



ADV. SANTOSHI K. CHAWAN & CO.

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28th October, 2020

TITLE REPORT

On the basis of document submitted by M/S. SARANG KRISHNA VENTURE, a Partnership Firm, through its partners 1) MR. RAHUL CHANDRAKANT DEDHIA 2) MR. SAGAR CHAMPAK DEDHIA 3) MR. JIGNESH KANTILAL KENIA 4) MR. RAMESH MOHANLAL BHANUSHALI, having Office at B-221/222, Sai Arcade, Opp S. T. Bus Depot, Panvel-410206 in respect of Plot No. 25, admeasuring about 700 Sq. Mtrs.(50% Undivided Share transfer – admeasuring 350 Sq. Mtrs.) situated in Sector-R-5, at Pushpak (Vadghar), 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 the area designated as the site for the new towns of Navi Mumbai.
2. The CIDCO Ltd. is allotting Plot of lands to villagers under Land Acquisition Rehabilitation and Resettlement Act 2013 whose lands have been acquired by CIDCO Ltd. for development and disposal.



3. The CIDCO Ltd. had allotted Plot No. 25, admeasuring about 700 Sq. Mtrs., situated in Sector-R-5, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad to **SHRI. CHETAN RAM PATIL & MR. RAM CHANDAR PATIL**, as per Allotment Letter vide its Ref. No. सिडको/आंवि/ पुनःस्थापना/कोपर/२०१५/३२२० dated 23/11/2016.
4. The Agreement to Lease dated 18/12/2017 executed between the CIDCO Ltd., therein referred to as "The Corporation" party of the One Part and 1) **SHRI. CHETAN RAM PATIL & 2) RAM CHANDAR PATIL**, therein referred to as "The Licensee" party of the Other part in respect of Plot No. 25, admeasuring about 700 Sq. Mtrs. situated in Sector-R-5, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad and the said Agreement to Lease registered in the office of Joint Sub-Registrar at Panvel-2, under document Sr. No. 14472/2017 & Receipt No.17322 dated 18/12/2017.
5. Tripartite Agreement dated 20/06/2019 executed between the CIDCO LTD., therein referred to as "The Corporation" party of the One Part and **MR. CHETAN RAM PATIL & MR. RAM CHANDAR PATIL**, therein referred to as "The Original Licensee" party of the Second part and **M/S. SARANG KRISHNA VENTURE**, through its Partner 1) **MR. RAHUL CHANDRAKANT DEDHIA**, 2) **MR. SAGAR CHAMPAK DEDHIA** 3) **MR. JIGNESH KANTILAL KENIA** 4) **MR. RAMESH MOHANLAL BHANUSHALI**, therein referred to as "THE NEW LICENSEES" party of the Third part in respect of transferred of Plot No.25, admeasuring about 700 Sq. Mtrs. Out of 50% Undivided Share transfer – admeasuring 350 Sq. Mtrs.,



2. situated in Sector-R-5, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad and said Tripartite Agreement was duly registered in the Office of Joint Sub-Registrar Panvel-2, under Document Sr. No.7596-2019 & Receipt No.8885 date 20/06/2019.

6. The Final Order issued by CIDCO Ltd., vide Ref. No. सिडको/अमुभूवभूअ/नमुआवि/उल्ला/२०१९/२१०५ dated 03/07/2019 for transfer of 50% share of **MR. CHETAN RAM PATIL & MR. RAM CHANDAR PATIL** of Plot No. 25, admeasuring about 700 Sq. Mtrs. **OUT OF 50% Undivided Share transfer – admeasuring 350 Sq. Mtrs.,** situated in Sector-R-5, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad in the name of **M/S. SARANG KRISHNA VENTURE**, a Partnership Firm, through its partners **1) MR. RAHUL CHANDRAKANT DEDHIA 2) MR. SAGAR CHAMPAK DEDHIA 3) MR. JIGNESH KANTILAL KENIA 4) MR. RAMESH MOHANLAL BHANUSHALI** and recorded in their records.

7. The Commencement Certificate dated 14/10/2020 issued by CIDCO Ltd., in the name of **M/S. SARANG KRISHNA VENTURE** through its Partners **MR. RAHUL CHANDRAKANT DEDHIA** and others three and **1) MR. CHETAN RAM PATIL & OTHER ONE** vide Ref. No. CIDCO/BP-17558/TPO(NM&K)/2020/7564 in respect CIDCO Ltd has given permission to develop Residential cum Commercial building on Plot No.25, admeasuring about 700 Sq. Mtrs. situated in Sector-R-5, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad.

Now I hereby opine as under:



MR. CHETAN RAM PATIL & MR. RAM CHANDAR PATIL was the owners of certain lands at Village Kopar, Taluka-Panvel, Dist- Raigad which were acquired as per the provisions of Land Acquisition Act, 1894. The State Government vide Government Resolution of the Urban Development Department bearing No. CID-1812/CR-274/UD-10 dated 01/03/2014 had taken the decision to grant plots and other benefits to the concerned structure owners of the lands acquired for their resettlement. Accordingly, an Agreement to Lease dated 18/12/2017 was executed between CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD (CIDCO) and **MR. CHETAN RAM PATIL & MR. RAM CHANDAR PATIL**.

Thus **MR. CHETAN RAM PATIL & MR. RAM CHANDAR PATIL** has sold 50% share of Plot No.25, admeasuring about 700 Sq. Mtrs. situated in Sector-R-5, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad to **M/S. SARANG KRISHNA VENTURE**, a Partnership Firm, through its partners 1) **MR. RAHUL CHANDRAKANT DEDHIA** 2) **MR. SAGAR CHAMPAK DEDHIA** 3) **MR. JIGNESH KANTILAL KENIA** 4) **MR. RAMESH MOHANLAL BHANUSHALI** as per Tripartite Agreement dated 20/06/2019 executed between the CIDCO LTD., therein referred to as "The Corporation" party of the One Part and **MR. CHETAN RAM PATIL & MR. RAM CHANDAR PATIL**, therein referred to as "The Original Licensee" and **M/S. SARANG KRISHNA VENTURE**, through its Partner **MR. RAHUL CHANDRAKANT DEDHIA & Others** 3, therein referred to as "THE NEW LICENSEES" party of the Third part in respect of transferred of Plot



No.25, admeasuring about 700 Sq. Mtrs. Out of 50% Undivided Share transfer admeasuring 350 Sq. Mtrs.) situated in Sector-R-5, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad and said Tripartite Agreement was duly registered in the Office of Joint Sub-Registrar Panvel-2, under Document Sr. No.7596-2019 & Receipt No.8885 date 20/06/2019. **M/S. SARANG KRISHNA VENTURE and 1) MR. CHETAN RAM PATIL & MR. RAM CHANDAR PATIL** is liable to construct a residential cum Commercial building on the land the Agreement to Lease & **Tripartite Agreement** appear to be free, clear, legal and marketable. Therefore, the title of **M/S. SARANG KRISHNA VENTURE** appears to be free, clear legal and marketable.

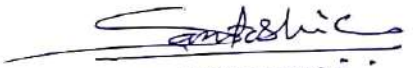
Place: New Panvel

Date: 28/10/2020

issued by



ADV. SANTOSHI CHAWAN & CO.


PROPRIETOR