



Nirant Vasudev Patil

(B. Com, L.L.B., DMM & G D C A)

ADVOCATE HIGH COURT

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9869259646

☎ : 8451923277

Off. No. 25, Neelsiddhi Joya Bldg., Plot No.183, Sec. 20, Ulwe, Tal.: Panvel, Dist.: Raigad - 410 206.

Off.: Gr. Floor, Plot No. B-40, Asthavinayak Apt., Sector - 20, Nerul Gaon, Navi Mumbai - 400 706

Ref.: _____

Date : _____

TITLE CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

Sub : TITLE CERTIFICATE in respect of the Immovable Property bearing "Plot No.-12A, (Area admeasuring about 1299.97 Sq. Mtrs.,) Sector- 24, Taloja, Tal.-Panvel, Dist.-Raigad." Within the limit of Sub-Registrar Tal.Panvel, Dist-Raigad.

The search report of the below mentioned property (Plot No. 12 A) which has been taken and Investigated by private search clerk MR. DATTA MANE on Dtd.23/09/2020. Who has gone through the available Index-II Registers kept in the office of Sub-Registrar of PANVEL NO.1,2,3,4 & 5 for the 10 years i.e. 2011 to 2020.

PROPERTY DESCRIPTION :

WHEREAS :

1. And Whereas The City and Industrial Development Corporation of Maharashtra Ltd. a Govt. Company within the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as 'THE CORPORATION') having its registered office at Nirmal, 2nd Flr, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec.(3-a) of Section 113 of M.R.& T. P. Act, 1966.(Maharashtra Act No. XXXVIII of 1966 (hereinafter referred to as "The said Act")) for the New Town of Navi Mumbai by government of Maharashtra in the exercise of its powers of the area designated as site for the New Town under Sub-section(1)of Section 113 of the said Act.
2. And Whereas The State Govt. is pursuant to section 113(A) of the said Act, acquiring lands, described therein and vesting such lands in the Corporation for development and disposal.

..2..

3. And Whereas On going through the papers supplied to me, I observed that by "Agreement To Lease" Dated.04.07.2019 entered into between The Corporation (CIDCO) therein and herein referred to as "THE LESSOR, on the One Part in favour of MR.RAFIK HAROON DHOLIA , therein referred to as the Lessee & hereinafter referred to as the 'THE ORIGINAL LICENSEE' of the Other Part. The Cidco Ltd. has agreed to lease to the said original Licensee, a Commerical cum Residential Plot under 12.5% GES, Plot No.12 A, in Sector-24, at - Taloja, Tal.-Panvel, Dist.-Raigad., admeasuring area 1299.97 Sq. Mtrs.,Tal.-Panvel, Dist.-Raigad., and the said agreement has been duly registered in the Panvel Registration Office vide Registered Doc. No.PVL-2-9384-2019, Receipt No.10903, Dtd.22.07. 2019.
4. And Whereas the Original Licensees MR.RAFIK HAROON DHOLIA, being unable to develop the said Plot of land have transferred, assigned and relinquished his Development Rights in respect of the said Plot in favour of M/S. RISHIKESH ENTERPRISES, through its Partners 1) MR. NARSHI GELA RAVAT, 2)MR. NARESH SHAMJI RAVARIYA, 3)MR. HIRJI HARJI PATEL, 4)MR. VIPUL VASHRAM GANDHI, 5)MR. HASMUKH KARAMSHI PATEL & 6)MR. KANJI DEVJI GOTHI (hereinafter referred to as "the New Licensees") vide Tripartite Agreement on Dtd.29/11/2019, registered in the Office of Sub-Registrar of Assurances, Panvel under Document PVL-5-12644-2019; Receipt No.12968.



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..3..

During the Course of Search I found that the above said Plot No.12 A is owned and possessed by M/S. RISHIKESH ENTERPRISES, through its Partners 1) MR. NARSHI GELA RAVAT, 2)MR. NARESH SHAMJI RAVARIYA, 3)MR. HIRJI HARJI PATEL, 4)MR. VIPUL VASHRAM GANDHI, 5)MR. HASMUKH KARAMSHI PATEL & 6)MR. KANJI DEVJI GOTHU IN ALL THE REVENUE RECORDS OF THE SAID "Plot No.- 12A, (Area admeasuring about 1299.97 Sq. Mtrs.,) Sector- 24, Taloja, Tal.-Panvel, Dist.-Raigad." on the Scrutiny and having gone through the above stated documents and upon search with Sub-Registrar Office Panvel on the basis of available records.

