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इतर पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 7538 दिनांक: 16/07/2024

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल1-0-2024

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अनिता जोशी

वर्णन अर्ज क्र. 1829 /2024 , मौजे उलवे, ता.पनवेल , भुखंड क्र. 272 , से.19 (सन 1995 ते 2024)

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

JOINT SR PANVEL 1

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005276058202425P दिनांक: 16/07/2024

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक, पनवेल-१

Anita D. Joshi

Advocates High Court

Office: Office No.23, Prathmesh Platinum, Plot No.01, Sec. 18, Ulwe, Navi Mumbai-410206
Mob. 9867233650, E-mail : advanitaj1809@gmail.com

Ref. No. ADJ/07/2024

Date: 17/07/2024

FORMAT-A (CIRCULAR NO. 28/2021)

To,
Maha RERA
Housefin Bhavan,
Plot No. C - 21,
Bandra Kurla Complex,
Bandra (East) Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.272 admeasuring 1049.80 Sq. Mtrs. in Sector - 19 situated at Ulwe Tal. Panvel, Dist. Raigad (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/S.PAWAN ENTERPRISES, a Partnership firm registered under the Indian Partnership Act, 1932, consisting of Partners 1) MR. VASANT HARJI PATEL 2) MR.CHETAN VASANT PATEL 3) MRS. PUSHPA VASANT PATEL 4) MR. PAYAL CHETAN PATEL having its office address - Office No.1002, Neeljaat Siddhivinayak Society Plot No.18, Sector - 20, Kharghar, Navi Mumbai - 410 210, and following documents i.e. :-

1. Description of the Property -

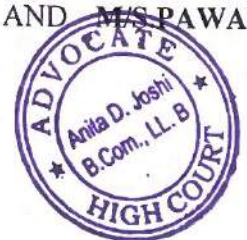
All that piece and parcel of land bearing Plot No.272 admeasuring 1049.80 Sq. Mtrs. in Sector - 19 situated at Ulwe Tal. Panvel, Dist. Raigad, under 12.5 % Scheme and thereabouts and bounded as under :

ON THE NORTH BY : PLOT NO.260 and 261
ON THE SOUTH BY : 24 Mtrs Wide Road
ON THE EAST BY : PLOT NO.271
ON THE WEST BY : PLOT NO. 273

2. The Documents of allotment of Plot.



- a) Allotment Letter in the name of 1) SHRI. JANARDAN GOPAL PATIL 2) SHRI. RAGHUNATH GOPAL PATIL 3) SHRI. HANUMAN GOPAL PATIL 4) SHRI. DATTATRY GOPAL PATIL 5) SMT. CHANGUNABAI BALRAM MHATRE 6) SHRI. VISHAL VIJAY PATIL 7) SMT. RADHABAI PANDURANG PATIL 8) SHRI. VILAS PANDURANG PATIL 9) SHRI. KAILAS PANDURANG PATIL 10) SMT. VAISHALI VIJAY BHOIR 11) SMT. DHANSHRI JAGDISH TANDEL issued by CIDCO Ltd., on dated 04/10/2016
- b) Possession Receipt in the name of 1) SHRI. JANARDAN GOPAL PATIL 2) SHRI. RAGHUNATH GOPAL PATIL 3) SHRI. HANUMAN GOPAL PATIL 4) SHRI. DATTATRY GOPAL PATIL 5) SMT. CHANGUNABAI BALRAM MHATRE 6) SHRI. VISHAL VIJAY PATIL 7) SMT. RADHABAI PANDURANG PATIL 8) SHRI. VILAS PANDURANG PATIL 9) SHRI. KAILAS PANDURANG PATIL 10) SMT. VAISHALI VIJAY BHOIR 11) SMT. DHANSHRI JAGDISH TANDEL issued by CIDCO Ltd., on dated 07/12/2016.
- c) Registered Agreement to Lease on dated 09/08/2017 executed between CIDCO Ltd., as the Corporation AND 1) SHRI. JANARDAN GOPAL PATIL 2) SHRI. RAGHUNATH GOPAL PATIL 3) SHRI. HANUMAN GOPAL PATIL 4) SHRI. DATTATRY GOPAL PATIL 5) SMT. CHANGUNABAI BALRAM MHATRE 6) SHRI. VISHAL VIJAY PATIL 7) SMT. RADHABAI PANDURANG PATIL 8) SHRI. VILAS PANDURANG PATIL 9) SHRI. KAILAS PANDURANG PATIL 10) SMT. VAISHALI VIJAY BHOIR 11) SMT. DHANSHRI JAGDISH TANDEL as the New Licensees vide registration doc. Sr. NO. PVL 2 – 10757 – 2017 on dated 18/09/2017.
- d) Partnership Deed on dated 05/01/2015 of **M/S.PAWAN ENTERPRISES** among Partners 1) **MR. VASANT HARJI PATEL** 2) **MR. CHETAN VASANT PATEL** 3) **MRS. PUSHPA VASANT PATEL** 4) **MR. PAYAL CHETAN PATEL**
- e) Registered Tripartite Agreement on dated 27/04/2018 executed between CIDCO Ltd., as the Corporation AND 1) SHRI. JANARDAN GOPAL PATIL 2) SHRI. RAGHUNATH GOPAL PATIL 3) SHRI. HANUMAN GOPAL PATIL 4) SHRI. DATTATRY GOPAL PATIL 5) SMT. CHANGUNABAI BALRAM MHATRE 6) SHRI. VISHAL VIJAY PATIL 7) SMT. RADHABAI PANDURANG PATIL 8) SHRI. VILAS PANDURANG PATIL 9) SHRI. KAILAS PANDURANG PATIL 10) SMT. VAISHALI VIJAY BHOIR 11) SMT. DHANSHRI JAGDISH TANDEL as the Original Licensees AND **M/S.PAWAN**



