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TITLE REPORT

Dtd. 07/07/2018

1. **Land Description:**

All that piece and parcel of land known plot bearing no. 35, area admeasuring 410 SQ. MTRS, lying being and situate at Sector R1, Pushpak Nagar (Vadghar), Tal. Panvel, Dist. Raigad, Within Municipal Corporation Of Panvel, Sub- Registrar Panvel, Dist. Raigad; (Hereinafter referred to as the "Said Plot")

2. **Instructions:**

I am instructed by Shri. Rahul Chandrakant Dedhia Partner of **M/S AARCON**; having office address at B-221/222, Second Floor, Sai Arcade, Opposite Panvel Depot, Panvel (w) 410206, to investigate the Said Plot.

3. **Search:**

- Adv. Kuldip R. Patil and his associates took search in the office of the Sub-Registrar of Panvel-1,2,3,4,5 Office vide search receipt no. 8476 dtd. 26/06/2018 for the period of year 1989 to 26/06/2018.
- Except the transaction herein recorded, no transaction(s) relating to said plot or any transaction encumbering the said plot was found to have been effected.
- The said search however, is subject to the registers not available in said office, the same either been sent for binding or in torn condition or not available.

4. I pursed the photocopies of the following documents relating to said plot entrusted to me, for the purpose of title report.

Serial	Document	Particular
1.	<u>Agreement to Lease</u>	Dtd. 16/06/2017 registered vide sr. no. 4465 on 16/06/2017 at Panvel SRO-1 the said Agreement was executed between M/S City and Industrial development corporation of Maharashtra Ltd (CIDCO LTD) Party of One Part therein and 1) MR. ASHOK DATTATRYA BHOPI 2) MR. NIKHIL ASHOK BHOPI , the Party of Other Part therein.
2.	<u>Development Agreement</u>	Dtd. 20/06/2018 registered vide sr. no. 8087 on 20/06/2018 at Panvel SRO -2; the said Agreement was executed between 1) MR. ASHOK DATTATRYA BHOPI 2) MR.



		NIKHIL ASHOK BHOPI (the Original Licensee) the Party of One Part therein and M/S AARCON Through its Partner Shri. Rahul Chandrakant Dedhia ('the Builder'), the Party of Other Part therein;
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AND WHEREAS the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, being the New Town Development Authority within the provisions of Section 113 of the Maharashtra Regional Town Planning Act 1966, (MAHA ACT No XXXVIII of 1961 hereinafter referred to as the said Act) and incorporated under the provision of the Companies Act 1956 (hereinafter referred to as "CIDCO LTD") AND THE SAID CORPORATION i.e. CIDCO LTD., being empowered to deal with the land already acquired/ Vested within the manner it deem fit, including the power to dispose off any piece and parcel of plot/land ,as per various proposals approved by State Government from time to time under the provisions of section 118 of the said Act.

AND WHEREAS the CIDCO LTD have granted the Lease of the plot bearing no. 35, area admeasuring 410 SQ. MTRS, lying being and situate at Sector R1, Pushpak Nagar (Vadghar), Tal. Panvel, Dist. Raigad to **1) MR. ASHOK DATTATRYA BHOPI 2) MR. NIKHIL ASHOK BHOPI** (hereinafter referred to as the "Original Licensee") AND accordingly executed the Agreement to Lease dtd. 16/06/2017, registered on 16/06/2017 vide sr. no. no.4465/2017 at SRO Panvel-1 and thereby the CIDCO LTD had handed over the possession of the said plot to the Original Licensee;

AND WHEREAS by Development Agreement dated 20/06/2018 executed between **1) MR. ASHOK DATTATRYA BHOPI 2) MR. NIKHIL ASHOK BHOPI** (the Original Licensee) the Party of One Part therein and M/S AARCON Through its Partner **SHRI. RAHUL CHANDRAKANT DEDHIA** ('the Builder'), the Party of Other Part therein; the Original Licensee assigned and transferred all their development rights and 50% saleable area of the building to be constructed on the **said plot** with 50% ownership rights, title, interest, claim etc.,. to M/S AARCON for valuable consideration. The said Development Agreement dated 20/06/2018, registered on 20/06/2018 vide sr. no. 8087/2018 at SRO Panvel-2.

AND WHEREAS City and Industrial Development Corporation of Maharashtra Limited has issued Commencement Certificate under reference no. CIDCO/BP-15752/TPO (NM & K)/2018/2696 DTD.01/06/2018 which contains the permission to commence the construction work of building G + 4 storey building on the said Plot bearing no. 35, admeasuring about 410 sq. mtrs lying being and situate at



Sector – R1, Pushpak Nagar (Vadghar), Tal. Panvel, Dist. Raigad; Subject to the terms and conditions contained therein.

ON the scrutiny and having gone through the aforesaid documents, I hereby certify that **M/S AARCON** the partnership firm hold valid and legal title in respect of the immoveable property bearing plot bearing no. 35, area admeasuring 410 SQ. MTRS, lying being and situate at Sector R1, Pushpak Nagar (Vadghar), Tal. Panvel, Dist. Raigad

AND **THEREFORE THE TITLE** in respect of immoveable property bearing plot bearing no. 35, area admeasuring 410 SQ. MTRS, lying being and situate at Sector R1, Pushpak Nagar (Vadghar), Tal. Panvel, Dist. Raigad in favour of **M/S AARCON the Builder And 1) MR. ASHOK DATTATRYA BHOPI 2) MR. NIKHIL ASHOK BHOPI, the Original Licensee(s) is absolute, free, and clear marketable and free from ENCUMBRANCES** as per my Opinion.

SCHEDULE

All that piece and parcel of land known as plot bearing no. 35, area admeasuring 410 SQ. MTRS, lying being and situate at Sector R1, Pushpak Nagar (Vadghar), Tal. Panvel, Dist. Raigad. Or thereabout.

CERTIFIED AND ISSUED BY

Adv. S. N. Sargar

Santosh N. Sargar
B Com, LL B
Advocate

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Vashi, Navi Mumbai - 400 703