



S.J. BONDRE & CO.

Add.: Office No.01, 1st Floor, Sai Sharan Complex, Sector-08, Khanda Colony, New Panvel (West), Dist. Raigad.
Phone:022-27464546, Mob.: 9322593358, E-mail: adv.s.bondre@gmail.com

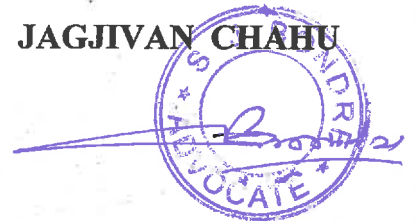
Date: 09th December, 2019

TITLE REPORT

On the basis of document submitted by **M/S. SHREEJI DEVELOPERS** through its partners 1) **MR. MAHESH NARAYAN PATEL**, 2) **MR. ASHOKKUMAR GULABCHAND JAIN & 3) MR. RATANLAL TARARAM CHOUDHARY** having Office at Flat No. 401, Plot No. 17/18, Sector-08, New Panvel, Dist- Raigad 410 206 in respect of **Plot No. 10** admeasuring about **699.85 Sq. Mtrs.**, situated in **Sector-23, at Taloja, Tal-Panvel, Dist- Raigad** (hereinafter referred to as the said plot), I hereby opine as under:

WHEREAS:

- 1) The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD.) is the New Town Development Authority for Navi Mumbai.
- 2) The CIDCO LTD. is allotting plot of lands to villagers whose lands have been acquired under the 12.5% G.E. Scheme.
- 3) The CIDCO Ltd. had allotted The CIDCO Ltd. had allotted Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad to 1) **SHRI. JAYENDRA CHAHU NERULKAR**, 2) **SHRI. PRITAM CHAHU NERULKAR**, 3) **SHRI. JAGJIVAN CHAHU**



NERULKAR, 4) SMT. JYOTI GURUNATH PATIL, 5) SMT. PHASHIBAI DATTU SHELKE @ SAVITRIBAI DATTU SHELKE, 6) SMT. INDRABAI KASHINATH NIGHUKAR @ PARVATI KASHINATH NIGHUKAR, 7) SMT. RAMABAI MARUTI PATIL, 8) SMT. SUJATA DASHRATH JOSHI, 9) SMT. SHOBHA BHASKAR PAWAR, 10) SHRI. JAGDISH MARUTI PATIL, 11) SMT. CHABIBAI SHANKAR PATIL, 12) SMT. SUNITA SHAM PATIL, 13) SHRI. VISHNU PANDURANG PATIL, 14) SMT. MAIBAI PADU KHUTALKAR & 15) SMT. SONUBAI DASHRATH MHASKAR, as per Letter of Allotment dated 29/02/2012 having File No. 419.

- 4) The CIDCO Ltd. had Leased Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad Under 12.5% GES Scheme to 1) SHRI. JAYENDRA CHAHU NERULKAR, 2) SHRI. PRITAM CHAHU NERULKAR, 3) SHRI. JAGJIVAN CHAHU NERULKAR, 4) SMT. JYOTI GURUNATH PATIL, 5) SMT. PHASHIBAI DATTU SHELKE @ SAVITRIBAI DATTU SHELKE, 6) SMT. INDRABAI KASHINATH NIGHUKAR @ PARVATI KASHINATH NIGHUKAR, 7) SMT. RAMABAI MARUTI PATIL, 8) SMT. SUJATA DASHRATH JOSHI, 9) SMT. SHOBHA BHASKAR PAWAR, 10) SHRI. JAGDISH MARUTI PATIL, 11) SMT. CHABIBAI SHANKAR PATIL, 12) SMT. SUNITA SHAM PATIL, 13) SHRI. VISHNU PANDURANG PATIL, 14) SMT. MAIBAI PADU KHUTALKAR & 15) SMT. SONUBAI DASHRATH MHASKAR as per Agreement to Lease dated 03/04/2012 which was duly registered in the



office of Joint Sub-Registrar at Panvel-3, under document Sr. No. 3580/2012 & Receipt No. 3647 dated 04/04/2012.

