

NILESH PAWAR
B. A. LL. B. G. D. C. & A.
ADVOCATE HIGH COURT BOMBAY

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Ref.: NP/50/2023

Date: 2nd November 2023

To,
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to Plot No.42, admeasuring about 2340 sq. mtrs., lying being and situate at Sector-06, Pushpak (Dapoli), Navi Mumbai-410206

I have investigated the title of the captioned Plot being Plot No.42, admeasuring about 2340 sq. mtrs., lying being and situate at Sector-06, Pushpak (Dapoli), Navi Mumbai-410206 on the request of a) Mr Balaram Parshuram Waskar, b) Mr. Shubhash Parshuram Waskar (hereinafter collectively referred to as "**the said Allottees**") and c) **MR. SANGRAM VILASRAO PATIL**, Proprietor of **M/S. TEJAS ENTERPRISES** (hereinafter referred to as "**the Developer**").

1) Description of the Property:-

Plot No.42, admeasuring about 2340 sq. mtrs., lying being and situate at Sector-06, Pushpak (Dapoli), Navi Mumbai-410206 (hereinafter referred to as "**the said Plot**")

2) Documents of Allotment of Plot:-



- a) Allotment letter dated 20th October 2015, bearing reference No. CIDCO/ANVIT/PUNHSTHAPNA/2015/715/KUN-8, issued by the City and Industrial Development Corporation of Maharashtra Ltd. (**"the Corporation"**) to Mr. Parshuram Janardhan Waskar (hereinafter referred to as **"the said Owner"**) in respect of all that piece and parcel of land bearing Plot Number 427, admeasuring about 2340 Sq. Mts. situated, lying and being at Sector No.-3, Village-Pushpak Nagar (Dapoli), Tal. - Panvel, District- Raigad (hereinafter referred to as **"the said Old Plot"**).
- b) Agreement to Lease dated 4th July 2016 entered between the Corporation and the said Owner, duly registered with the Sub-Registrar of Assurances, Panvel-3, under Serial No.PVL-3/4302/2016 in respect of the said Old Plot.
- c) Gift Deed dated 11th September 2017 entered between the said Owner of the First Part and the said Allottees of the Other Part, duly registered with the Sub-Registrar of Assurances, Panvel-2, under Serial No. PVL-2/10453/2017 on 11th September 2017 in respect of the said Old Plot.
- d) Deed of Cancellation dated 20th January 2022 entered between the Corporation of the First Part and the said Allottees of the Other Part, duly registered with the Sub-Registrar of Assurances, Panvel-3, under Serial No.PVL-3/1322/2022 on 27th January 2022 in respect of the said Old Plot.
- e) Agreement to Lease dated 14th June, 2022 entered between the Corporation of the One Part and the said Allottees of the Other Part, duly registered with the Sub-Registrar of Assurances, Panvel-5 under Serial No. PVL-5-10003-2022 on 16th June, 2022 in respect of the said Plot.
- f) Tri-Partite Agreement dated 18th April 2023 (hereinafter referred to as **"the said Tripartite Agreement"**) entered between the Corporation of the First Part, the said Allottees of the Second Part and the Developer of the Third Part, duly registered with the Sub-Registrar of Assurances,



Panvel-2, under Serial No. PVL-2-6599-2023 on 18th April 2023 in respect of the said Plot.

- g) Final Order dated 8th May 2023, bearing Reference No. CIDCO/Vasahat-22.5%/Kun-8/2023/1319 issued by the Corporation in respect of the said Plot.
- h) Commencement Certificate dated 20th October 2023, bearing Reference No. CIDCO/BP-18565/TPO(NM&K)/2023/11364.
- i) Search Reports dated 1st November 2023 and 2nd November 2023 issued by Search Clerk Mr. Vijay Kalantre.

On perusal of the above documents and all other relevant documents relating to the title of the said Plot, I am of the opinion that the title of a) Mr Balaram Parshuram Waskar, b) Mr. Shubhash Parshuram Waskar and c) **MR. SANGRAM VILASRAO PATIL**, Proprietor of **M/S. TEJAS ENTERPRISES** to the said Plot is clear, marketable and without any encumbrances.

