



Adv. Leena M. Pradhan

Bsc., LL.B.

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105, "Ishwar Krupa", Opp. "Ganesh Nivas",
Near Thane M.T.N.L., Charai, Thane 400 601.

Date: - 05-12-2015

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

DESCRIPTION OF PROPERTY

All the piece and parcel of portion of Plot of land bearing **Plot no. 94** of area **admeasuring 399.60 Sq. Meters** being, **lying, situate at Sector No. 23 in village Taloja, Taluka - Panvel, District Raigad**, within the limits of Sub-Registration District of Panvel and Registration District of Raigad within the limits of Panvel Panchayat Samiti and Raigad Zilla Parishad and (hereinafter referred to as the "Said Plot") which is bounded as under:

On or towards East: Plot no. 93
On or towards West: 15 meter wide road
On or towards South: 11 meter wide road
On or towards North: Plot no. 88



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This is to certify that I have investigated the Title of M/s Shree Varad Vinayak Developers; through its Partners Mr. Sanjay Gopal Pandit & others having its registered office at; 702, Yashwant Sankalp CHS. Ltd, above Bank of India, Viva College Road, Virar (w) Tal. Vasai , Dist – Thane; hereinafter referred to as the "Said Firm", in over and upon the Said Plot described hereinabove.

While investigating the Title, I have perused, inspected and verified the following documents to my satisfaction:

- 1) AGREEMENT to LEASE dated 30-06-2010 executed between City Industrial Development Corporation of Maharashtra Ltd., (CIDCO) and Smt. Sushila Natha Thakur and others registered under Sr. No. PVL – 3 6467/2010 with Sub-Registrar of Assurances, Panvel no. 3 on the even date.
- 2) Possession Receipt dated 25-06-2010 issued by CIDCO in favour of the Original Licensee Smt. Sushila Natha Thakur and others.
- 3) TRIPARTITE AGREEMENT dated 27-07-2010 executed among Original Licensee 1) Smt. Sushila Natha Thakur 2) Miss. Sharmila Natha Thakur 3) Miss. Priti Natha Thakur, CIDCO & M/s. Shiv Shakti Developers registered under Sr. No. 7378/2010 with Sub-Registrar of Assurances, Panvel no. 3 on even date.



398/0

इतर पावती

Original/Duplicate

Friday, 23 October 2015 10:06 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6588

दिनांक: 23/10/2015

गावाचे नाव: तळोजा पाचनंद

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2015

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: मंगेश नाईक

वर्णन मोजे- तळोजा पाचनंद, ता.पनवेल, सेक्टर नं.23, प्लॉट नं.94 -- सन 2003 ते 2015 (13 वर्ष)

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Sub Registrar Panvel 3

1); देयकाचा प्रकार: eChallan रक्कम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004349169201516E दिनांक: 21/10/2015

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
पनवेल कं. ३

- 4) Copy of Final Order issued by CIDCO bearing no. CIDCO/VASAHAT/SATYO/TALOJA (PACHNAND) - 339 /2010 dated 29-07-2010.
- 5) TRIPARTITE AGREEMENT dated 17-11-2013 among CIDCO new Licensee, M/s. Shvi Shakti Developers through its Partner Mr. Mahadev Velji Patel, CIDCO & subsequent Licensee M/s. Shree Varad Vinayak Developers through Partner Mr. Sanjay Gopal Pandit & others registered under Sr. No. 1711/2013 with Sub-Registrar of Assurances, Panvel no. 4 on even date.
- 6) Copy of Final Order issued by CIDCO bearing no. CIDCO/VASAHAT/SATYO/TALOJA -339/2013 dated 13-05-2013.
- 7) Copies of Corrigendum dated 13/05/2013 and 05/10/2015.
- 8) Copy of the Commencement Certificate issued by CIDCO dated 19/08/2013.

After perusal of the above-referred documents and after verifying the contents therein, I hereby submit my report on the title of M/S ~~DOLPHIN~~ ^{Shree Varad} ~~VINAYAK DEVELOPERS ENTERPRISES~~ ^{Vinayak Developers} as under:-

- a) It appears that, Said Plot was owned by CIDCO and the same is leased out as per the provisions of the Lease Policy of CIDCO. Accordingly an Agreement to Lease had been executed between



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CIDCO and Lessee Smt. Sushila Natha Thakur and others in respect of Said Plot. The said document is duly registered at serial no. 6467 of 2010 on 30-06-2010 at the Office of Sub-Registrar of Assurances, Panvel no. 3. The copy of Possession Receipt dated 25-06-2010 issued by CIDCO is also attached with said document.