- 5) Tripartite Agreement dated 22/08/2012 executed between CIDCO LTD. therein referred to as the 'Corporation' party of the first part and 1) **SHRI. JAYENDRA CHAHU NERULKAR & 14 OTHERS** therein referred to as the 'Original Licensees' party of the second part and **M/S. ECOGREEN ASSOCIATES** through its Partners 1) **SHRI. NILESH SHANTIBHAI PATEL**, 2) **SHRI. YOGESH SHANTIBHAI PATEL**, 3) **SHRI. HIRALAL PUNJABHAI PATEL**, 4) **SHRI. TAPASWI MOHANBHAI PATEL**, 5) **SHRI. GAUTAM MOHANBHAI PATEL**, 6) **SHRI. RAJESH ARVIND SULE & 7) SHRI. ARVIND AMBALA PATEL** therein referred to as the 'The Licensees' party of the third part in respect of Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad and the said Tripartite Agreement registered in the office of Joint Sub Registrar Panvel-3, under document Sr. No. 8495/2012 & Receipt No. 8679 dated 23/08/2012.
- 6) Supplementary Agreement dated 24/02/2014 executed between 1) **SMT. SUNITA SHYAM PATIL**, 2) **SMT. SONUBAI DASHRATH MHASKAR** therein referred to as the 'Original Licensees' party of the first part and **M/S.ECOGREEN ASSOCIATES** through its Partner **MR. NILESH SHANTIBAI PATEL** therein referred to as the 'Licensees' party of the second part for the registration of Tripartite Agreement dated 23/08/2012 in which the party of the first part was unavailable for the registration purpose and to regularize the document legally supplementary agreement was



executed which has been duly registered in the office of Joint Sub Registrar Panvel-4, under document Sr. No. 2160/2014 & Receipt No. 2334 dated 24/02/2014.

- 7) **SHRI. RAJESH ARVIND SULE & 7) SHRI. ARVIND AMBALA PATEL** partners of M/s. Evergreen Associates has retired from the firm and transfer their shares 40% & 10% respectively of Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad in the name of **SHRI. PRATESH BABAN DESHMUKH** the CIDCO Ltd has issued Final Order (for Transfer Shares) vide. Ref. No. सिडको/वसाहत/साटयो/तळोजा/४१९/२०१६/१५०६२ dated 23/12/2016.
- 8) Tripartite Agreement dated 14/10/2019 executed between the CIDCO Ltd., therein referred to as the 'Corporation' party of the first and **M/S. ECOGREEN ASSOCIATES** through its Partners 1) **SHRI. NILESH SHANTIBHAI PATEL**, 2) **SHRI. YOGESH SHANTIBHAI PATEL**, 3) **SHRI. HIRALAL PUNJABHAI PATEL**, 4) **SHRI. TAPASWI MOHANBHAI PATEL**, 5) **SHRI. GAUTAM MOHANBHAI PATEL** and 6) **SHRI. PRATESH BABAN DESHMUKH** therein referred to as the 'New Licensees' party of the second part and **M/S. SHREEJI DEVELOPERS** through its partners 1) **MR. MAHESH NARAYAN PATEL**, 2) **MR. ASHOKKUMAR GULABCHAND JAIN & 3) MR. RATANLAL TARARAM CHOUDHARY** therein referred to as the 'Subsequent New Licensee' party of the other part in respect of Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad and the said Tripartite Agreement registered in the office of Joint Sub Registrar



Panvel-2, under document Sr. No. 13536/2019 & Receipt No. 15750 dated 14/10/2019.

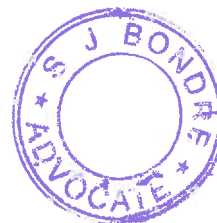
- 9) The CIDCO Ltd. has transferred Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad in favour of New Licensees M/S. **SHREEJI DEVELOPERS** through its partners 1) **MR. MAHESH NARAYAN PATEL**, 2) **MR. ASHOKKUMAR GULABCHAND JAIN & 3) MR. RATANLAL TARARAM CHOUDHARY** and issued Final Order vide its Ref. No. सिडको/वसाहत/साटयो/तळोजा/४१९/२०१९/७४५४ dated 11/11/2019.

