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इतर पावती

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पावती क्र.: 3102 दिनांक: 27/12/2017

गावाचे नाव: उरण

दस्तऐवजाचा अनुक्रमांक: उरन-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड. आर. आर. जिंदाल

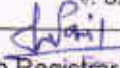
वर्णन शोध अर्ज क्र. 1005/2017, मौजे द्रोणागिरी ता. उरण जि. रायगड येथील प्लॉट नं 135 सेक्टर 53, वर्ष-2004 ते 2017 (13 वर्षे)

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00


 Sub Registrar Uran
 दुय्यम निबंधक उरण

1); देयकाचा प्रकार: eChallan रक्कम: रु. 325/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008614828201718E दिनांक: 27/12/2017

बँकेचे नाव व पत्ता:

12/27/2017

DATE: 10.01.2018

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.135, UNDER GAOTHAN EXPANSION SCHEME,
SECTOR-53, DRONAGIRI, NAVI MUMBAI,
TALUKA-URAN, DIST. RAIGAD.

I have carried out search of title of the Plot No.135, situated at Sector-53, Dronagiri, Navi Mumbai, admeasuring 749.93 Sq. Mtrs. (hereinafter referred to as the PLOT) which now stands in the name of M/S. VILLA REALTOR, through its Partners 1) MR. KETAN VINOD VYAS, 2) MRS. ILA HARESH VYAS, 3) MRS. HEMANGINI DHURUV VYAS, 4) MR. KAPIL VINOD VYAS, 5) MR. KARAN SUDHIR BHATT, 6) MR. PRABHULAL KHETSHI PATEL, 7) MR. LALJI AKHAI BERA, having address at Shop No.3, Mahavir Kutir, Plot No.19, Sector-42, Seawoods, Nerul, Navi Mumbai, at the office of Sub-Registrar of Assurances Uran for the last 13 years (from 2004 to 2017), - dt.27.12.2017 vide receipt No.3102, Search Report No.1005/2017 also in the Office of CIDCO and I have submit my observation as under:

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxvii of 1966) hereinafter referred to as the said Act.
2. By virtue of being the Development Authority the Corporation has been empowered under section 113 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 Govt. under the said Act.

IN THE YEAR 2011

3. By an Agreement to Lease dated: 27th July, 2011 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) SHRI. SUDHAKAR RAVJI PATIL, 2) SHRI. KISHOR RAVJI PATIL, 3) SHRI. BABAN RAVJI PATIL, 4) SMT. RAMIBAI RAVJI PATIL, 5) SHRI. HARESHWAR JAYHIND PATIL, 6) SMT. VISHWANATH JAYHIND PATIL, 7) SAU. GEETA SUNIL BHAGAT, 8) SMT. JAYSHREE JAYHIND PATIL, 9) SHRI. BABURAO GANPAT PATIL, 10) SHRI. SHANTARAM GANPAT PATIL, 11) SAU. BHAMABAI TUKARAM PATIL, 12) SHRI. DATTARAM KOLHA @ KAMALAKAR PATIL, 13) SMT. AYTUBAI GAJANAN PATIL, 14) SAU. MATHURABAI HARI BHOIR @ PATIL, 15)

PARTNER

JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2
Vashi, Navi Mumbai.

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705.

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SHRI. ATMARAM NARAYAN PATIL, 16) SHRI. JITENDRA ATMARAM PATIL, 17) SHRI. DHARMENDRA ATMARAM PATIL, 18) SHRI. YOGENDRA ATMARAM PATIL, 19) SAU. HEMLATA RAJENDRA PATIL, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.135, Sector-53, admeasuring 749.93 Sq. Mtrs. at village Dronagiri, Taluka-Uran, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

