



Ajeet Singh & Associates

(Advocates & Legal Consultants)

Ajeet V. Singh

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

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Date: 4th November 2019

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

**REF.: PLOT NO. 275, ADM. 510 SQ. MTRS., SECTOR-24,
PUSHPAKNAGAR [VAHAL], TAL. PANVEL, DIST. RAIGAD**

We have investigated the Title of **SHRI. DINANATH DATTU MHATRE**, the Owner **AND M/S. G. R. K. INFRA DEVELOPMENTS [Partnership Firm]**, the Developers of Plot No. 275, adm. 510 sq. mtrs., Sector-24, Pushpaknagar [Vahal], 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. 275, adm. 510 sq. mtrs., Sector-24, Pushpaknagar [Vahal], Tal. Panvel, Dist. Raigad** under **Allotment Letter Ref. No. सिडको/आंचित/पुनःस्थापना/उलवा /२०१९/२८८०, दिनांक:-२२/०७/२०१९** under **CIDCO File/Consent Award No.ULV-ICOG-D-144** in the name of project affected Villager/Applicant **SHRI. DINANATH DATTU MHATRE** and on payment of Lease Rent of **Rs. 60/- [Rupees Sixty Only]** by the Owner.

AGREEMENT TO LEASE OF ALLOTTED PLOT:

Agreement to Lease executed on 12th October 2017 between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** (CIDCO of Maharashtra Ltd) the Licensors /Lessors Party of **ONE PART** AND **SHRI. DINANATH DATTU MHATRE** the Original Licensee 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. Registration Sr. No. PVL-5/9693/2017 dtd. 30th October 2017.**

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TRANSFER OF PLOT :

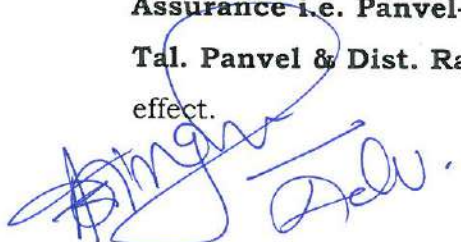
By execution of **Development Agreement** dtd. **10th October 2019** Owner **SHRI. DINANATH DATTU MHATRE** had transferred, assigned development rights in the said **Plot No. 275, adm. 510 sq. mtrs., Sector-24, Pushpaknagar [Vahal], Tal. Panvel, Dist. Raigad** in favour of Developers **M/S. G. R. K. INFRA DEVELOPMENTS [Partnership Firm]** of Partners **[1] SHRI. NILESH A. GHADIA, [2] SMT. JIGNA N. GHADIA, [3] SHRI. SHREEKUMAR J. KURUP, [4] SHRI. RAJIV J. KURUP, [5] SMT. VIDYA R. KURUP, [6] SHRI. ALPESH A RAMOLIYA.** The said Development Agreement had been duly adjudicated & stamped at the **OFFICE OF THE COLLECTOR OF STAMPS** at Alibaug under the **CASE ADJ. No. 1300900/801/2019 DTD. 3rd October 2019** by way of making the payment of Stamp Duty @ 5% value i.e. of **Rs. 4,07,400/- [Rupees Four Lakhs Seven Thousand Four Hundred Only]** deposited in the IDBI Bank, Alibaug Branch vide through **Challan No. MH007223378201920E, dtd. 10th October 2019** and the same registered with the **Concerned Sub Registrar Assurances** at Panvel vide under Registration Sr. No. **PVL-4/9701/2019.**

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 + Six [06] 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-16424/TPO [NM&K]/2019/4441 dtd. 4th May 2019 & Amended Commencement Certificate bearing No. CIDCO/BP-16424/TPO/[NM&K]/2019/5351 dtd. 20th August 2019**

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.



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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. 275, adm. 510 sq. mtrs., Sector-24, Pushpaknagar [Vahal], Tal. Panvel, Dist. Raigad** with **M/S. G. R. K. INFRA DEVELOPMENTS [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. 275, Sector-24, Pushpaknagar [Vahal], Tal. Panvel, Dist. Raigad, containing by adm. 510 sq. mtrs. and bounded as follows

THAT IS TO SAY:

On or towards North by	:	Plot No. 310, 311
On or towards South by	:	11.0 Mtr. Wide Road
On or towards East by	:	Plot No. 274
On or towards West by	:	Plot No. 276

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. VIVEK THAKUR

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SEARCH REPORT

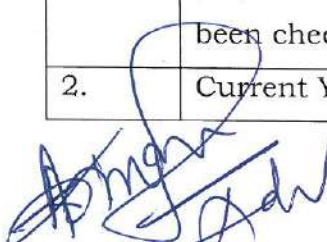
TRANSACTION [Sub-Registrar, Panvel – I]	
1.	In Sub Registrar Panvel-1 from 2017 to 2019 in Last i.e. Three [03] Years as according to available records all records had been checked.
2.	Current Year 2019 record is not ready

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 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 – 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 record is 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 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	Vahal
Sub Registrar Office	Panvel - V
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. 275, Sector-24
Area	510.00 Sq. Mtr.
Name of the Executing Party	CIDCO OF Maharashtra Ltd. through Officer V. P. Patil
Name of Claiming Party	SHRI. DINANATH DATTU MHATRE
Date of Execution	12 th October 2017
Date of Registration	30 th October 2017
Serial No./Volume and Page	9693/2017
Value	Rs. 60.00
Market Value	Rs. 1.00
Stamp Duty Paid	Rs. 500.00
Registration Fees Paid	Rs. 100.00

Village	Vahal
Sub Registrar Office	Panvel - V
Nature of Deed	Development Agreement
Survey Sub Division and House No.	Plot No. 275, Sector-24
Area	510.00 Sq. Mtr.
Name of the Executing Party	SHRI. DINANATH DATTU MHATRE
Name of Claiming Party	M/S. G. R. K. INFRA DEVELOPMENTS [Partnership Firm] through its Partner SHRI. NILESH A. GHADIA
Date of Execution	10 th October 2019
Date of Registration	10 th October 2019
Serial No./Volume and Page	9701/2019
Value	Rs. 0.00
Market Value	Rs. 81,48,000.00
Stamp Duty Paid	Rs. 4,07,400.00
Registration Fees Paid	Rs. 30,000.00

Note:

1. We have searched the records in Office of Sub Registrar Office of Panvel which were available to me.
2. Computerised Index is not properly maintained in Sub Registrar Office at Panvel-I, Panvel-II, Panvel-III, Panvel-IV & Panvel-V.

For AJEET SINGH & ASSOCIATES

(ADVOCATE)

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