Now I hereby opine as under:

The title of M/S. **SHREEJI DEVELOPERS** through its partners 1) **MR. MAHESH NARAYAN PATEL**, 2) **MR. ASHOKKUMAR GULABCHAND JAIN & 3) MR. RATANLAL TARARAM CHOUDHARY** having office at having Office at Flat No. 401, Plot No. 17/18, Sector-08, New Panvel, Dist- Raigad 410 206, have rights to sale, assign and transfer constructed residential units/flats/Shops in the building/s on the said Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad, subject to the terms and conditions of the Agreement to Lease & Tripartite Agreements. The title of the said plot appear to be free, clear, legal and marketable.

Place: New Panvel

Date: 09/12/2019



issued by
For S.J BONDRE & CO
[Signature]

ADVOCATE
PROPRIETOR



S.J. BONDRE & CO.

Add.: Office No.01, 1st Floor, Sai Sharan Complex, Sector-08, Khanda Colony, New Panvel (West), Dist. Raigad.
Phone:022-27464546, Mob.: 9322593358, E-mail: adv.s.bondre@gmail.com

Date: 9th December, 2019

SEARCH REPORT

On the basis of document submitted by **M/S. SHREEJI DEVELOPERS** through its Partners **MR. MAHESH NARAYAN PATEL, MR. ASHOKKUMAR GULABCHAND JAIN and MR. RATANLAL TARARAM CHOUDHARY** having Office at Flat No. 401, Plot No. 17/18, Sector-08, New Panvel, Dist- Raigad 410 206 in respect of Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad (hereinafter referred to as the said Plot), I hereby opine as under :

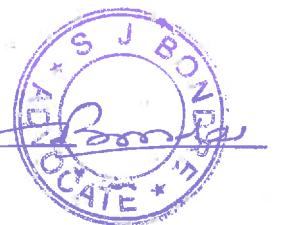
WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD.) is the New Town Development Authority for Navi Mumbai.
2. The CIDCO LTD. is allotting plot of lands to villagers whose lands have been acquired under the 12.5% G.E. Scheme.
3. The CIDCO Ltd. had allotted Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad to 1) **SHRI. JAYENDRA CHAHU NERULKAR**, 2) **SHRI. PRITAM CHAHU NERULKAR**, 3) **SHRI. JAGJIVAN CHAHU NERULKAR**, 4) **SMT. JYOTI GURUNATH PATIL**, 5) **SMT. PHASHIBAI DATTU SHELKE @ SAVITRIBAI DATTU SHELKE**, 6) **SMT. INDRABAI KASHINATH**

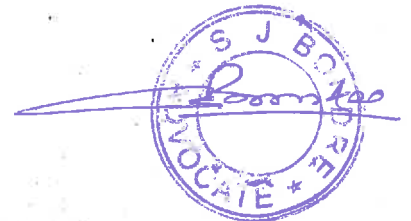


NIGHUKAR @ PARVATI KASHINATH NIGHUKAR, 7) SMT. RAMABAI MARUTI PATIL, 8) SMT. SUJATA DASHRATH JOSHI, 9) SMT. SHOBHA BHASKAR PAWAR, 10) SHRI. JAGDISH MARUTI PATIL, 11) SMT. CHABIBAI SHANKAR PATIL, 12) SMT. SUNITA SHAM PATIL, 13) SHRI. VISHNU PANDURANG PATIL, 14) SMT. MAIBAI PADU KHUTALKAR & 15) SMT. SONUBAI DASHRATH MHASKAR, as per Letter of Allotment dated 29/02/2012 having File No. 419.

