



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.
Tel.: 27576142 Mob.: 9820523077 / 9820459724 Fax No. 022 40242632 E-mail : ajeet_advocate@yahoo.co.in

Date: 4th October 2019

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

REF.: PLOT NO. 217, ADM. 590 SQ. MTRS., SECTOR-1,
PUSHPAKNAGAR [VADGHAR], TAL. PANVEL, DIST.
RAIGAD

We have investigated the Title of [1] **SHRI. MILIND NANDAKUMAR BHAGAT**, [2] **SMT. PALLAVI RAVINDRA GHARAT**, [3] **SHRI. RAJENDRA DHANRAJ PATIL**, the Owners/Licensees AND M/S. **R. K. GROUP OF INFRA [Partnership Firm]**, the Developers of Plot No. 217, adm. 590 sq. mtrs., Sector-1, Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad have to State as follows:

ALLOTMENT OF PLOT:

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, The CIDCO OF MAHARASHTRA LTD. had allotted **Plot No. 217, adm. 590 sq. mtrs., Sector-1, Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad** under Allotment Letter Ref. No. सिडको/आंवि/पुनःस्थापना/ओवळे /२०१७/७०४२, दिनांक:-२९/०७/२०१७ vide under CIDCO File No.VOV-ICOGD-311 in the name of project affected Villagers/Applicants [1] **SHRI. MILIND NANDAKUMAR BHAGAT**, [2] **SMT. PALLAVI RAVINDRA GHARAT**, [3] **SHRI. RAJENDRA DHANRAJ PATIL** and on payment of Lease Rent of **Rs. 60/- [Rupees Sixty Only]** by the Owners.

AGREEMENT TO LEASE OF ALLOTTED PLOT:

Agreement to Lease executed on 21st 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] **SHRI. MILIND NANDAKUMAR BHAGAT**, [2] **SMT. PALLAVI RAVINDRA GHARAT**, [3] **SHRI. RAJENDRA DHANRAJ PATIL** the Original Licensees Party of **OTHER PART**

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(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-2/13401/2017 dtd. 23rd November 2017**. Whereas Demarcation of allotted plot & possession handed over as per **Demarcation Plan & Possession Letter dtd. 23rd January 2018**.

TRANSFER OF PLOT :

By execution of **Development Agreement of Plot dtd. 23rd April 2018 & Irrevocable Power of Attorney dtd. 23rd April 2018**, Owners /Licensees [1] **SHRI. MILIND NANDAKUMAR BHAGAT**, [2] **SMT. PALLAVI RAVINDRA GHARAT**, [3] **SHRI. RAJENDRA DHANRAJ PATIL** had transferred, assigned development rights of **Plot No. 217, adm. 590 sq. mtrs., Sector-1, 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 & Irrevocable Power of Attorney had duly stamped & registered with the **Concerned Sub Registrar Assurances at Panvel respectively vide under Registration Sr. No. PVL-5/4865/2018 & Registration Sr. No. PVL-5/4867/2018**.

COMMENCEMENT CERTIFICATE :

The Developers alongwith Owners of plot had made an application to The Town Planning Department of CIDCO of Maharashtra Ltd. for its approval to construct Residential Cum Mercantile Business [Commercial] Building **Ground/Stilt + Four [04] Upper Floors** on the said Plot and the same approved Development Permission & Commencement Certificate issued by The Associate Planner (BP). The Town Planning Dept. of CIDCO of Maharashtra Ltd. bearing **Ref. No. CIDCO/BP-15754/TPO [NM&K]/2018/3788 dtd. 6th February 2019**.