ENTERPRISES through its Partners 1) MR. VASANT HARJI PATEL 2) MR. CHETAN VASANT PATEL 3) MRS. PUSHPA VASANT PATEL 4) MR. PAYAL CHETAN PATEL as the New Licensees vide registration doc. Sr. NO. PVL 2 -5960 - 2018 on dated 05/05/2018

- f) Final order in the name of M/S.PAWAN ENTERPRISES through its Partners 1) MR. VASANT HARJI PATEL 2) MR. CHETAN VASANT PATEL 3) MRS. PUSHPA VASANT PATEL 4) MR. PAYAL CHETAN PATEL issued by CIDCO Ltd., on dated 16.05.2018.
- g) Deed of Retirement Cum Restitution of Partnership Deed dated 26/12/2023 of M/S.PAWAN ENTERPRISES among out of Four Partners 2 Partners namely 1) MRS. PUSHPA VASANT PATEL 2) MRS. PAYAL CHETAN PATEL have been retired from their partnership firm and 2 Partners namely 1) MR. VASANT HARJI PATEL 2) MR. CHETAN VASANT PATEL as the Continuing Partners of the Said Partnership Firm.
- h) Development Permission & Commencement Certificate in the name M/S.PAWAN ENTERPRISES issued by CIDCO Ltd., on dtd. 30/05/2014 (Residential + Commercial 1Basement Floor + 1Ground floor + 14 Floors).
3. 7/12 extract or property card, mutation entry (Not Applicable)
4. E-Search report for 30 years from 1995 to 2024 taken from Sub-Registrar office at Panvel, Dist. Raigad.

As Per Instruction, I have paid Government fees on Date 16/07/2024 of Rs. 750/- for your record and Information

Search Years	Transaction (Sub -Registrar Panvel 1 to 5)
1995	Some Torn Pages/ Available Record checked; Transaction (Nil)
1996	Some Torn Pages/ Available Record checked; Transaction (Nil)
1997	Some Torn Pages/ Available Record checked; Transaction (Nil)
1998	Some Torn Pages/ Available Record checked; Transaction (Nil)
1999	Some Torn Pages/ Available Record checked; Transaction (Nil)
2000	Available Record checked; Transaction (Nil)
2001	Available Record checked; Transaction (Nil)
2002	Available Record checked; Transaction (Nil)
2003	Available Record checked; Transaction (Nil)
2004	Available Record checked; Transaction (Nil)
2005	Available Record checked; Transaction (Nil)



2006	Available Record checked; Transaction (Nil)
2007	Available Record checked; Transaction (Nil)
2008	Available Record checked; Transaction (Nil)
2009	Available Record checked; Transaction (Nil)
2010	Available Record checked; Transaction (Nil)
2011	Available Record checked; Transaction (Nil)
2012	Available Record checked; Transaction (Nil)
2013	Available Record checked; Transaction (Nil)
2014	Available Record checked; Transaction (Nil)
2015	Available Record checked; Transaction (Nil)
2016	Available Record checked; Transaction (Nil)
2017	Available Record checked; Transaction Written Herein below
2018	Available Record checked; Transaction Written Herein below
2019	Available Record checked; Transaction (Nil)
2020	Available Record checked; Transaction (Nil)
2021	Available Record checked; Transaction (Nil)
2022	Available Record checked; Transaction (Nil)

