mtrs, lying being and situated at Village Vadghar, Navi Mumbai, Taluka Panvel, District Raigad.
Area	580 Sq. Mtrs
Name of the Executing Party	CIDCO LTD
Name of Claiming Party	Smt. Jomibai Nagesh Mundkar & 2 Others
Date of Execution	02/11/2017
Date of Registration	02/11/2017
Serial No/ Volume and page	12445/2017
Value	60 /-
Market value	0 /-
Stamp duty	500 /-
Registration fees	100 /-

Village	Vadghar
Sub Registrar Office	Panvel – 3
Nature of Deed	Development Agreement
Survey Sub Division And House No.	land bearing Plot No. 152, Sector No. R - 2, admeasuring about 580 Sq. Mtrs, lying being and situated at Village Vadghar, Navi Mumbai, Taluka Panvel, District Raigad.
Area	580 Sq. Mtrs
Name of the Executing Party	Smt. Jomibai Nagesh Mundkar & 2 Others
Name of Claiming Party	M/s. R. K. Group of Infra, a Partnership Firm
Date of Execution	30/10/2018
Date of Registration	30/10/2018
Serial No/ Volume and page	12220/2018
Value	1985000 /-
Market value	10840500 /-
Stamp duty	542100 /-
Registration fees	30000 /-



NOTE: -

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



Mr. Vinay Mankame
Property Investigator

