



Ref. :

Date : 21-07-2017.

SEARCH REPORT & TITLE CERTIFICATE
(TO WHOMSOEVER IT MAY CONCERN)

At the instance of M/s. Crest Enterprises through its Partner Mr. Anil Pralhad Patil I have taken the search of the following property for the period of 30 years i.e. from the year 1987 to July 2017 situated within the limits of Division and District Raigad, Sub-Division and Taluka Panvel, Sub-Registrar, Panvel in the limits of village Murbi-Kharghar, Navi Mumbai.

a) **DESCRIPTION OF THE IMMOVABLE PROPERTY :-**

All the piece and parcels of land and ground situated, lying and being in the Division of Raigad Sub Division and Taluka Panvel and within the limits of village Murbi-Kharghar, Navi Mumbai, and within jurisdiction of Sub Registrar of Assurances Panvel and described in City Survey Records as follows.

Plot No.	Sector No.	Area	Particulars
9	18 Murbi Kharghar, Navi Mumbai	959.88 sq.m.	Received under 12.50 % Scheme

Boundaries to the above Plot No.9 are as under.

On or towards the East : Plot No.10 to 13.
On or towards the West : 11.00 M wide road.
On or towards the North : 11.00 M wide road.
On or towards the South : Plot No.8.

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b) **Documents examined by me :-**

- 1) Photocopy of various letters by which permissions to transfer Plot No.9 granted by the CIDCO from time to time.
- 2) Photocopy of Tripartite Agreement registered in the office of Sub-Registrar, Panvel on 10-1-2006 in respect of the property bearing Plot No.9 executed between CIDCO, and Shri. Shripat Madhu Patil and Mrs. Devkibai Shripat Patil and M/s. Shubham Enterprises through its Partner Hareshkumar M. Patel and others 11.
- 3) Photocopy of Tripartite Agreement registered in the office of Sub-Registrar, Panvel on 18-9-2006 in respect of the property bearing Plot No.9 executed between CIDCO, and M/s. Shubham Enterprises through its Partner Hareshkumar M. Patel and others 11 and M/s. Hi-tech Associate through its Proprietor Mr. Javahar Bhagwan Ingole.
- 4) Photocopy of Tripartite Agreement registered in the office of Sub-Registrar, Panvel on 08-6-2015 in respect of the property bearing Plot No.9 executed between CIDCO, M/s. Hi-tech Associate through its Proprietor Mr. Javahar Bhagwan Ingole and M/s. Crest Enterprises through its Partner Mr. Anil Pralhad Patil, Mr. Pralhad Gangaram Patil.

c) **DEVOLUTION OF TITLE :-**

I have perused the documents handed over to me and I found that,

- 1) **Possession Letter of 12.5% plot issued by the CIDCO in the year 2004.-**

I perused Possession Letter of the year 2004 issued by the CIDCO and mentioned that vide letter dated 7-12-2015 vide No. CIDCO/Bhumi/12.5% scheme/Ove/456 to Shripat Mahadu Patil and thereby given possession of Plot No.9, admeasuring area 959.88 sq.mtrs. in Sector 18 of Kharghar Node, Taluka Panvel, District Raigad.

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- 2) Agreement to Lease for Plot allotted under 12.5% Scheme executed between Shri. Shripat Mahadu Patil and the CIDCO on 08-12-2005.-

I perused Agreement to Lease dated 08-12-2015 executed between CIDCO and Shripat Mahadu Patil, R/o- Murbi in respect of Plot No.9, admeasuring area 959.88 sq.mtrs. in Sector 18 of Kharghar Node, Taluka Panvel, District Raigad.

- 3) Letter of distribution of 12.5% plot sent by the CIDCO dated 6-12-2015.-

I perused letter dated 6-12-2015 vide No.CIDCO/Bhumi-18/Satyo/456/2005/Murbi sent by the CIDCO to Shripat Mahadu Patil, R/o- village Murbi, Popst- Kharghar, Taluka Panvel, District Raigad.

