



Name of Client: M/s. Satyam Developers (Client)

Kind attention: Shri Rajesh Dharamvir Gulati

SEARCH REPORT

1. Property Description:

Leasehold rights granted by City Industrial Development Corporation (CIDCO) under 12.5% scheme in respect of Plot bearing No. 87B, admeasuring about 2349.90 sq. mtrs., Sector- 23, situated at Taloja, Taluka and Registration Sub-district Panvel, Maharashtra and bounded as under .

On or towards the North by: **As per Gutbook**

On or towards the South by:

On or towards the East by:

On or towards the West by:

(hereinafter referred to as "*said plot*").

2. Transaction:

The client has acquired undivided rights, title and interest in respect of said plot and now intends to construct a Residential plus commercial Project thereon.

3. Instructions and source of documents and information:

Shri Rajesh Dharamvir Gulati being proprietor of M/s M/s. Satyam Developers (the "*client*") has requested me to carry out a Search of said plot and to issue a Search Report and Title Certificate in respect of title and use of said plot on the basis of documents, data and last known facts placed before me as mentioned hereinafter.

4. List of Documents perused:

A copy of Agreement to Lease dated 02.11.2018.



- B. A copy of Tri – Partite Agreement dated 26.02.2019.
- C. A copy of Commencement Certificate dated 24.05.2019.
- D. Index in respect of said plot available in Sub Registrar Office bearing No. 1 to 5 at Panvel.

5. Executive Summary:

- A. By virtue of Agreement to lease dated 02.11.2018, the CIDCO has agreed to grant all the leasehold rights, title and interest in respect of said plot in the name of Shri Kalu @ Kaluram Ladku Mhatre. Said Agreement to Lease is duly registered before Sub-Registrar Assurance Panvel at Panvel under Sr. No. PAN – 2 – 14298/2019 on 02.11.2018. CIDCO has handed over peaceful and vacant possession of the said plot to Shri Kalu @ Kaluram Ladku Mhatre (the said “Original Licensees”).
- B. By virtue of Tri – Partite Agreement dated 26.02.2019, original licensees has transferred all the leasehold rights, title and interest in respect of said plot in the name of M/s Satyam Developers through its proprietor Shri Rajesh Dharamvir Gulati (the “Subsequent New Licensees”) with the consent of CIDCO. Said Tri – Partite Agreement dated 26.02.2019 is duly registered before Sub – Registrar Assurance Panvel – 2 at Panvel under Sr. No. PVL – 2 - 2540/2019 on 26.02.2019.
- C. By virtue of letter dated 24.05.2019 bearing no. CIDCO/BP – 16600/TPO (NM &K)/ 2019/4670, CIDCO has issued Commencement Certificate in respect of said plot in the name of M/s Satyam Developers through its proprietor.

6. Observations/ Remarks :

Index in record of Sub – Registrar:

have obtained search permission dated 04.06.2019 bearing no. H002309931201920E and carried out a search of title records in respect of said plot for the period of 2017 to 2019 (3 Years) in the office of Sub-



Registrar Assurance Panvel – 1, Sub-Registrar Assurance Panvel – 2, Sub-Registrar Panvel – 3, Sub-Registrar Assurance Panvel – 4 and Sub – Registrar Assurance Panvel – 5 at Panvel. In pursuance to the said permission I through my search clerk Shri Sameer Mokal have verified available index at various Registrar offices in respect of said plot. Shri Sameer Mokal (a search clerk) has informed me that he did not find any alien transaction recorded in respect said plot as per available records of the Sub-Registrar Offices.

B. Use of said property:

That use of said property as per the CIDCO record is “Residential + Mercantile/Business (Commercial)”.

Panvel

Date 04.06.2019



A handwritten signature in black ink, appearing to be "Abhishek V Bhide", written over a horizontal line.

Abhishek V Bhide

Advocate



TITLE CERTIFICATE

On the strength of information and documents provided by Shri Rajesh Gulati – a proprietor of M/s Satyam Developers, I certify that “CIDCO” is Lessor of “leasehold Plot bearing No. 87B, admeasuring about 2349.90 sq. mtrs., Sector-23, situated at Taloja, Taluka and Registration Sub - district Panvel, Maharashtra (the “said plot”). However M/s Satyam Developers through its proprietor Shri Rajesh Dharamvir Gulati has 100% leasehold rights, title and interest in respect of said plot. Said plot is marketable subject to approval of Lessor i.e. “CIDCO” and developable as per Commencement Certificate dated 24.05.2019. Title of said plot in question is marketable clear and there are no known encumbrances and known doubts of any type whatsoever.

Therefore this report is qualified in value and submitted from the records available and found “On as is where is basis” without any liability on the part of the undersigned.

Panvel

Date: 04.06.2019



Abhishek V Bhide

Advocate