2023	Available Record checked; Transaction (Nil)				
2024	Available Record checked; Transaction (Nil)				
Transaction Years	Description of property	Seller Name	Purchaser Name	Type of Document & Date	Reg. No & Date
2017	Plot No.272 admeasuring 1049.88 Sq. Mtrs. in Sector - 19 situated at Ulwe, Tal. Panvel, Dist. Raigad	CIDCO LTD.,	1) SHRI. JANARDAN GOPAL PATIL 2) SHRI. RAGHUNATH GOPAL PATIL 3) SHRI. HANUMAN GOPAL PATIL 4) SHRI. DATTATRY GOPAL PATIL 5) SMT. CHANGUNABAI BALRAM MHATRE 6) SHRI. VISHAL VIJAY PATIL 7) SMT. RADHABAI PANDURANG PATIL 8) SHRI. VILAS PANDURANG PATIL 9) SHRI. KAILAS PANDURANG PATIL 10) SMT. VAISHALI VIJAY BHOIR 11) SMT. DHANSHRI JAGDISH TANDEL	Agreement to Lease on dtd.09/09/2017	PANVEL 2 - 10757 - 2017 dated 18/09/2017
2018	Plot No.272 admeasuring 1049.88 Sq. Mtrs. in Sector - 19 situated at Ulwe, Tal. Panvel, Dist. Raigad	CIDCO LTD., AND 1) SHRI. JANARDAN GOPAL PATIL 2) SHRI. RAGHUNATH GOPAL PATIL 3) SHRI. HANUMAN GOPAL PATIL	M/S.PAWAN ENTERPRISES through its Partners 1) MR. VASANT HARJI PATEL 2) MR.CHETAN VASANT PATEL 3) MRS. PUSHPA VASANT PATEL 4) MR. PAYAL CHETAN PATEL	Tripartite Agreement on dtd. 27/04/2018	PANVEL 2 -5960-2024 dated 05/05/2018



		4) SHRI. DATTATRY GOPAL PATIL		
		5) SMT. CHANGUNABAI BALRAM		
		MHATRE 6) SHRI. VISHAL VIJAY PATIL 7) SMT. RADHABAI PANDURANG PATIL 8) SHRI. VILAS PANDURANG PATIL 9) SHRI. KAILAS PANDURANG PATIL 10) SMT. VAISHALI VIJAY BHOIR 11) SMT. DHANSHRI JAGDISH TANDEL		

NOTE;

Index II are not maintained properly in Sub Registrar Office, therefore this Search report is qualified in Value and Submitted from the Records available on "As is where basis is".

5. Litigation if any (not available)

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/S.PAWAN ENTERPRISES is clear, marketable and without any encumbrances.

The report reflecting the flow of the title of the M/S.PAWAN ENTERPRISES on the said land is enclosed herewith as annexure.

Encl. : Annexure.

Date : 17/07/2024



Anita D. Joshi
17/07/2024
Adv. Anita Joshi
(Advocate)

Anita D. Joshi

Advocates High Court

Office: Office No.23, Prathmesh Platinum, Plot No.01, Sec. 18, Ulwe, Navi Mumbai-410206
Mob. 9867233650, E-mail : advanitaj1809@gmail.com

Annexure-

Flow of The Title of the said Land

WHEREAS the CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (CIDCO Ltd.,) is a Government undertaking referred as CORPORATION") The Corporation is a new town development ("THE CORPORATION") The Corporation is a new town development authority declared for the area designated as the Site for the new town of Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional And Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred as "THE SAID ACT") The said Corporation is a Company established under the Companies Act 1956 (1) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021.

AND WHEREAS the State Government has acquired lands within the designated area of Pushpak (Vahal) and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said Act.

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS the Corporation allotted said Plot No.272 admeasuring 1049.80 Sq. Mtrs. in Sector - 19 situated at Ulwe, Taluka Panvel, District Raigad by allotment letter in the name of 1) SHRI. JANARDAN GOPAL PATIL 2) SHRI. RAGHUNATH GOPAL PATIL 3) SHRI. HANUMAN GOPAL PATIL 4) SHRI. DATTATRY GOPAL PATIL 5) SMT. CHANGUNABAI BALRAM MHATRE 6) SHRI. VISHAL VIJAY PATIL 7) SMT. RADHABAI PANDURANG PATIL 8) SHRI. VILAS PANDURANG PATIL 9) SHRI. KAILAS PANDURANG PATIL 10) SMT. VAISHALI VIJAY BHOIR 11) SMT. DHANSHRI JAGDISH TANDEL on dated 04/10/2016.