Town Planning Department of the Maharashtra State vide Government Resolution No. LQN/1985/1710/CR-217/85, Navi-10, dated 06 March, 1990 and Government Resolution No. C.I.D./1094/2094/Pra.Kra.287/Na.Vi.10, dated 28-10-1994 the land owned by Shripat Mahadu Patil was acquired for the New Bombay Project and therefore Plot No.09, admeasuring admeasuring area 959.88 sq.mtrs. in Sector No.18 of Kharghar Node granted.

- 4) Tripartite Agreement dated 10-1-2006.-

The Corporation has made agreement to lease in respect of Plot No.9, admeasuring area 959.88 sq.mtrs. and thereby granted lease to Shri. Shripat Mahadu Patil and Smt. Devakibai Shripat Patil.

The Original Licensees paid lease premium of Rs.14,400/- to the Corporation and the Corporation delivered the possession of the Plot No.9 to the Original Licensee by the Letter No. CIDCO/ EMS/ 12.5%/ Scheme/ Kharghar/ 456/2006. The Corporation permitted to transfer said Plot No.9, admeasuring area 959.88 sq.mtrs. in the name of M/s. Shubham Enterprises through its Partners Mr. Hareshkumar M. Patel and others 10,

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resident of Dombivali(E) and they had executed Tripartite Agreement on 10-1-2006 which was registered at Sr.No.Panvel-3-00204 on 10-1-2006 in the office of Sub Registrar, Panvel-3.

- 5) Letter dated 12-1-2006 of CIDCO addressed to M/s. Shubham Enterprises through its Partner Shri. Arvind H. Patel and others, R/o- Dombivali(E).-

The Corporation recorded the name of M/s. Shubham Enterprises through its Partner Shri. Arvind H. Patel in the record of the CIDCO by virtue of registered Tripartite Agreement dated 10-1-2006 and informed them vide letter dated 12-1-2006, vide No. CIDCO/Vasahat/N.A./Satyo/ Kharghar/ 456/2006.

- 6) Tripartite Agreement dated 18-9-2006.-

Previously the Corporation has made agreement to lease in respect of Plot No.9, admeasuring area 959.88 sq.mtrs. and thereby granted lease to Shri. Shripat Mahadu Patil and Smt. Devakibai Shripat Patil.

The Original Licensees paid lease premium of Rs.14,400/- to the Corporation and the Corporation delivered the possession of the Plot No.9 to the Original Licensee by the Letter No. CIDCO/ EMS/ 12.5%/ Scheme/ Kharghar/ 456/2006. The Corporation permitted to transfer said Plot No.9 in the name of M/s. Shubham Enterprises through its Partners Mr. Hareshkumar M. Patel and others 10, resident of Dombivali(E) and they had executed Tripartite Agreement on 10-1-2006 which was registered at Sr.No.Panvel-3-00204 on 10-1-2006 in the office of Sub Registrar, Panvel-3.

Then the Corporation permitted to transfer said Plot No.9 in the name of M/s. Hi-tech Enterprises through its Partners Mr. Javahar Bhagwan Ingole, resident of Ulhasnagar and they had executed Tripartite Agreement on 18-9-2006 which was registered at Sr.No.Panvel-3-6643 on 18-9-2006 in the office of Sub Registrar, Panvel-3.

- 7) **Letter dated 26-9-2006 of CIDCO addressed to M/s. Hi-tech Enterprises through its Proprietor Shri. Jawahar Bhagwan Ingole, R/o- Ulhasnagar.-**

The Corporation recorded the name of M/s. Hi-tech Enterprises through its Proprietor Shri. Jawahar Bhagwan Ingole in the record of the CIDCO by virtue of registered Tripartite Agreement dated 18-9-2006 and informed them vide letter dated 26-9-2006, vide No. CIDCO/Vasahat/N.A./Satyo/ Kharghar/ 456/2006.

- 8) **Tripartite Agreement dated 08-6-2015.-**

Said Tripartite Agreement is executed between CIDCO, M/s. Hi-tech Associate through its Proprietor Mr. Jawahar Bhagwan Ingole and M/s. Crest Enterprises through its Partner Mr. Anil Pralhad Patil, Mr. Pralhad Gangaram Patil on 08th June 2015 in respect of Plot No.9, admeasuring area 959.88 sq.mtrs.. Herein the CIDCO is the Corporation, M/s. Hi-tech is Subsequent Licensee and the M/s. Crest Enterprises is Subsequent New Licensee.