4. The said Agreement to Lease dated 27th July, 2011 has been Registered at the Office of Sub Registrar Assurances Uran, Vide Receipt No.28962, Document No.Uran-1029-2011, Dated: 27.07.2011.
5. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential purpose. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.
6. By Tripartite Agreement dated 30th August 2011 between the CIDCO THE FIRST PART 1) SHRI. SUDHAKAR RAVJI PATIL, 2) SHRI. KISHOR RAVJI PATIL, 3) SHRI. BABAN RAVJI PATIL, 4) SMT. RAMIBAI RAVJI PATIL, 5) SHRI. HARESHWAR JAYHIND PATIL, 6) SMT. VISHWANATH JAYHIND PATIL, 7) SAU. GEETA SUNIL BHAGAT, 8) SMT. JAYSHREE JAYHIND PATIL, 9) SHRI. BABURAO GANPAT PATIL, 10) SHRI. SHANTARAM GANPAT PATIL, 11) SAU. BHAMABAI TUKARAM PATIL, 12) SHRI. DATTARAM KOLHA @ KAMALAKAR PATIL, 13) SMT. AYTUBAI GAJANAN PATIL, 14) SAU. MATHURABAI HARI BHOIR @ PATIL, 15) SHRI. ATMARAM NARAYAN PATIL, 16) SHRI. JITENDRA ATMARAM PATIL, 17) SHRI. DHARMENDRA ATMARAM PATIL, 18) SHRI. YOGENDRA ATMARAM PATIL, 19) SAU. HEMLATA RAJENDRA PATIL, Original Allottees of the SECOND PART & the MR. ANANDA GANESHA PATEL, 'therein referred to as "the New Licensee" of THE THIRD PART.
7. The said Tripartite Agreement dated 30th August 2011 has been Registered at the Office of Sub Registrar Assurance Uran, vide Document No.1186/2011, Dated. 30.08.2011.

IN THE YEAR 2012

The CIDCO has transferred the said Plot in favour of MR. ANANDA GANESHA PATEL, vide CIDCO Letter No.CIDCO/VASAHAT/12.5% SCHEME/DRONAGIRI/1151/2012, Dated : 17.04.2012.

PARTNER
JINDAL & JINDAL
LAW FIRM

**B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.**

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IN THE YEAR 2016

9. By another Tripartite Agreement dated 29th March 2016 between the CIDCO THE FIRST PART MR. ANANDA GANESHA PATEL, New Licensee of the SECOND PART & the M/S. VILLA REALTOR, through its Partners 1) MR. KETAN VINOD VYAS, 2) MRS. ILA HARESH VYAS, 3) MRS. HEMANGINI DHURUV VYAS, 4) MR. KAPIL VINOD VYAS, 5) MR. KARAN SUDHIR BHATT, 6) MR. PRABHULAL KHETSHI PATEL, 7) MR. LALJI AKHAI BERA, 'therein referred to as "the Subsequent New Licensees" and hereinafter referred to as the "Promoters" of THE THIRD PART.
10. The said Tripartite Agreement dated 29th March 2016 has been Registered at the Office of Sub Registrar Assurance Uran, vide Document No. Uran/643/2016, Dated.20.04.2016.
11. The CIDCO has transferred the said Plot in favour of M/S. VILLA REALTOR, through its Partners 1) MR. KETAN VINOD VYAS, 2) MRS. ILA HARESH VYAS, 3) MRS. HEMANGINI DHURUV VYAS, 4) MR. KAPIL VINOD VYAS, 5) MR. KARAN SUDHIR BHATT, 6) MR. PRABHULAL KHETSHI PATEL, 7) MR. LALJI AKHAI BERA, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/1151/2016/8022, Dated : 27.04.2016.
12. The Promoters have entrusted the architect works to "ATUL PATEL ARCHITECTS" (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.

IN THE YEAR 2017

13. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate under Reference No.CIDCO/BP-15396/TPO(NM&K)/ 2016/1733, Dated:24.06.2017, granted its permission to develop the said plot and to construct a building for residential propose on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

14. The Building being constructed on the said Plot shall be known as "ORCHID VILLA".

PARTNER

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SCHEDULE

All that piece or parcel of land known as Plot No.135, Sector-53, in Village Dronagiri, Navi Mumbai, of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 749.93 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : 20.00 meter wide Channel

On or towards the South By : 11.00 mtrs. wide Road, Plot No.134

On or towards the East By : Plot No.115

On or towards the West By : Plot No.136

I am, thereof, of the opinion that the title of the said plot of land being Plot No.135, Under Gaothan Expansion Scheme, Sector-53 Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 749.93 Sq. Mtrs., which stands in the name of M/S. VILLA REALTOR, through its Partners 1) MR. KETAN VINOD VYAS, 2) MRS. ILA HARESH VYAS, 3) MRS. HEMANGINI DHRUV VYAS, 4) MR. KAPIL VINOD VYAS, 5) MR. KARAN SUDHIR BHATT, 6) MR. PRABHULAL KHETSHI PATEL, 7) MR. LALJI AKHAI BERA, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dated and also Tripartite Agreement.

BJR/1254/17/SEARCH


(R. R. JINDAL)
Advocate & Notary
(JINDAL AND JINDAL LAW FIRM)
PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.