

TITLE REPORT

Dtd. 20/02/2021

1. Land Description:

All that piece or parcel of Land Known Plot Bearing No. 79, Area Admeasuring 270 Sq. Mtrs, Lying Being And Situate At Sector 25 A, Pushpak (Vahal), Ulwe, 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 Mr. Rahul C. Dedhia (KARTA of M/S RAHUL CHANDRAKANT DEDHIA (H.U.F)) i.e. Partner of M/S AARCON the partnership Firm, having office address at B-221/222, Second Floor, Sai Arcade, Opposite Panvel Depot, Panvel (w) 410206, to investigate the Said Plot.

3. Search:

- a) Adv. Santoshi Chawan took search in the office of the Sub-Registrar of Panvel for the period of 1991 to 22/01/2020.
- b) 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.
- c) 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 pursued the photocopies of the following documents relating to said plot entrusted to me, for the purpose of title report.

Serial	Document	Particular
1.	Agreement to Lease	Dtd. 01/06/2018 registered vide sr. no. 7140/2018 on 04/06/2018 at Panvel SRO -4 the said Agreement was executed between M/S City and Industrial development corporation of Maharashtra Ltd (CIDCO LTD) Party of One Part therein and (2) a) SHRI KAMALAKAR HIRAJI BHOIR b) SHRI UMESH KAMALAKAR BHOIR Party of Other Part therein.

2.	Gift Deed	Dtd. 17/06/2019 registered vide sr. no. 6403/2019 on 17/06/2019 at Panvel SRO -5; the said Gift Deed was executed between MR. KAMALAKAR HIRAJI BHOIR, the Donor therein and MR. MAHESH KAMALAKAR BHOIR, the Donee therein. The Donor has gifted his 50% share i.e. 89.19 Sq. Met to Mr. Mahesh Bhoir.
3.	Tripartite Agreement - 50%-50%	Dtd. 22/01/2020 registered vide sr. no. 945/2020 on 22/01/2020 at Panvel SRO -2; the said Agreement was executed between CIDCO Ltd, the Party of First Part therein 2) a) SHRI KAMALAKAR HIRAJI BHOIR b) SHRI MAHESH KAMALAKAR BHOIR c) SHRI UMESH KAMALAKAR BHOIR 3) M/S AARCON.;

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. 79, Area Admeasuring 270 Sq. Mtrs, Lying Being And Situated At Sector 25 A, Pushpak (Vahal), Ulwe, Tal. Panvel, Dist. Raigad as per provision of Land Acquisition Rehabilitation and Resettlement Act, 2013 to 2) a) SHRI KAMALAKAR HIRAJI BHOIR b) SHRI UMESH KAMALAKAR BHOIR (hereinafter referred to as the "**Original Lessee**") AND accordingly executed the Agreement to Lease dated 01/06/2018, registered on 04/06/2018 vide sr. no. 7140/2018 at SRO Panvel-4 and thereby the CIDCO LTD had handed over the possession of the said plot to the Original Lessee;

AND WHEREAS, SHRI KAMALAKAR HIRAJI BHOIR had 66.07% undivided share in 270 Sq. Mtrs., plot i.e. 178.38 Sq. Met., area in said plot and therefore by Gift Deed dtd. 17/06/2019 he had gifted 89.19 Sq. Met., share to his son SHRI MAHESH KAMALAKAR BHOIR. The said Gift Deed dtd.17/06/2019 registered vide document Sr. no. 6403/2019, registered on 17/06/2019 at Panvel Sub-registrar Office-5.

AND WHEREAS by TRIPARTITE AGREEMENT dated 22/01/2020 executed between the CIDCO LTD, as First party therein and the Original Lessee namely 2) a) SHRI KAMALAKAR HIRAJI BHOIR b) SHRI MAHESH KAMALAKAR BHOIR c) SHRI UMESH KAMALAKAR BHOIR and the new licensee namely 3) M/S AARCON through the hands of its Partners 1) M/S CHAMPAK MURJI DEDHIA (H.U.F) Through its Karta Shri. Champak Murji Dedhia, 2) M/S RAHUL CHANDRAKANT DEDHIA (H.U.F) through its Karta SHRI. RAHUL CHANDRAKANT DEDHIA. The said Tripartite Agreement dtd. 01/06/2018 registered vide document registration no. 945/2020, registered on 22/01/2020 at Panvel Sub-registrar Office-2.; The Original Licensee assigned and transferred 50% of their rights, interest, title in the said plot and benefit under the Agreement to Lease in favour of aforementioned New Licensee and therefore the Original Licensee and new licensee obtained equal rights in the said plot.

AND WHEREAS the CIDCO Ltd has recorded the name of M/S AARCON as the lawful Lessee/licensee to the extent of 50% share in the said plot vide their Transfer/final order dtd.10/02/2020 having reference No.सिडको/अमुभूवभूअ/नमुंआवि/कोबंडभुजे/2020/4218.

The CIDCO LTD have granted commencement permission to original licensee and M/S AARCON vide their letter dated 05/11/2020 bearing REF no. CIDCO/ BP-17654/TPO(NM & K)2020/7655, which contains the permission to commence the construction work on the said plot bearing no. 79, Area Admeasuring about 270 Sq. Mtrs aprox., Lying Being And Situated At Sector 25 A, Pushpak (Vahal), Ulwe, 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 hold the valid title in respect of the immoveable property bearing plot bearing no. 79, Area Admeasuring 270 Sq. Mtrs, Lying Being And Situated At Sector 25 A, Pushpak (Vahal), Ulwe, Tal. Panvel, Dist. Raigad;

AND THEREFORE THE TITLE in respect of immoveable property bearing plot no. 79, Area Admeasuring 270 Sq. Mtrs, Lying Being And Situated At Sector 25 A, Pushpak (Vahal), Ulwe, Tal. Panvel, Dist. Raigad in favour of 1) a) SHRI KAMALAKAR HIRAJI BHOIR b) SHRI MAHESH KAMALAKAR BHOIR c) SHRI UMESH KAMALAKAR BHOIR and M/S AARCON through its Partners 1) M/S CHAMPAK MURJI DEDHIA (H.U.F) Through its Karta Shri. Champak Murji Dedhia, 2) M/S RAHUL CHANDRAKANT DEDHIA (H.U.F) through its Karta

SHRI. RAHUL CHANDRAKANT DEDHIA is *absolute, free, and clear marketable and free from ENCUMBRANCES* as per my Opinion.

SCHEDULE

All that piece or parcel of land known as plot no. 79, Area Admeasuring 270 Sq. Mtrs, Lying Being And Situated At Sector 25 A, Pushpak (Vahal), Ulwe, Tal. Panvel, Dist. Raigad Or thereabout.

CERTIFIED AND ISSUED BY


Adv. S. N. Sargar 20.02.2021
Santosh N. Sargar
B. Com., LL.B.
Advocate