



Ajeet Singh & Associates

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Ajeet V. Singh

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

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Date: 30th September 2019

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

REF.: PLOT NO. 170A, ADM. 799.86 SQ.MTRS, SECTOR-3 AT KARANJADE [NEW], NAVI MUMBAI TAL. PANVEL, DIST. RAIGAD

We have investigated the Title of **M/S. VAISHANVI BUILDERS & DEVELOPERS [Proprietary Firm]** through its Proprietor **MR. ABHISHEK DIWAKAR**, the New Licensee of Plot No. 170A, adm. 799.86 sq. mtrs., Sector-3, Karanjade [New], 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. 170A, adm. 799.86 sq. mtrs., Sector-3, Karanjade [New], Tal. Panvel, Dist. Raigad** under the **Application dtd. 17th October 1994** [received from Project affected Villagers] had allotted the **Plot No. 170A, adm. 799.86 sq. mtrs., Sector-3, Karanjade [New], Tal. Panvel, Dist. Raigad** under its 12.5% Scheme in the name of project affected and entitled Villager as per **Computerised Draw No. Kalundre held on 12th April 2018**, The CIDCO of Maharashtra Ltd. issued of **Letter of Allotment dtd. 5th February 2019** vide under **CIDCO File No. KARANJADE - 8** in the name of Project affected Villagers/Applicants [1] **SMT. DURGA alias DURGABAI GOPAL PATIL**, [2] **SHRI. SHAM GOPAL PATIL**, [3] **SMT. JAYASHRI YASHWANT THAKUR**, [4] **SMT. ASHA DATTATREY PATIL**, [5] **SMT. MEENAKSHI NARAYAN MHATRE**, [6] **SMT. SHEELA CHANDAN THAKUR**, [7] **SHRI. NIKHIL RAMESH KENI alias KENE**, [8] **SHRI. KIRTI AMOL PATIL**, [9] **SMT. RISHITA RAJENDRA JADHAV** and on payment of Lease Premium of **Rs. 23,995.78/- [Rupees Twenty Three Thousand Nine Hundred Ninety Five & Seventy Eight Paisa Only]** & Other Charges.

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AGREEMENT TO LEASE OF ALLOTTED PLOT:

Agreement to Lease executed on 6th March 2019 between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** (CIDCO of Maharashtra Ltd) the Licensors /Lessors Party of **ONE PART** AND [1] **SMT. DURGA alias DURGABAI GOPAL PATIL**, [2] **SHRI. SHAM GOPAL PATIL**, [3] **SMT. JAYASHRI YASHWANT THAKUR**, [4] **SMT. ASHA DATTATREY PATIL**, [5] **SMT. MEENAKSHI NARAYAN MHATRE**, [6] **SMT. SHEELA CHANDAN THAKUR**, [7] **SHRI. NIKHIL RAMESH KENI alias KENE**, [8] **SHRI. KIRTI AMOL PATIL**, [9] **SMT. RISHITA RAJENDRA JADHAV** the Licensees 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-4/2465/2019 dtd. 6th March 2019.**

TRANSFER OF PLOT :

The Original Licensees/Allottees with the prior permission of The CIDCO of Maharashtra Ltd. and by executing **Tripartite Agreement dtd. 31st May 2019** between **The CIDCO of Maharashtra Ltd.** the Party of First Part AND **SMT. DURGA alias DURGABAI GOPAL PATIL & Eight [08] Others** the Original Licensees the Party of Second Part AND **M/S. VAISHANVI BUILDERS & DEVELOPERS [Proprietary Firm]** through its Proprietor **MR. ABHISHEK DIWAKAR**, the New Licensee Party of Third Part. The Original Licensees had released, relinquished & transferred all their right, title & interest in favour of the New Licensee. The said Tripartite Agreement had duly stamped & registered with the Concerned Sub-Registrar of Assurances Panvel, Dist. Raigad vide under **Registration Sr. No. PVL-4-5534/2019 dtd. 31st May 2019.** The CIDCO of Maharashtra Ltd. on furnishing of registered Copy of Tripartite Agreement had transferred the said Plot in the name of New Licensee vide through its **Order bearing Ref. No. CIDCO/ESTATE/SATYO/KARANJADE/8/2019/4434 dtd. 4th June 2019.**



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COMMENCEMENT CERTIFICATE :

The New Licensee/Promoter of Plot had made an application to the CIDCO of Maharashtra Ltd. for its approval to Construct Residential Cum Commercial Building **Ground/Stilt + Six [06] Upper Floor** on the **Plot No. 170A, adm. 799.86 sq. mtrs., Sector-3, Karanjade [New], Tal. Panvel, Dist. Raigad** and the same approved vide through **Commencement Certificate bearing No. CIDCO/BP-17026/TPO [NM&K]/2019/5404 dtd. 25th September 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 2019 i.e. One [01] 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. 170A, adm. 799.86 sq. mtrs., Sector-3, Karanjade [New], Tal. Panvel, Dist. Raigad** with **M/S. VAISHANVI BUILDERS & DEVELOPERS** through its Proprietor **MR. ABHISHEK DIWAKAR** 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