The Corporation has made agreement to lease in respect of Plot No.9 and thereby granted lease to Shri. Shripat Mahadu Patil and Smt. Devakibai Shripat Patil.

The Original Licensees paid lease premium of Rs.14,400/- to the Corporation and the Corporation delivered the possession of the Plot No.9 to the Original Licensee by the Letter No. CIDCO/ EMS/ 12.5%/ Scheme/ Kharghar/ 456/2006. The Corporation permitted to transfer said Plot No.9 in the name of M/s. Shubham Enterprises through its Partners Mr. Hareshkumar M. Patel and others 10, resident of Dombivali(E) and they had executed Tripartite Agreement on 10-1-2006 which was registered at Sr.No.Panvel-3-00204 on 10-1-2006 in the office of Sub Registrar, Panvel-3.

Then the Corporation permitted to transfer said Plot No.9 in the name of M/s. Hi-tech Enterprises through its Partners Mr. Jawahar Bhagwan Ingole, resident of Ulhasnagar and they had executed Tripartite Agreement on 18-9-2006 which was

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registered at Sr.No.Panvel-3-6643 on 18-9-2006 in the office of Sub Registrar, Panvel-3.

Then the Corporation permitted to transfer said Plot No.9 in the name of M/s. Crest Enterprises through its Partner Mr. Anil Pralhad Patil, Mr. Pralhad Gangaram Patil, resident of Kamothe and they had executed Tripartite Agreement on 08-6-2015 which was registered at Sr.No.Panvel-4-7106 on 08-6-2015 in the office of Sub Registrar, Panvel-4.

- 9) **Letter dated 11-6-2015 of CIDCO addressed to M/s. Crest Enterprises through its Partner Shri. Anil Pralhad Patil and others, R/o- Komothe,-**

The Corporation recorded the name of M/s. Crest Enterprises through its Partners Shri. Anil Pralhad Patil and others in the record of the CIDCO by virtue of registered Tripartite Agreement dated 08-6-2015 and informed them vide letter dated 11-6-2015, vide No. CIDCO/Vasahat/N.A./Satyo/ Kharghar/ 456/2015.

- d) **OTHER VERIFICATION**

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- e) **POSSESSION & OWNERSHIP.**

On the basis of above documents which are referred by me the possession of Plot No.9, admeasuring area 959.88 sq.mtrs. in Sector 18 of Kharghar Node is with M/s. Crest Enterprises and they are owner, possessor of the said property.

- f) **Search in the office of Sub-Registrar.**

I have taken search on 17-2-2016 vide Receipt No.2165 in the office of Sub Registrar, Panvel from last 30 years i.e. from the year 1987 to 2016 of Plot No.9, however I have not found any encumbrance on the said property. I came across all the transactions made in respect of this property.

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g) Lis Pendens/Encumbrances.

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h) Application of Ceiling /Land Ceiling Act.

Not applicable.

i) Conclusion and Recommendations :

From overall discussion I have come to the conclusion that, title of M/s. Crest Enterprises in respect of Plot No.9, admeasuring area 959.88 sq.mtrs. in Sector No.18 of Kharghar Node, Navi Mumbai is clear and marketable.

CERTIFICATE :-

I certify that M/s. Crest Enterprises has a valid, clear and marketable title to the property bearing Plot No.9, admeasuring area 959.88 sq.mtrs. in Sector No.18 of Kharghar Node, Navi Mumbai, Taluka Panvel, District Raigad.

The said Search Report and Title Certificate is restricted only for the period mentioned in the 1987 to 2016 i.e. till the date 17-02-2016 on which search in the office of Sub Registrar, Panvel has taken. The said Receipt is annexed herewith.

Hence, this Search Report & Title Certificate.

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Date : 21-07-2017.


(JANARDAN G. PATIL)
ADVOCATE