



Ajeet Singh & Associates

(Advocates & Legal Consultants)

Ajeet V. Singh

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

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Date: 2nd May 2019

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

**REF.: PLOT NO. 66, ADM. 598.53 [600] SQ. MTRS.,
SECTOR-1, PUSHPAKNAGAR [VADGHAR], TAL. PANVEL,
DIST. RAIGAD**

We have investigated the Title of **SHRI. ANKUSH PADU MHASKAR & MR. MANOJ ANKUSH MHASKAR**, the Owners AND **M/S. G. R. K. INFRA DEVELOPMENTS [Partnership Firm]**, the Developers of Plot No. 66, adm. 598.53 [600] 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. 66, adm. 598.53 [600] sq. mtrs., Sector-1, Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad under Allotment Letter Ref. No. सिडको/अंकित/पुनःस्थापना/अवेक/2019/5387, दिनांक:-06/06/2019 vide under CIDCO File No. VOV-ICIG-103 in the name of project affected Villagers /Applicants **SHRI. ANKUSH PADU MHASKAR & MR. MANOJ ANKUSH MHASKAR** 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 13th December 2017 between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** (CIDCO of Maharashtra Ltd) the Lessors /Lessors Party of **ONE PART** AND **SHRI. ANKUSH PADU MHASKAR & MR. MANOJ ANKUSH MHASKAR** the Original Licensees 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. PVL-5/11492 /2017 dtd. 20th December 2017.**

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TRANSFER OF PLOT :

By execution of **Development Agreement** dtd. 30th March 2019 Owners **SHRI. ANKUSH PADU MHASKAR & MR. MANOJ ANKUSH MHASKAR** had transferred, assigned development rights in the said Plot No. 66, adm. 598.53 [600] sq. mtrs., Sector-I, Pushpaknagar [Vadghar], 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. 1300900/183/2019 DTD. 14th February 2019** by way of making the payment of Stamp Duty @ 5% value i.e. of **Rs. 6,52,100/- [Rupees Six Lakhs Fifty Two Thousand One Hundred Only]** deposited in the DDBI Bank, Alibaug Branch vide through **Challan No. MH013900619201819E**, dtd. 28th March 2019 and the same registered with the **Concerned Sub Registrar Assurances** at Panvel vide under Registration Sr. No. **PVL-4/3456/2019**.

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-16101 /TPO[NM&K]/2018/3541 dtd. 26th December 2018**

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. 66, adm. 598.53 [600] sq. mtrs., Sector-1, Pushpaknagar [Vadghar], 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. 66, Sector-1, Village/Site Pushpaknagar [Vadghar], Navi Mumbai, Tal. Panvel, Dist. Raigad, containing by adm. 598.53 [600] sq.mtr. and bounded as follows that is to say:

On or towards North by	:	9.0 Mtr. Wide Road
On or towards South by	:	Plot No. 67
On or towards East by	:	15.0 Mtr. Wide Road
On or towards West by	:	Plot No. 77 & 76

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

SEARCH REPORT

TRANSACTION [Sub-Registrar, Panel - I]	
1.	In Sub Registrar Panel-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, Panel - II]	
1.	In Sub Registrar Panel-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, Panel - III]	
1.	In Sub Registrar Panel-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, Panel - IV]	
1.	In Sub Registrar Panel-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, Panel - V]	
1.	In Sub Registrar Panel-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	Vadghar [Pushpaknagar]
Sub Registrar Office	Panvel - V
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. 66, Sector-1
Area	600.00 Sq. Mtr.
Name of the Executing Party	CIDCO OF Maharashtra Ltd.
Name of Claiming Party	SHRI. ANKUSH PADU MHASKAR & MR. MANOJ ANKUSH MHASKAR
Date of Execution	13 th December 2017
Date of Registration	13 th December 2017
Serial No./Volume and Page	11492/2017
Value	Rs. 60.00
Market Value	Rs. 1.00
Stamp Duty Paid	Rs. 500.00
Registration Fees Paid	Rs. 100.00

Village	Vadghar [Pushpaknagar]
Sub Registrar Office	Panvel - IV
Nature of Deed	Development Agreement
Survey Sub Division and House No.	Plot No. 66, Sector-1
Area	600.00 Sq. Mtr.
Name of the Executing Party	SHRI. ANKUSH PADU MHASKAR & MR. MANOJ ANKUSH MHASKAR
Name of Claiming Party	M/S. G. R. K. INFRA DEVELOPMENTS [Partnership Firm]
Date of Execution	30 th March 2019
Date of Registration	30 th March 2019
Serial No./Volume and Page	3456/2019
Value	Rs. 0.00
Market Value	Rs. 1,30,42,000.00
Stamp Duty Paid	Rs. 6,52,100.00
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



(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

SECRET

From: Mr. [Name] (Subject: [Name])
To: Mr. [Name] (Subject: [Name])
Date: [Date]
Subject: [Subject]

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Re: [Name]
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Re: [Name]
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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 ID. vivekthakur7176@gmail.com

Date: 26 /04/2019

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

Sir,

Reg:- Search of Plot No.66,Sector- 1, Village - Wadghar
(Pushpaknagar), Tal - Panvel, Dist.Raigad.
Admeasuring 600 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 03 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.03 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	Wadghar (Pushpaknagar)
Sub Registrar Office	Panvel 5
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No.66, Sector- 1
Area	600 Sq.mtrs.
Name of the Executing Party	CIDCO
Name of Claiming Party	Ankush Padu Mhaskar and Manoj Ankush Mhaskar
Date of Execution	13/12/2017
Date of Registration	13/12/2017
Serial No/Volume and Page	11492/2017
Value	60
Market Value	1
Stamp Duty	500
Registration Fees	100



Village	Wadghar (Pardipoknagar)
Sub Registrar Office	Panvel 4
Nature of Deed	Development Agreement
Survey Sub Division and House No.	Plot No.66, Sector- 1
Area	600 Sq.mtrs.
Name of the Executing Party	Ankush Pada Mhaskar and Manoj Ankush Mhaskar
Name of Claiming Party	M/s. G.R.K. Infra Developments
Date of Execution	30/03/2019
Date of Registration	30/03/2019
Serial No/Volume and Page	3456/2019
Value	0
Market Value	15042000
Stamp Duty	652100
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. Anil Chakur
 Property Investigator