

AMBIKA GUPTE
ADVOCATE HIGH COURT

Office: 271-272, Atrium, Satra Plaza, Sector 19D, Vashi, Navi Mumbai 400705
Tel. No.: 022-27830614

Ref.: AG/02/2019

TITLE CERTIFICATE

Re: Plot No. C-40, admeasuring about 1099.86 sq. mtrs., lying being and situate at Sector-13, Ulwe Node, Taluka Panvel, District Raigad

1. At the request of **MR. SANGRAM VILASRAO PATIL**, Proprietor of **M/S. TEJAS ENTERPRISES**, having his office at 1805, 18th Floor, The Ambience Court, Plot No. 2, Sector-19D, Opp. RTO Office, Vashi, Navi Mumbai to issue to him a Title Certificate in respect of the captioned Plot, I have caused investigations to be made in the office of the Sub-Registrar of Assurances at Panvel – 1, 2, 3, 4 and 5 in respect of the captioned Plot. On the basis of search report (a copy of which are annexed hereto and marked **Annexure "A"**) submitted to me and upon perusal of the original and/ or copies of original documents provided to me, I have to state as under.
2. On the basis of the aforesaid, I state as follows:-
 - a) The City and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai – 400 021 (hereinafter referred to as "**CIDCO**") is a New Town Development Authority declared and appointed by the State Government of Maharashtra in exercise of its powers under Section 113(3A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "**the MRTP Act**") for the Town of Navi Mumbai;
 - b) By allotment letter dated 26th March 2012 addressed by CIDCO to heirs of Late Lahu Rama Mhatre, Late Anandibai Lahu Mhatre and Late Dropadi Lahu Mhatre being 1) Mr. Bhaskar Lahu Mhatre, 2) Mrs. Bhagibai Pandharinath Mhatre and



- 3) Mr. Anant Lahu Mhatre (hereinafter referred to as "**the Original Licensees**"), CIDCO agreed to allot to the Original Licensees Plot No. C-40, admeasuring about 1099.86 sq. mtrs., lying being and situate at Sector-13, Ulwe Node, Taluka Panvel, District Raigad (hereinafter referred to as "**the said Plot**") under its 12.5% G.E.S. Scheme upon the terms and conditions contained therein;
- c) By an Agreement to Lease dated 25th April 2012 entered between CIDCO of the One Part and the Original Licensees of the Other Part, duly registered with the Joint-Sub-Registrar of Assurances, Panvel-3, under Serial No. PVL3-04559-2012 on 30th April 2012, CIDCO agreed to grant a lease of the said Plot to the Original Licensees for a period of sixty years for the premium, rent and upon terms and conditions contained therein;
- d) By a Tripartite Agreement dated 21st June 2012 entered between CIDCO of the First Part, the Original Licensees of the Second Part and M/s. Krishna Builders & Developers through its Proprietor Mr. Sunil B. Thombre (hereinafter referred to as "**the First Licensee**") of the Third Part, duly registered with the Sub-Registrar of Assurances, Panvel-1, under Serial No. PVL1-07638-2012 on 21st June 2012, CIDCO granted its permission to the Original Licensees to sell, transfer and assign their leasehold right, interest and benefit in the said Plot to the First Licensee for the consideration and upon terms and conditions contained therein;
- e) By a Tripartite Agreement dated 19th March 2019 entered between CIDCO of the First Part, the First Licensee of the Second Part and **M/S. TEJAS ENTERPRISES** through its Proprietor **MR. SANGRAM VILASRAO PATIL** of the Third Part (hereinafter referred to as "**the Builder**"), duly registered with the Sub-Registrar of Assurances, Panvel-2, under Serial No. PVL2-3493-2019 on 19th March 2019, CIDCO inter alia granted permission to the First Licensee to sell, transfer and assign their leasehold right, interest and/or benefit in the said Plot to the Builder for the consideration and upon terms and conditions contained therein;
- f) By its final order dated 1st April 2019 CIDCO has recorded the name of the Builder as a Licensee in respect of the said Plot in its records;



- g) By its Commencement Certificate dated 14th August 2019 bearing Reference No. CIDCO/BP-16800/TPO(NM&K)/2019/5327, CIDCO has inter alia permitted the Builder to develop the said Plot by constructing thereon a building consisting of ground plus 10 floors comprising of 38 residential and 7 commercial units upon the terms and conditions contained therein;
- h) The Builder has informed us that he intends to name the building to be constructed by him on the said Plot as "**TEJAS SAPPHIRE**";
- i) By virtue of and subject to what is stated aforesaid, the Builder has a leasehold right and interest over the said Plot and is entitled to develop the said Plot;
- j) The Builder will be required to register the above intended development with the Maharashtra Real Estate Regulatory Authority constituted under the Real Estate (Regulation and Development) Act, 2016 prior to the commencement of development aforesaid;
3. In the circumstances heretofore mentioned, I hereby certify that subject to what is stated hereinabove, the Builder being Mr. Sangram Vilasrao Patil, Proprietor of M/s. Tejas Enterprises is entitled to the leasehold right and interest in Plot No. C-40, admeasuring about 1099.86 sq. mtrs., lying being and situate at Sector-13, Ulwe Node, Taluka Panvel, District Raigad and is developing the above Plot.

