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To,
Maha Rera
Mumbai, Maharashtra

TITLE REPORT

Dtd. 20/02/2021

Sub:- Title clearance certificate with respect to plot 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")

I have investigated the title of the said plot on the request of 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 and following documents.

1. Description of the property:

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. The documents of allotment of plot:

a) Agreement to Lease :-

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.

b) Gift Deed:-

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.

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c) Tripartite Agreement:-

50%-50% Tripartite Agreement 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** 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.;**

- 3) 7 /12 extract or property card etc., not Applicable for CIDCO Allotted Land.

The CIDCO LTD has issued **Commencement Certificate** Dtd. 05/11/2020 vide reference number CIDCO/ BP-17654/TPO(NM & K)2020/7655 in the name of M/S AARCON and others.

- 4) Adv. Santoshi Chawan took search in the office of the Sub-Registrar of Panvel for the period of 1991 to 2020 for the period of 30 years. (Attached herewith Search Report)

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title 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 clear, marketable and without any encumbrances.

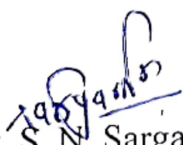
THE OWNERS OF THE PLOT:-

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**

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The report reflecting the flow of the title of the above owner on the said plot is enclosed herewith as annexure.

CERTIFIED AND ISSUED BY


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