Owners of the Plot:-a) Mr Balaram Parshuram Waskar, b) Mr. Shubhash Parshuram Waskar and c) MR. SANGRAM VILASRAO PATIL, Proprietor of M/S. TEJAS ENTERPRISES

Remarks if any:- Upon perusing of Tri-Partite Agreement dated 18th April 2023, Final Order dated 8th May 2023 and Commencement Certificate dated 20th October 2023, I have noticed that a) Mr Balaram Parshuram Waskar and b) Mr. Shubhash Parshuram Waskar have transferred their 50% share in the said Plot to **MR. SANGRAM VILASRAO PATIL**, Proprietor of **M/S. TEJAS ENTERPRISES** and therefore a) Mr Balaram Parshuram Waskar and b) Mr. Shubhash Parshuram Waskar are jointly entitled to 50% share in the said Plot as well as 50% units in the building to be constructed by them on the said Plot and **MR. SANGRAM VILASRAO PATIL**, Proprietor of **M/S. TEJAS ENTERPRISES** is entitled to balance 50% share in the said Plot as well as 50% units in the building to be constructed by them on the said Plot.



The report reflecting the flow of the title of the said Plot is enclosed herewith as annexure.

Encl.: Annexure



Nilesh Pawar

Advocate

NILESH PAWAR
ADVOCATE HIGH COURT
Off. No. C-229, Big Splash
Sector - 17, Vashi,
Navi Mumbai.

FLOW OF THE TITLE OF THE SAID PLOT

1. 7/12 extract/P.R. Card as on the date of application for registration:- Not Applicable
2. Mutation Entry No.: Not Applicable
3. Search Report for 30 years from 1994 to 2023 taken from Sub-Registrar's Office at Panvel-1, 2, 3, 4 and 5
- a) By an allotment letter dated 20th October 2015, bearing reference No. CIDCO/ANVIT/PUNHSTHAPNA/2015/715/KUN-8, the City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as "**the Corporation**") allotted to Mr. Parshuram Janardhan Waskar (hereinafter referred to as "**the said Owner**") all that a piece and parcel of land bearing Plot Number 427, admeasuring about 2340 Sq. Mts. situated, lying and being at Sector No.-3, Village-Pushpak Nagar (Dapoli), Tal. - Panvel, District- Raigad (hereinafter referred to as "**the said Old Plot**").
- b) By an Agreement to Lease dated 4th July 2016 entered between the Corporation and the said Owner, duly registered with the Sub-Registrar of Assurances, Panvel-3, under Serial No.PVL-3/4302/2016, the Corporation agreed and consented to grant to the said Owner the said Old Plot for the consideration and upon terms and conditions contained therein.
- c) By a Gift Deed dated 11th September 2017 entered between the said Owner of the First Part and a) Mr Balaram Parshuram Waskar, b) Mr. Shubhash Parshuram Waskar (hereinafter collectively referred to as "**the said Allottees**") of the Other Part, duly registered with the Sub-Registrar of Assurances, Panvel-2, under Serial No. PVL-2/10453/2017 on 11th September 2017, the said Owner gifted all his right, interest and benefit in the said Old Plot to his sons being the said Allottees for the consideration of natural love and affection.
- d) Infrastructure facilities are not provided by the Corporation/available to the said Old Plot and therefore the Corporation by its Letter of Allotment dated 9th February 2022/16th February 2022, bearing reference No. CIDCO/ANVIT/PUNHSTHAPNA/2022/KUN-8/85 allotted to the said Allottees



new plot instead of the said Old Plot being all that a piece and parcel of land bearing Plot Number 42, admeasuring about 2340 Sq. Mts. situated, lying and being at Sector No.-6, Pushpak Nagar (Dapoli) Node, Tal. - Panvel, District- Raigad (hereinafter referred to as "**the said Plot**").

- e) By a Deed of Cancellation dated 20th January 2022 entered between the Corporation of the First Part and the said Allottees of the Other Part, duly registered with the Sub-Registrar of Assurances, Panvel-3, under Serial No. PVL-3/1322/2022 on 27th January 2022, the Corporation and the said Allottees cancelled the allotment of the said Old Plot.
- f) By an Agreement to Lease dated 14th June, 2022 entered between the Corporation of the One Part and the said Allottees of the Other Part, duly registered with the Sub-Registrar of Assurances, Panvel-5 under Serial No. PVL-5-10003-2022 on 16th June, 2022, the Corporation under its 22.5% G.E.S. Scheme agreed to grant a lease of the said Plot to the said Allottees for a period of sixty years for the premium, rent and upon terms and conditions contained therein.
- g) By a Tri-Partite Agreement dated 18th April 2023 (hereinafter referred to as "**the said Tripartite Agreement**") entered between the Corporation of the First Part, the said Allottees of the Second Part and **MR. SANGRAM VILASRAO PATIL**, Proprietor of **M/S. TEJAS ENTERPRISES** (hereinafter referred to as "**the Developer**") of the Third Part, duly registered with the Sub-Registrar of Assurances, Panvel-2, under Serial No. PVL-2-6599-2023 on 18th April 2023, the Corporation granted its permission to the said Allottees to sell, transfer and assign their 50% undivided share in the said Plot, admeasuring about 1170 sq. mtrs. to the Developer for the consideration and upon terms and conditions contained therein.
- h) By its Final Order dated 8th May 2023, bearing Reference No. CIDCO/Vasahat-22.5%/Kun-8/2023/1319, the Corporation has inter alia recorded the name of the Developer as a joint Licensee with the said Allottees in respect the said Plot in its records and in view of the above the said Allottees and the Developer are jointly entitled to the said Plot.