Dated this 30th day of August 2019



Ambika Gupte
Advocate

Encl.: As above

Annexure "A"

353/0

इतर पावती

Original/Duplicate

Thursday, 22 August 2019 4:39 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 12830 दिनांक: 22/08/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल2-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अंबिका गुफ्ते

वर्णन अर्ज क्र 1357/2019 मौजे उलवे ता पनवेल जि रायगड येथील प्लॉट नं सी 40 सेक्टर 13 या मिळकतीचा शोध सन 1990-2019, 30 वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sr Panvel 2

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

सह दुय्यम निबंधक वर्ग-२

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005457025201920E दिनांक: 22/08/2019

(पनवेल-२)

बँकेचे नाव व पत्ता:

SEARCH REPORT

Mr. Vijay A. Kalantre
Off-SS-II/54, Sector No.7,
Koperkhairane ,
Navi Mumbai-400709
Dated : 22/08/2019

To,
Mrs. Ambika Gupte,
Advocate & Solicitors,
Vashi, Navi Mumbai,

Ref :- Property Search for Plot No.C-40, admeasuring area 1099.86 sq. mtrs. Sector No.13, situated at Ulwe, Tal. Panvel & Dist. Raigad in the name of M/s. **Tejas Enterprises through its Prop. Sangram Vilasrao Patil.**

Dear Madam,

As per your instruction, I have taken a search in respect of above mentioned property in the office of Panvel-1, Panvel-2, Panvel-3, Panvel-4, and Panvel-5 at Panvel, from 1990 to 2019 (30 years). I have found the following Index-II in the abovementioned Sub-Registrar offices for the abovementioned property. From the available records:-

NOTE :

Panvel-1, office

REPORT

1990 to 1996	: Some Index -II Torn Condition
1997 to 1999	: Some Index -II Torn Condition
2000 to 2005	: Records are not properly maintained
2006 & 2007	: Available Index-II are checked
2008	: Some records are in torn condition
2009 to 2011	: Available Index-II are checked
2012	: Available Index-II are checked -Entry
2013 to 2014	: Available Index-II are checked
2015 to 2017	: Available Index-II are Checked (Index-II are in Loose Condition)
January 2018 till date	: Index-II Not Ready

Panvel-2, office**REPORT**

2002 to 2005 : Record is not properly maintained
2006 to 2014 : Available Index-II are Checked
2015 to 2017 : Available Index-II are Checked
(Index-II are in Loose Condition)
January 2018 till date : Index-II Not Ready

Panvel-3, office**REPORT**

2005 : Record is not properly maintained
2006 to 2011 : Available Index-II are checked
2012 : Available Index-II are checked -Entry
2013 to 2014 : Available Index-II are checked
2015 to 2017 : Available Index-II are Checked
(Index-II are in Loose Condition)
January 2018 till date : Index-II Not Ready

Panvel-4, office**REPORT**

2012 to 2014 : Available Index-II are Checked
2015 to 2017 : Available Index-II are Checked
(Index-II are in Loose Condition)
January 2018 till date : Index-II Not Ready

Panvel-5, office**REPORT**

2013 & 2014 : Available Index-II are Checked
2015 to 2017 : Available Index-II are Checked
(Index-II are in Loose Condition)
January 2018 till date : Index-II Not Ready

I have found as follows:-

1. Document No.4559/2012 registered on 30/04/2012 is a Agreement to Lease for Plot No.C-40, Sector No.13, for admeasuring 1099.86 Sq.mtrs. is recorded in the name of Shri. Bhaskar Lahu Mhatre & others in the records of Sub-Registrar office Panvel-3. The Seller is CIDCO Ltd. The Value is Rs.13,750/- and the stamp duty paid is Rs.1,000/- (10)

2. Document No.7638/2012 registered on 21/06/2012 is a Tripartite Agreement for Plot No.C-40, Sector No.13, for admeasuring 1099.86 Sq.mtrs. is recorded in the name of M/s. Krushna Builders & Developers through its Prop. Sunil B. Thombare in the records of Sub-Registrar office Panvel-1. The Sellers are Shri. Bhaskar Lahu Mhatre & others and CIDCO Ltd. The Value is Rs.96,79,000/- and the stamp duty paid is Rs.3,87,200/-
3. As per the Document Number Provided and computer verified by me from the 2019 entry records of Sub-Registrar office. Document No.3493/2019 registered on 19/03/2019 is a Tripartite Agreement for Plot No.C-40, Sector No.13, for admeasuring 1099.86 Sq.mtrs. is recorded in the name of M/s. Tejas Enterprises through hits Prop. Sangram Vilasrao Patil in the records of Sub-Registrar office Panvel-2. The Sellers are M/s. Krushna Builders & Developers through its Prop. Sunil B. Thombare and CIDCO Ltd. The Value is Rs.1,84,26,000/- and the stamp duty paid is Rs.9,21,500/-

My Report on the search carried me is subject to the following: -

1. As some of the documents in the office of the Sub Registrar offices of the Assurances are kept in a loose and are in torn condition and the same is not up-dated from time to time, the Index II for all the years mentioned in the report are not made available in the office of the Sub Registrar offices of the Assurances, hence, I cannot furnish details of transactions taken place in relation to the above property during the above years. It is also seen that the Index II is not being maintained and kept up dated.
2. Therefore, subject to the above, I conclude, that there are no any other transactions recorded in respect of the said Plot other than that reported in my findings above.
3. This search report is qualified in value and submitted from the records available "On as is where is basis" without any liability on the part of the undersigned.

I enclose receipt No. 12830 dated 22/08/2019 for Rs.750/- deposited for Search in the office of the Sub-Registrar Panvel- 2.

Your's Truly,



Vijay A. Kalantre
(Search Clerk)