4. The Agreement to Lease dated 03/04/2012 executed between the CIDCO Ltd., therein referred to as "The Corporation" party of the One Part and 1) SHRI. JAYENDRA CHAHU NERULKAR, 2) SHRI. PRITAM CHAHU NERULKAR, 3) SHRI. JAGJIVAN CHAHU NERULKAR, 4) SMT. JYOTI GURUNATH PATIL, 5) SMT. PHASHIBAI DATTU SHELKE @ SAVITRIBAI DATTU SHELKE, 6) SMT. INDRABAI KASHINATH NIGHUKAR @ PARVATI KASHINATH NIGHUKAR, 7) SMT. RAMABAI MARUTI PATIL, 8) SMT. SUJATA DASHRATH JOSHI, 9) SMT. SHOBHA BHASKAR PAWAR, 10) SHRI. JAGDISH MARUTI PATIL, 11) SMT. CHABIBAI SHANKAR PATIL, 12) SMT. SUNITA SHAM PATIL, 13) SHRI. VISHNU PANDURANG PATIL, 14) SMT. MAIBAI PADU KHUTALKAR & 15) SMT. SONUBAI DASHRATH MHASKAR therein referred to as "The Licensees" party of the Other part in respect of Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad and the said Agreement to Lease registered in the office of Joint Sub-Registrar at Panvel-3, under document Sr. No. 3580/2012 & Receipt No. 3647 dated 04/04/2012.



5. Tripartite Agreement dated 22/08/2012 executed between CIDCO LTD. therein referred to as the 'Corporation' party of the first part and 1) **SHRI. JAYENDRA CHAHU NERULKAR & 14 OTHERS** therein referred to as the 'Original Licensees' party of the second part and **M/S. ECOGREEN ASSOCIATES** through its Partners 1) **SHRI. NILESH SHANTIBHAI PATEL**, 2) **SHRI. YOGESH SHANTIBHAI PATEL**, 3) **SHRI. HIRALAL PUNJABHAI PATEL**, 4) **SHRI. TAPASWI MOHANBHAI PATEL**, 5) **SHRI. GAUTAM MOHANBHAI PATEL**, 6) **SHRI. RAJESH ARVIND SULE & 7) SHRI. ARVIND AMBALA PATEL** therein referred to as the 'The Licensees' party of the third part in respect of Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad and the said Tripartite Agreement registered in the office of Joint Sub Registrar Panvel-3, under document Sr. No. 8495/2012 & Receipt No. 8679 dated 23/08/2012.
6. Supplementary Agreement dated 24/02/2014 executed between 1) **SMT. SUNITA SHYAM PATIL**, 2) **SMT. SONUBAI DASHRATH MHASKAR** therein referred to as the 'Original Licensees' party of the first part and **M/S.ECOGREEN ASSOCIATES** through its Partner **MR. NILESH SHANTIBAI PATEL** therein referred to as the 'Licensees' party of the second part for the registration of Tripartite Agreement dated 23/08/2012 in which the party of the first part was unavailable for the registration purpose and to regularize the document legally supplementary agreement was executed which has been duly registered in the office of Joint Sub Registrar Panvel-4, under document Sr. No. 2160/2014 & Receipt No. 2334 dated 24/02/2014.



7. The CIDCO Ltd. has transferred Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad in favour of New Licensees M/S. ECOGREEN ASSOCIATES through its Partners 1) **SHRI. NILESH SHANTIBHAI PATEL**, 2) **SHRI. YOGESH SHANTIBHAI PATEL**, 3) **SHRI. HIRALAL PUNJABHAI PATEL**, 4) **SHRI. TAPASWI MOHANBHAI PATEL**, 5) **SHRI. GAUTAM MOHANBHAI PATEL**, 6) **SHRI. RAJESH ARVIND SULE** & 7) **SHRI. ARVIND AMBALA PATEL** and issued Final Order vide its Ref. No. क. सिडको/वसाहत/साटयो/तळोजा/४१९/२०१४/१३६१ dated 05/08/2014.
8. I found that the **SHRI. RAJESH ARVIND SULE** & 7) **SHRI. ARVIND AMBALA PATEL** partners of M/s. Evergreen Associates has retired from the firm and transfer their shares 40% & 10% respectively of Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad in the name of **SHRI. PRATESH BABAN DESHMUKH** the CIDCO Ltd has issued Final Order (for Transfer Shares) vide. Ref. No. सिडको/वसाहत/साटयो/तळोजा/४१९/२०१६/१५०६२ dated 23/12/2016.
9. Tripartite Agreement dated 14/10/2019 executed between the CIDCO Ltd., therein referred to as the 'Corporation' party of the first and M/S. **ECOGREEN ASSOCIATES** through its Partners 1) **SHRI. NILESH SHANTIBHAI PATEL**, 2) **SHRI. YOGESH SHANTIBHAI PATEL**, 3) **SHRI. HIRALAL PUNJABHAI PATEL**, 4) **SHRI. TAPASWI MOHANBHAI PATEL**, 5) **SHRI. GAUTAM MOHANBHAI PATEL** and 6) **SHRI. PRATESH BABAN DESHMUKH** therein referred to as the 'New Licensees' party of the second part and M/S. **SHREEJI DEVELOPERS**