4. Any other relevant title:- No.
5. Litigations if any:- The parties have informed me that there are no litigations in respect of the said Plot.



Nilesh Pawar
Advocate

Date: 2nd November 2023

NILESH PAWAR
ADVOCATE HIGH COURT
Off. No. C-229, Big Splash
Sector - 17, Vashi,
Navi Mumbai.



CHALLAN
MTR Form Number-6



GRN	MH010464045202324E	BARCODE	[Barcode]		Date	02/11/2023-11:26:23		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name PNL1_PANVEL NO 1 SUB REGISTRAR					Full Name		ADV NILESH PAWAR			
Location RAIGAD										
Year 2023-2024 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					DAPOLI PLOT NO. 42 SECTOR NO 6 SINCE 1994 TO 2023 30 YRS					
					Amount In		Seven Hundred Fifty Rupees Only			
Total				750.00	Words					
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	69103332023110212504		2836448266	
Cheque/DD No.					Bank Date	RBI Date	02/11/2023-11:27:22		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 8108774636

खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा गोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.



SEARCH REPORT

Mr. Vijay A. Kalantre
Off - SS-II/54, Sector No. 7,
Koperkhairane,
Navi Mumbai-400709

Dated : 01/11/2023

To,
Mr. Nilesh Pawar,
Advocate High Court,
Vashi, Navi Mumbai.

Ref :- Property Search for Plot No.427, Sector No.3, situate at Village – Dapoli,
Taluka Panvel, Dist. Raigad.

Dear Sir,

As per your instruction, I have taken a search in respect of above mentioned property in the office of Sub-Registrar at Panvel-1, Panvel-2, Panvel-3, Panvel-4, and Panvel-5, from 1994 to 2023 (30 years) I have found abovementioned Registers in the abovementioned Sub-Registrar offices.

NOTE :

<u>Panvel-1, office</u>	<u>REPORT</u>
1994 to 1999	: Some Index -II Torn Condition
2000 to 2005	: Records are not properly maintained
2006 to 2022	: Available Index-II are Checked
January 2023 till date	: Index-II Not Ready

<u>Panvel-2, office</u>	<u>REPORT</u>
2002 to 2005	: Records are not properly maintained
2006 to 2015	: Available Index-II are Checked
2016	: Entry
2017 to 2022	: Available Index-II are Checked
January 2023 till date	: Index-II Not Ready

<u>Panvel-3, office</u>	<u>REPORT</u>
2005 to 2016	: Available Index-II are Checked
2017	: Entry
2018 to 2021	: Available Index-II are Checked
2022	: Entry
January 2023 till date	: Index-II Not Ready

Panvel-4, office**REPORT**

2012 to 2022 : Available Index-II are Checked
January 2023 till date : Index-II Not Ready

Panvel-5, office**REPORT**

2013 to 2022 : Available Index-II are Checked
January 2023 till date : Index-II Not Ready

I have found as Follows:-

1. Document No.4302/2016 registered on 07/07/2022 is a Agreement to Lease for Plot No. 427, Sector No.3, for admeasuring 2340 sq.mtrs. is recorded in the name of Shri Parshuram Janaradan Vaskar in the records of Sub-Registrar office Panvel-3. The Seller is CIDCO Ltd. The Value is Rs.60/- and the stamp duty paid is Rs.500/-
2. Document No.10453/2017 registered on 11/09/2017 is a Gift Deed for Plot No. 427, Sector No.3, for admeasuring 2340 sq.mtrs. is recorded in the name of in the records of Sub-Registrar office Panvel-2. The Dohor is Shri. Parshuram Janaradan Vaskar. The Value is Rs.19,21,000/- and the stamp duty paid is Rs.1,92,500/-
3. Document No.1322/2022 registered on 27/01/2022 is a Cancellation Deed for document No.PV1-3-4302/2016 dated 07/07/2016 for Plot No. 427, Sector No.3, for admeasuring 2340 sq.mtrs. is recorded in the name of CIDCO Ltd in the records of Sub-Registrar office Panvel-3. The Party of the other part is Shri. Balaram Parshuram Vaskar & Shri. Subhash Parshuram Vaskar. The Value is Rs.1.00/- and the stamp duty paid is Rs.500/-

My Report on the search carried me is subject to the following: -

1. As some of the documents in the office of the Sub Registrar offices of the Assurances are kept in a loose and are in torn condition and the same is not up-dated from time to time, the Index II for all the years mentioned in the report are not made available in the office of the Sub Registrar offices of the Assurances, hence, I cannot furnish details of transactions taken place in relation to the above property during the above years. It is also seen that the Index II is not being maintained and kept up dated.