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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 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. 217, adm. 590 sq. mtrs., Sector-1, 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.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot No. 217, Sector-1, Village/Site Pushpaknagar [Vadghar], Navi Mumbai, Tal. Panvel, Dist. Raigad, containing by adm. 590 sq.mtr. and bounded as follows that is to say:

On or towards North by	:	11.0 Mtr. Wide Road
On or towards South by	:	Open Space
On or towards East by	:	Plot No. 216
On or towards West by	:	Plot No. 248, 249 & 250

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 Index is not ready

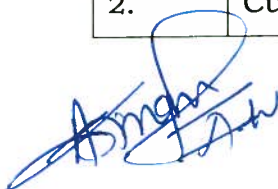
TRANSACTION [Sub-Registrar, Panvel – II]	
1.	In Sub Registrar Panvel-2 from 2017 to 2019 in last i.e. Three [03] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready

TRANSACTION [Sub-Registrar, Panvel – III]	
1.	In Sub Registrar Panvel 3 from 2007 to 2019 in last i.e. Thirteen [13] 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 2012 to 2019 in last i.e. Eight [08] 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 2013 to 2019 in last i.e. Seven [07] 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 FOUND IN SEARCH ARE GIVEN AS BELOW :-

Village	Vadghar [Pushpaknagar]
Sub Registrar Office	Panvel – II
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. 217, Sector-1, Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad
Area	590.00 Sq. Mtr.
Name of the Executing Party	CIDCO OF Maharashtra Ltd.
Name of Claiming Party	Shri. Milind Nandakumar Bhagat & Two [02] Others
Date of Execution	21 st November 2017
Date of Registration	23 rd November 2017
Serial No./Volume and Page	13401/2017
Value	Rs. 60.00
Market Value	Rs. 0.00
Stamp Duty Paid	Rs. 500.00
Registration Fees Paid	Rs. 100.00

Village	Vadghar [Pushpaknagar]
Sub Registrar Office	Panvel – V
Nature of Deed	Development Agreement
Survey Sub Division and House No.	Plot No. 217, Sector-1, Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad
Area	590.00 Sq. Mtr.
Name of the Executing Party	Shri. Milind Nandakumar Bhagat & Two [02] Others
Name of Claiming Party	M/S. R. K. GROUP OF INFRA [Partnership Firm] through its Partner Radheshkumar Bangalilal Diwakar
Date of Execution	23 rd April 2018
Date of Registration	23 rd April 2018
Serial No./Volume and Page	4865/2018
Value	Rs. 1,15,02,500.00
Market Value	Rs. 16,12,500.00
Stamp Duty Paid	Rs. 5,76,000.00
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)

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.217, Sector – 1, Village- Vadghar,
(Pushpagnagar), Tal – Panvel, Dist.Raigad.,
Admeasuring 590 Sq.mtrs.

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 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 2017 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 2017 to 2019 in last i.e.03 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 2017 to 2019 in last i.e.03 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 2017 to 2019 in last i.e.03 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 2017 to 2019 in last i.e.03 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	Vadghar
Sub Registrar Office	Panvel – 2
Nature of Deed	Lease Deed
Survey Sub Division and House No.	Plot No.217, Sector- 1,
Area	590 Sq.mtrs.
Name of the Executing Party	CIDCO
Name of Claiming Party	Milind Nandkumar Bhagat and 2 others
Date of Execution	21/11/2017
Date of Registration	23/11/2017
Serial No/Volume and Page	13401/2017
Value	60
Market Value	0
Stamp Duty	500
Registration Fees	100

Village	Vadghar
Sub Registrar Office	Panvel – 5
Nature of Deed	Development Agreement
Survey Sub Division and House No.	Plot No.217, Sector- 1,
Area	590 Sq.mtrs.
Name of the Executing Party	Milind Nandkumar Bhagat and 2 others
Name of Claiming Party	M/s. R.K. Group of Infra through partner Radeshkumar Divakar
Date of Execution	23/04/2018
Date of Registration	23/04/2018
Serial No/Volume and Page	4865/2018
Value	11502500
Market Value	1612500
Stamp Duty	576000
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.**



Mr. Vivek Thakur
Property Investigator