AND WHEREAS 1) SHRI. JANARDAN GOPAL PATIL 2) SHRI. RAGHUNATH GOPAL PATIL 3) SHRI. HANUMAN GOPAL PATIL 4) SHRI. DATTATRY GOPAL PATIL 5) SMT. CHANGUNABAI BALRAM MHATRE 6) SHRI. VISHAL VIJAY PATIL 7) SMT. RADHABAI PANDURANG PATIL 8) SHRI. VILAS PANDURANG PATIL 9) SHRI. KAILAS PANDURANG PATIL 10) SMT. VAISHALI VIJAY BHOIR 11) SMT. DHANSHRI JAGDISH TANDEL (The Original Licensees) has been granted lease of Plot No.272 admeasuring 1049.80 Sq. Mtrs. in Sector – 19 situated at Ulwe, Taluka Panvel, District Raigad (hereinafter referred to the said plot) from CIDCO Ltd., by executed Agreement to Lease dated 09/08/2017 and on the terms and conditions contained therein and the said agreement is duly registered before the Sub Registrar of Assurance Panvel 2, under Serial no.PVL 2 – 10757 – 2017 on dated 18/09/2017.

AND WHEREAS the 1) SHRI. JANARDAN GOPAL PATIL 2) SHRI. RAGHUNATH GOPAL PATIL 3) SHRI. HANUMAN GOPAL PATIL 4) SHRI. DATTATRY GOPAL PATIL 5) SMT. CHANGUNABAI BALRAM MHATRE 6) SHRI. VISHAL VIJAY PATIL 7) SMT. RADHABAI PANDURANG PATIL 8) SHRI. VILAS PANDURANG PATIL 9) SHRI. KAILAS PANDURANG PATIL 10) SMT. VAISHALI VIJAY BHOIR 11) SMT. DHANSHRI JAGDISH TANDEL has sold, transferred, assigned and relinquished their leasehold rights, title and interest in respect of said Plot to **M/S.PAWAN ENTERPRISES through its Partners 1) MR. VASANT HARJI PATEL 2) MR.CHETAN VASANT PATEL 3) MRS. PUSHPA VASANT PATEL 4) MR. PAYAL CHETAN PATEL** (herein referred as the New Licensees) by executed Tripartite Agreement dated 27/04/2018 executed between CIDCO Ltd., as the Corporation **AND 1) SHRI. JANARDAN GOPAL PATIL 2) SHRI. RAGHUNATH GOPAL PATIL 3) SHRI. HANUMAN GOPAL PATIL 4) SHRI. DATTATRY GOPAL PATIL 5) SMT. CHANGUNABAI BALRAM MHATRE 6) SHRI. VISHAL VIJAY PATIL 7) SMT. RADHABAI PANDURANG PATIL 8) SHRI. VILAS PANDURANG PATIL 9) SHRI. KAILAS PANDURANG PATIL 10) SMT. VAISHALI VIJAY BHOIR 11) SMT. DHANSHRI JAGDISH TANDEL** as the Original Licensees **AND M/S.PAWAN ENTERPRISES through its Partners 1) MR. VASANT HARJI PATEL 2) MR.CHETAN VASANT PATEL 3) MRS. PUSHPA VASANT PATEL 4) MR. PAYAL CHETAN PATEL** as the New Licensees and the said Tripartite Agreement is duly registered before the Sub Registrar of Assurance Panvel 2 under Serial no. PVL 2 – 5960 – 2018 on dated 05/05/2018.

AND WHEREAS the Corporation has transferred the said Plot to the name of **M/S.PAWAN ENTERPRISES through its Partners 1) MR. VASANT HARJI PATEL 2) MR.CHETAN**



VASANT PATEL 3) MRS. PUSHPA VASANT PATEL 4) MR. PAYAL CHETAN PATEL
vide its letter dated 16/05/2018 ref no. CIDCO/VASAHAT/SATYO/ULWE/832/2018/25665

AND WHEREAS by virtue of abovementioned Agreement to Lease and Tripartite agreement/s
M/S.PAWAN ENTERPRISES (Builders/Developers) entitled to develop and construct the
residential cum-commercial building as per approved plan and in accordance with
Commencement Certificate granted by the concerned authority of CIDCO Ltd. vide its letter
bearing no. CIDCO/BP-18901/TPO(NM & K)/2024/12566 dated 30/05/2024.



Anita D. Joshi
17/07/2024
Adv. Anita Joshi
(Advocate)