2. Therefore, subject to the above, I conclude, that there are no other transactions recorded in respect of the above said Plot than that reported in my findings above.
3. This search report is qualified in value and submitted from the records available "On as is where is basis" without any liability on the part of the undersigned.

I enclose receipt No. dated 01/11/2023 for Rs.750/- deposited for Search in the office of the Sub-Registrar Panvel-1.

Your's Truly,



Vijay A. Kalantre
(Search Clerk)

SEARCH REPORT

Mr. Vijay A. Kalantre
Off - SS-II/54, Sector No. 7,
Koperkhairane,
Navi Mumbai-400709

Dated : 02/11/2023

To,
Mr. Nilesh Pawar,
Advocate High Court,
Vashi, Navi Mumbai.

Ref :- Property Search for Plot No.42, Sector No.6, situate at Village – Dapoli,
Taluka Panvel, Dist. Raigad.

Dear Sir,

As per your instruction, I have taken a search in respect of above mentioned property in the office of Sub-Registrar at Panvel-1, Panvel-2, Panvel-3, Panvel-4, and Panvel-5, from 1994 to 2023 (30 years) I have found abovementioned Registers in the abovementioned Sub-Registrar offices.

NOTE :

Panvel-1, office

REPORT

1994 to 1999	: Some Index –II Torn Condition
2000 to 2005	: Records are not properly maintained
2006 to 2022	: Available Index-II are Checked
January 2023 till date	: Index-II Not Ready

Panvel-2, office

REPORT

2002 to 2005	: Records are not properly maintained
2006 to 2022	: Available Index-II are Checked
January 2023 till date	: Index-II Not Ready

Panvel-3, office

REPORT

2005 to 2022	: Available Index-II are Checked
January 2023 till date	: Index-II Not Ready

Panvel-4, office**REPORT**

2012 to 2022 : Available Index-II are Checked
January 2023 till date : Index-II Not Ready

Panvel-5, office**REPORT**

2013 to 2021 : Available Index-II are Checked
2022 : Entry
January 2023 till date : Index-II Not Ready

I have found as Follows:-

1. Document No.10003/2022 registered on 14/06/2022 is a Agreement to Lease for Plot No. 42, Sector No. 6, for admeasuring 2340 sq.mtrs. is recorded in the name of Shri. Balaram Parshuram Vaskar & Shri . Subhash Parshuram Vaskar in the records of Sub-Registrar office Panvel-5. The Seller is CIDCO Ltd. The Value is Rs.60/- and the stamp duty paid is Rs.500/-
2. Document No.6599/2023 registered on 18/04/2023 is a Tripartite Agreement for Plot No. 42, Sector No. 6, for admeasuring 1170(i.e.50%) out of 2340 sq.mtrs. is recorded in the name of M/s. Tejas Enterprises through its Prop. Sangram Vilasrao Patil in the records of Sub-Registrar office Panvel-2. The Sellers are Shri. Balaram Parshuram Vaskar & Shri . Subhash Parshuram Vaskar and confirming party is CIDCO Ltd. The Value is Rs.60/- and the stamp duty paid is Rs.5,13,700/-

My Report on the search carried me is subject to the following: -

1. As some of the documents in the office of the Sub Registrar offices of the Assurances are kept in a loose and are in torn condition and the same is not up-dated from time to time, the Index II for all the years mentioned in the report are not made available in the office of the Sub Registrar offices of the Assurances, hence, I cannot furnish details of transactions taken place in relation to the above property during the above years. It is also seen that the Index II is not being maintained and kept up dated, ✓

2. Therefore, subject to the above, I conclude, that there are no other transactions recorded in respect of the above said Plot than that reported in my findings above.
3. This search report is qualified in value and submitted from the records available "On as is where is basis" without any liability on the part of the undersigned.

I enclose receipt No. MH010464045202324E dated 02/11/2023 for Rs.750/- deposited for Search in the office of the Sub-Registrar Panvel-1.

Your's Truly,



Vijay A. Kalantre
(Search Clerk)