I hereby Certify That M/S. RISHIKESH ENTERPRISES, through its Partners 1) MR. NARSHI GELA RAVAT, 2)MR. NARESH SHAMJI RAVARIYA, 3)MR. HIRJI HARJI PATEL, 4)MR. VIPUL VASHRAM GANDHI, 5)MR. HASMUKH KARAMSHI PATEL & 6)MR. KANJI DEVJI GOTHU are the lawful owner's of the aforesaid "Plot No.- 12A, (Area admeasuring about 1299.97 Sq. Mtrs.,) Sector- 24, Taloja, Tal.-Panvel, Dist.-Raigad." And well sufficiently seized and possessed and the said property is having Marketable Title and Free from encumbrances beyond reasonable doubts.

Dated this 28th Sept., 2020.


ADV. NIRANT V. PATIL
Gr. Floor, Asthavinayak Bldg.,
Plot No. - B - 40, Sect. - 20,
Nerul, Navi Mumbai - 400 706
MAH / 1054 / 2012

353/0

इतर पावती

Original/Duplicate

Wednesday, 23 September 2020 5:28 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8042 दिनांक: 23/09/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल2-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड . निरंत पाटील

वर्णन शोध अर्ज क्र.695/2020 मौजे तळोजो पाचनंद,ता.पनवेल,जि.रायगड येथील प्लॉट नं 12ए,सेक्टर 24 या मिळकतीचा शोध सन 2011-2020,10 वर्ष

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

Joint Sr Panvel-2

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

टीडी/घनादेश/पे ऑर्डर क्रमांक: MH003514995202021E दिनांक: 23/09/2020

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

SEARCH REPORT

Dated this 23th Day of September 2020.

To,
Nirant Patil
Advocate

Subject: Search Report in Respect of:

Schedule: Plot No. 12A Sector No. 24 of Village - Taloja Pachnand, Taluka Panvel, District Raigad (hereinafter referred to as "the said Property").

Respected Sir,

As per your instruction, I have carried out the search of the above said property. This communication sets out the outcome of the said search. I have conducted search in respect of above said property in Sub-Registrar's offices at **SRO PANVEL 1, 2, 3, 4 & 5** for the period from the year 2011 to 2020 (10 years) respectively.

Following are details of the Search taken at Sub-Registrar office of Panvel 1, 2, 3, 4 & 5:-

S. R. O. Panvel 1, 2, 3, 4 & 5 from 2011 to 2020 (10 Years) :

<u>Year</u>	<u>Doc. Entries</u>	<u>Other Remark</u>
2011	Nil	Nil
2012	Nil	Nil
2013	Nil	Nil
2014	Nil	Nil
2015	Nil	Nil
2016	Nil	Nil
2017	Nil	Nil
2018	Nil	Nil
2019	----	Index II Loose Condition

In the year 2019:

Nature of Document: Lease Deed

A V/- 937278.37/-, M V/- 0,00/-

Schedule: Plot No. 12A Sector No. 24, Area admeasuring total 1299.97 Sq Mtrs

Cidco Ltd - Mr. Kisan Javale

...Sellers To

Mr. Rafik Haroon Dholia

... Purchasers

Doc Date: 04/07/2019
Indexed on : 22/07/2019
Document Sr. No. : Panvel 2 - 9384 / 2019

In the year 2019:

Nature of Document: Triparty Agreement

A V/- 937278.37/-, M V/- 21839496/-

Schedule: Plot No. 12A Sector No. 24, Area admeasuring total 1299.97

Sq Mtrs

Mr. Rafik Haroon Dholia

Cidco Ltd - Mr. S S Sarvade

...Sellers To

M/s Rishikesh Enterprises - Mr. Narshi Gela Ravat And Others 5

... Purchasers

Doc Date: 29/11/2019

Indexed on : 29/11/2019

Document Sr. No. : Panvel 5 - 12644 / 2019

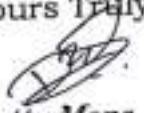
2020 ----- Index II Not Available
(SRO PANVEL 1, 2, 3, Index2 Record From 2011 To 2018 Same Page Are
Torn Condition)
(SRO 4 & 5 Index2 Record From 2013 To 2018 Loose Condition And Not
Maintain Properly)

(Note:- * * * The computerized records of Sub-Registrar of Assurances not maintained properly also some Index-II (Manually and Computerized) are missing from the records and hence this search report is based upon the Index -II available in the SRO's office subject to torn records/missing records.)

While conducting search I have found only the above mentioned document registered/indexed therein in respect of the said property.

Thanking You,

Yours Truly


Datta Mane
Search Clerk