through its partners 1) **MR. MAHESH NARAYAN PATEL**, 2) **MR. ASHOKKUMAR GULABCHAND JAIN** & 3) **MR. RATANLAL TARARAM CHOUDHARY** therein referred to as the 'Subsequent New Licensee' party of the other part in respect of Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad and the said Tripartite Agreement registered in the office of Joint Sub Registrar Panvel-2, under document Sr. No. 13536/2019 & Receipt No. 15750 dated 14/10/2019.

10. The CIDCO Ltd. has transferred Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad in favour of New Licensees **M/S. SHREEJI DEVELOPERS** through its partners 1) **MR. MAHESH NARAYAN PATEL**, 2) **MR. ASHOKKUMAR GULABCHAND JAIN** & 3) **MR. RATANLAL TARARAM CHOUDHARY** and issued Final Order vide its Ref. No. सिडको/वसाहत/साटयो/तळोजा/४१९/२०१९/७४५४ dated 11/11/2019.

I have taken search in respect of the said property the last 30 years that is from 1990 to 2019, in office of the Joint Sub-Registrar Panvel-2 in the Register Index II, under Challan No. MH008969028201920E dated 30/11/2019, the original copy of the same is enclosed with this report.

I did not found any entry regarding conveyance or any other transaction whatsoever nature in respect of the above-mentioned property.

Sr. No.	Year	Transaction	Sr. No.	Year	Transaction
1.	1990	NIL	2.	1991	NIL



3.	1992	NIL	4.	1993	NIL
5.	1994	NIL	6.	1995	NIL
7.	1996	NIL	8.	1997	NIL
9.	1998	NIL	10.	1999	NIL
11.	2000	NIL	12.	2001	NIL
13.	2002	NIL	14.	2003	NIL
15.	2004	NIL	16.	2005	NIL
17.	2006	NIL	18.	2007	NIL
19.	2008	NIL	20.	2009	NIL
21.	2010	NIL	22.	2011	NIL
23.	2012	a) Agreement to Lease dated 03/04/2012 executed between the CIDCO Ltd., therein referred to as "The Corporation" party of the One Part and 1) SHRI. JAYENDRA CHAHU NERULKAR, 2) SHRI. PRITAM CHAHU NERULKAR, 3) SHRI. JAGJIVAN CHAHU NERULKAR, 4) SMT. JYOTI GURUNATH PATIL, 5) SMT. PHASHIBAI DATTU SHELKE @ SAVITRIBAI DATTU SHELKE, 6) SMT. INDRABAI KASHINATH NIGHUKAR @ PARVATI KASHINATH NIGHUKAR, 7) SMT. RAMABAI MARUTI PATIL, 8) SMT. SUJATA DASHRATH JOSHI, 9) SMT. SHOBHA BHASKAR PAWAR, 10) SHRI. JAGDISH MARUTI PATIL, 11) SMT. CHABIBAI SHANKAR PATIL, 12) SMT. SUNITA SHAM PATIL, 13) SHRI. VISHNU PANDURANG PATIL, 14) SMT. MAIBAI PADU KHUTALKAR & 15) SMT. SONUBAI DASHRATH MHASKAR therein referred to as "The Licensees" party of the Other part in respect of Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad and the said Agreement to Lease registered in the office of Joint Sub-Registrar at Panvel-3, under document Sr. No. 3580/2012 & Receipt No. 3647 dated 04/04/2012. b) Tripartite Agreement dated 22/08/2012 executed between CIDCO LTD. therein referred to as the 'Corporation' party of the first part and 1) SHRI. JAYENDRA CHAHU NERULKAR & 14 OTHERS therein referred to as the 'Original Licensees' party of the second part and M/S. ECOGREEN ASSOCIATES through its Partners 1) SHRI. NILESH SHANTIBHAI PATEL, 2) SHRI. YOGESH SHANTIBHAI PATEL, 3) SHRI. HIRALAL PUNJABHAI PATEL, 4) SHRI. TAPASWI MOHANBHAI PATEL, 5) SHRI. GAUTAM MOHANBHAI PATEL, 6) SHRI. RAJESH ARVIND SULE & 7) SHRI. ARVIND AMBALA PATEL therein referred to as the 'The Licensees' party of the third part in respect of Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad and the said Tripartite Agreement registered in the office of Joint Sub Registrar Panvel-3, under document Sr. No. 8495/2012 & Receipt No. 8679 dated 23/08/2012. c)			
24.	2013	NIL			



