
Mahesh G. Bhagat

ADVOCATE HIGH COURT, B.A. LLB

Address at: - Plot No. 64-B, Gurukrupa Row House, Sector-05, Khanda colony
Tal-Panvel, Dist: Raigad Email:-adv.mahesh_bhagat@yahoo.in
Mobile No.8652034703, 8080610480

Ref:-MGB/TC/250/2018

DATE:-17/07/2018



TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

SCHEDULE OF PROPERTY

Piece and parcel of land known as at- Plot no 210, Sector- R1, admeasuring on or about 100 square meters, situated at - Vadghar(Pushpak) Taluka - Panvel and District - Raigad thereabout and bonded as follow that is to say -

That is to say -

On the North by -

On the South by -

On the East by -

On the West by -

THIS IS TO CERTIFY THAT I have investigated the title of 1)MR. PRADIP ANKUSH PATIL 2)MR. SANDIP ANKUSH PATIL having Both Are Resident at - Chinchpada,Taluka-Panvel,Dist-Raigad

I Have perused the following documents in, respect of the abovementioned property:

I perused the copy of the registered Agreement to Lease dated 30 July 28 , 2017 entered into the Original Licensees 1) Mr. Pradip Ankush Patil 2)Mr. Sandip Ankush Patil and the CIDCO Ltd., As a Licensor whereby the Original Licensees agreed to accept the Lease Plot no 210,

Mahesh G. Bhagat

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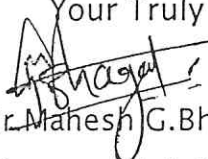
Sector- R1, admeasuring on or about 100 square meters, situated at - Vadghar(Pushpak) Taluka - Panvel and District - Raigad for period of 60 years for development of building for residential-cum- commercial purpose, and in pursuance whereof Corporation handed over possession thereof to the said Licensee to construct the building / s thereon The said Lease Agreement was duly registered on July 28, 2017 with the office of Sub Registrar - Panvel 1, vide document no. 6210/2017

Searcher Clerk Mr. Shivaji Salve also taken a search for a period of 13 years from 2006 to 2018 at the Join-Sub Registrars Panvel-1 To 5, at Panvel in respect of the abovementioned Property and have not found any transactions adverse to the title of the said property.

I have gone through the above papers and original documents of title relating to the said plot and certify that the title of 1) Mr. Pradip Ankush Patil 2)Mr. Sandip Ankush Patil in respect of the said Plot no 210, Sector- R1, admeasuring on or about 100 square meters, situated at - Vadghar(Pushpak) Taluka - Panvel and District - Raigad is clear, marketable and free from all encumbrances of any nature whatsoever

Dated this 17 day of July 2018



Your Truly

Mr. Mahesh G. Bhagat
(Advocate High Court)

Encl- 1) Search Report Of Searcher dtd_____

SHIVAJI SALVE

Search Clerk

REEMA COMPLEX, PLOT NO-55, ROOM NO.-A-303,
SEC-11 NEW PANVEL (E) MOB NO 989266567

Date : 17/ 07/2018

SEARCH REPORT

To,
Mr. Mahesh G. Bhagat
Advocate High Court of Bombay
Shop No.22, Plot No.51, Sec .9,
Khanda Colony ,Tal-Panvel ,
Navi Mumbai -410 206

Ref.:- At- Plot no 210, Sector- R1, admeasuring on or
about 100 square meters, situated at -
Vadghar(Pushpak) Taluka - Panvel and District
- Raigad

BELONGING TO : 1) Mr. Pradip Ankush Patil 2)Mr.
Sandip Ankush Patil

Under your instruction I have taken search in respect of above
referred property for 13 years i.e. 2006 to 2018 and paid necessary
charges of Rs.325 /- to the Joint Sub-Registrars Office Panvel-1

2006 to 2018 (13 years) Search at Sub-Registrars Office, Panvel-1

To 5

2006	:-	Nil
2007	:-	Nil
2008	:-	Nil
2009	:-	Nil

SHIVAJI SALVE

Search Clerk

REEMA COMPLEX,PLOT NO-55,ROOM NO.-A-303,
SEC-11 NEW PANVEL (E) MOB NO 989266567

2010	:-	Nil
2011	:-	Nil
2012	:-	Nil
2013	:-	Nil
2014	:-	Nil
2015	:-	Nil
2016	:-	Nil
2017	:-	A Agreement to Lease dated 30 July 28 , 2017 entered into the Original Licensees 1) Mr. Pradip Ankush Patil 2)Mr. Sandip Ankush Patil and the CIDCO Ltd., As a Licensor whereby the Original Licensees agreed to accept the Lease Plot no 210, Sector- R1, admeasuring on or about 100 square meters, situated at - Vadghar(Pushpak) Taluka - Panvel and District - Raigad for period of <u>60 years</u> for development of building for residential-cum- commercial purpose, and in pursuance whereof Corporation handed over possession thereof to the said Licensee to construct the building / s thereon The said Lease Agreement was duly registered on July 28, 2017 with the office of Sub Registrar -

SHIVAJI SALVE

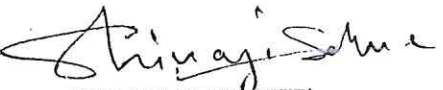
Search Clerk

REEMA COMPLEX,PLOT NO-55,ROOM NO.-A-303,
SEC-11 NEW PANVEL (E) MOB NO 989266567

		Panvel 1, vide document no. 6210/2017
2018	:-	Index are Checked

Encl: Search Receipt

Yours faithfully


(SHIVAJI SALVE)
Search Clerk



CHALLAN
MTR Form Number-6



GRN	MH004047899201819E	BARCODE					Date	17/07/2018-16:56:35	Form ID		
Department	Inspector General Of Registration			Payer Details							
Search Fee	Type of Payment			Other Items		TAX ID (If Any)					
				PAN No.(If Applicable)							
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			Full Name	ADV MAHESH BHAGAT						
Location	RAIGAD										
Year	2018-2019 One Time			Flat/Block No.	PLOT NO 210 SECTOR NO R1						
Account Head Details		Amount In Rs.		Premises/Building							
0030072201	SEARCH FEE		325.00	Road/Street		AT VADGHAR PUSHPAK NAGAR					
				Area/Locality		PANVEL					
				Town/City/District							
				PIN		4	1	0	2	0	6
				Remarks (If Any)							
				FEES							
				Amount In		Three Hundred Twenty Five Rupees Only					
				Words							
Total			325.00								
Payment Details				FOR USE IN RECEIVING BANK							
BANK OF BARODA											
Cheque-DD Details				Bank CIN	Ref. No.	02003942018071702246		92223046			
Cheque/DD No.				Bank Date	RBI Date	17/07/2018-17:00:40		Not Verified with RBI			
Name of Bank				Bank-Branch		BANK OF BARODA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.
Mobile No. : 8652034703