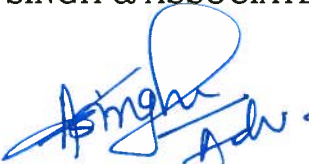
All that piece and parcel of land bearing Plot No. 170A, Sector-3, Village/Site Karanjade [New], Navi Mumbai, Tal. Panvel, Dist. Raigad of 12.5% Scheme, containing by adm. 799.86 sq.mtr. and bounded as follows :

THAT IS TO SAY:

On or towards North by	:	Open Space
On or towards South by	:	20.0 Mtr. Wide Road
On or towards East by	:	Plot No. 169
On or towards West by	:	Plot No. 170

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, 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 2019 in Last i.e. One [01] 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 in Last i.e. One [01] 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 2019 in Last i.e. One [01] 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 2019 in Last i.e. One [01] 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 2019 in Last i.e. One [01] 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	Karanjade
Sub Registrar Office	Panvel – IV
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. 170A, Sector-3, Karanjade [New], Tal. Panvel, Dist. Raigad
Area	adm. 799.86 sq. mtrs.
Name of the Executing Party	CIDCO OF Maharashtra Ltd.
Name of Claiming Party	SMT. DURGA alias DURGABAI GOPAL PATIL & Eight [08] Others
Date of Execution	6 th March 2019
Date of Registration	6 th March 2019
Serial No./Volume and Page	2465/2019
Agreement Value	Rs. 23,995.78
Market Value	Rs. 23,995.78
Stamp Duty Paid	Rs. 1,500.00
Registration Fees Paid	Rs. 300.00

Village	Karanjade
Sub Registrar Office	Panvel – IV
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 170A, Sector-3, Karanjade [New], Tal. Panvel, Dist. Raigad
Area	adm. 799.86 sq. mtrs.
Name of the Executing Party	SMT. DURGA alias DURGABAI GOPAL PATIL & Eight [08] Others AND THE CIDCO OF MAHARASHTRA LTD.
Name of Claiming Party	M/S. VAISHANVI BUILDERS & DEVELOPERS [Proprietary Firm] through its Proprietor MR. ABHISHEK DIWAKAR
Date of Execution	31 st May 2019
Date of Registration	31 st May 2019
Serial No./Volume and Page	5534/2019
Agreement Value	Rs. 0.00
Market Value	Rs. 1,53,57,500.00
Stamp Duty Paid	Rs. 7,68,000.00
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

Shop No.B-4, Shree BallaleshwarBldg, Tilak Road, SavarkarChowk, Panvel, 410206

Cell No.9594891156

Email I.D. vivekthakur7176@gmail.com

Date: 21/06/2019

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

Sir,

Reg:- Search of Plot No.170A, Sector- 3, Node - Karanjade,, Tal –
Panvel, Dist.Raigad, Admeasuring 799.86 Sq.mtrs.

Period Of Search : 2019 (1 year)

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 2019 i.e. last 1 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 2019 in last i.e.1 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 2019 in last i.e. 1 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 2019 in last i.e. 1 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 2019 in last i.e.1 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 2019 in last i.e.1 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 :-

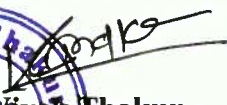
Village	Karanjade
Sub Registrar Office	Panvel – 4
Nature of Deed	Agreement to lease
Survey Sub Division and House No.	Plot No.170A, Sector- 3, Karanjade Tal – Panvel, Dist.Raigad.
Area	799.86 Sq.mtrs.
Name of the Executing Party	CIDCO
Name of Claiming Party	Durga alias Durgabai Gopal Patil and others
Date of Execution	06/03/2019
Date of Registration	06/03/2019
Serial No/Volume and Page	2465/2019
Value	23995.78
Market Value	23995.78
Stamp Duty	1500
Registration Fees	300

Village	Karanjade
Sub Registrar Office	Panvel – 4
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No.170A, Sector- 3, Karanjade Tal – Panvel, Dist.Raigad.
Area	799.86 Sq.mtrs.
Name of the Executing Party	Durga alias Durgabai Gopal Patil and others
Name of Claiming Party	M/s. Vaishnavi Builders and Developers through Prop. Abhishek R. Diwakar
Date of Execution	31/05/2019
Date of Registration	31/05/2019
Serial No/Volume and Page	5534/2019
Value	0
Market Value	15357500
Stamp Duty	768000
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