- b) It further appears that, the Tripartite Agreement had been executed among Original Lessee Smt. Sushila Natha Thakur and others, CIDCO, New Licensee M/s. Shiv Shakti Developers through its Partners Mr. Mahadev Velji Patel & others in respect of Said Plot. By way of said Agreement the Original Lessee transferred the Said Plot to New Licensee. The said document is duly registered at serial no. 7378 of 2010 on 27-07-2010 at the Office of Sub-Registrar of Assurances, Panvel no. 3.
- c) It further appears that, in view of the abovementioned tripartite Agreement; CIDCO vide their final order bearing no. CIDCO / VASAHAT / SATYO / TALOJA (PANCHNAND)-339/2010 dated 29-07-2010; incorporated the name of M/s. Shvi Shakti Developers through its Partners Mr. Mahadev Velji Patel & others in their record of rights.
- d) It further appears that, the Tripartite Agreement had been executed among New Licensee M/s. Shiv Shakti Developers through its Partner Mr. Mahadev Velji Patel, CIDCO and Subsequent Licensee M/s. Shree Varad Vinayak Developers



through Partners Mr. Sanjay Gopal Pandit, Mr. Manik Anilkumar Safaya, Mrs. Kshitija Rajendra Mane and Mrs. Neeta Alap Agnihotri in respect of Said Plot. By way of said Agreement the New Licensee transferred the Said Plot to Subsequent Licensee. The said document is duly registered at serial no. 1711 of 2013 on 25/02/2013 at the Office of Sub-Registrar of Assurances, Panvel no. 4.

- e) It further appears that, in view of the abovementioned tripartite Agreement; CIDCO incorporated the name of M/s. Shree Varad Vinayak Developers through Partners Mr. Sanjay Gopal Pandit & others in their record of rights vide their final order bearing no. CIDCO/VASAHAT/SATYO/TALOJA-339/2013 dated 13-05-2013.
- f) It further appears that, the above mentioned Tripartite Agreement bearing no. PVL-4-1711/2013 was executed subject to pending litigation bearing no. RCS 189/2010 and SCS 344/2010 and also to the order passed thereof.

It is to be noted that, the parties in suit bearing no. RCS 189/2010 arrived at the amicable settlement of dispute and agreed to the deletion of the Said Plot from the said suit and the amendment to the effect was carried on and order to the effect was passed at exhibit 49/A in the Said Suit Accordingly a corrigendum dated 13/05/2013 to that effect has been passed by CIDCO. Further, SCS 344/2010 has been withdrawn unconditionally and a corrigendum to that effect has been passed by CIDCO dated 5/10/2015.



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Hence, at present the Said Plot is not subjected to any litigation of whatsoever nature.

- g) It further appears that, CIDCO has granted Commencement Certificate on 19-08-2013 vide their letter bearing no. CIDCO/B.P.-11483/ATPO(NM&K)/2013/1302 and issued the development permission and approved plan for the construction of building having 20 residential units and 6 Commercial units.
- h) With view to investigate the title of the M/S Shree Varad Vinayak Developers through Partners Mr. Sanjay Gopal Pandit & others; I have also caused a search to be taken in the office of Sub-Registrar, Panvel pertaining to the Said Plot vide application dated 23/10/2015 and receipt no. 6588; original copy of the receipt is attached with this report. Subject to availability of records during search no adverse transaction was found in respect of Said Plot.

From the abovementioned observations and after perusal of all the above-mentioned documents and investigation of the Title up to thereon; I have formed an opinion that,

The title of **M/S SHREE VARAD VINAYAK DEVELOPERS;** in, over and upon the above referred Said Plot is Clear, Legal and Marketable and free from encumbrance. Upon the totality of the facts and circumstances mentioned hereinabove, I hereby give the certificate as follows:

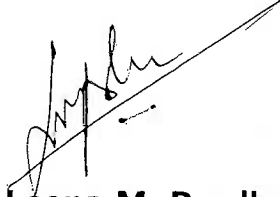


CERTIFICATE OF TITLE OF M/S SHREE VARAD VINAYAK
DEVLOPERS

This is to certify that, the title of M/S **SHREE VARAD VINAYAK DEVLOPERS**; in, over and upon the Plot no.94 being, lying, situate at Sector No. 23 in village - Taloje, Taluka - Panvel, District Raigad of area admeasuring 399.60 Sq. Meters is Clear, Legal, Marketable, free from encumbrance and is seized and in possession of abovementioned Plot.

Thane

Date: 05/12/2015



Adv. Leena M. Pradhan

LEENA M. PRADHAN

Advocate

Roll No. MAH/3494/2005

105, Ishwar Krupa, Near Ganesh
Talkies, Charai, Thane (W),