25.	2014	Supplementary Agreement dated 24/02/2014 executed between 1) SMT. SUNITA SHYAM PATIL, 2) SMT. SONUBAI DASHRATH MHASKAR therein referred to as the 'Original Licensees' party of the first part and M/S.ECOGREEN ASSOCIATES through its Partner MR. NILESH SHANTIBAI PATEL therein referred to as the 'Licensees' party of the second part for the registration of Tripartite Agreement dated 23/08/2012 in which the party of the first part was unavailable for the registration purpose and to regularize the document legally supplementary agreement was executed which has been duly registered in the office of Joint Sub Registrar Panvel-4, under document Sr. No. 2160/2014 & Receipt No. 2334 dated 24/02/2014.			
26.	2015	NIL	27.	2016	NIL
28.	2017	NIL	29.	2018	NIL
30.	2019	Tripartite Agreement dated 14/10/2019 executed between the CIDCO Ltd., therein referred to as the 'Corporation' party of the first and M/S. ECOGREEN ASSOCIATES through its Partners 1) SHRI. NILESH SHANTIBHAI PATEL, 2) SHRI. YOGESH SHANTIBHAI PATEL, 3) SHRI. HIRALAL PUNJABHAI PATEL, 4) SHRI. TAPASWI MOHANBHAI PATEL, 5) SHRI. GAUTAM MOHANBHAI PATEL and 6) SHRI. PRATESH BABAN DESHMUKH therein referred to as the 'New Licensees' party of the second part and M/S. SHREEJI DEVELOPERS through its partners 1) MR. MAHESH NARAYAN PATEL, 2) MR. ASHOKKUMAR GULABCHAND JAIN & 3) MR. RATANLAL TARARAM CHOUDHARY therein referred to as the 'Subsequent New Licensee' party of the other part in respect of Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad and the said Tripartite Agreement registered in the office of Joint Sub Registrar Panvel-2, under document Sr. No. 13536/2019 & Receipt No. 15750 dated 14/10/2019.			

It is stated that the above said property in pursuant to section 113(A) of the Maharashtra Regional and Town Planning Act 1966, originally owned by the Government of Maharashtra in the name of City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) who under Agreement to Lease and Tripartite Agreements assigned the above plot of land to M/S. SHREEJI DEVELOPERS through its partners 1) MR. MAHESH NARAYAN PATEL, 2) MR. ASHOKKUMAR GULABCHAND JAIN & 3) MR. RATANLAL TARARAM CHOUDHARY.



Hence it is stated from the record with Sub-Registrar, the ownership of the property bearing Plot No. 10 admeasuring about 699.85 Sq. Mtrs., situated in Sector-23, at Taloja, Tal-Panvel, Dist- Raigad is lying in name of **M/S. SHREEJI DEVELOPERS** through its partners **1) MR. MAHESH NARAYAN PATEL, 2) MR. ASHOKKUMAR GULABCHAND JAIN & 3) MR. RATANLAL TARARAM CHOUDHARY** and the said property is free from all encumbrances, lien, charges and clear and marketable title as on this date .

Place : New Panvel

Date : 09/12/2019



SEARCH TAKEN BY
For S.J BONDRE & CO

[Signature]
ADVOCATE
PROPRIETOR