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इतर पावती

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नोंदणी क्र.: 398
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पावती क्र.: 2557 दिनांक: 27/08/2018

साधने नाम: उरण
वस्तुसंज्ञाचा अनुक्रमांक: उरण-0-2018
वस्तुसंज्ञाचा प्रकार:
सादर करणाऱ्याचे नाव: अर. अर. विशाल
वर्गीत होवू अर्ज क्र. 757/2018, मीने डोकामिठी उरण ता. उरण जि. रायगड वेधील प्लॉट नं 2, सेक्टर 53, सन-
01/06/2005 ते 31/07/2018 (15 बर्षे)

मोठे व निरीक्षण ₹. 325.00

एवढे ₹. 325.00

Sub Registrar Uran
दुय्यम निलधक उरण

1) देवकाचा प्रकार: eChalise क्र. 325-
डीडी/घनादेश/पी कोरर क्र. M/005384487201819E दिनांक: 27/08/2018
अंकीय पात्र न पसा.

DATE: 01.09.2018

**SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE**

OF PLOT NO.2, UNDER GAOTHAN EXPANSION SCHEME,
SECTOR-53, DRONAGIRI, NAVI MUMBAI,
TALUKA-URAN, DIST. RAIGAD.

I have carried out search of title of the Plot No.2, situated at Sector-53, Dronagiri, Navi Mumbai, admeasuring 1000 Sq. Mtrs. (hereinafter referred to as the PLOT) which now stands in the name of 1) M/S. VILLA CITY BUILDERS LLP, through its Partners a) MR. PRABHULAL KHETSHI PATEL, b) MR. LALJI AKHAI BERA, c) MR. KARAN SUDHIR BHATT, d) M/S. EMPIRE BUILDERS AND DEVELOPERS LLP, though its Partner MR. KETAN VINOD VYAS, having address at Shop No.18, Shiv Chambers, Plot No.21, Sector-11, CBD Belapur, Navi Mumbai - 400 614, 2) M/S. SHREEJI CREATIONS, through its Partners a) MR. SANJAY BHUPATRAI MEHTA, b) MRS. SETU SANJAY MEHTA, c) MR. JAPPAN SANJAY MEHTA, having address at Gala No.1, Vivek Building, Tilak Road, Ghatkopar, Mumbai, at the office of Sub-Registrar of Assurances Uran for the last 13 years (from 2005 to 2018), dt. 27.08.2018 vide receipt No.2557, Search Report No.757/2018 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 2014

By an Agreement to Lease dated: 9th October 2014, 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. PUNDALIK KRISHNA THAKUR, 2) SMT. TARABAI BALKRISHNA GHARAT, 3) SHRI. DATTATREY @ DATTARAM BALKRISHNA PATIL, 4) SHRI. RAJENDRA BALKRISHNA PATIL, 5) SAU. RAJANI NITIN MHATRE, 6) SAU. URMILA RAJENDRA BHAGAT, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of

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PARTNER
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B-3/6/01-02, Sector-23,
Vashi, Navi Mumbai

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705,
Tel.: 022 2782 5356 / 59 / Mob. 9987058727

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compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.02, Sector-53, admeasuring 1000 Sq. Mtrs., Dronagiri, Navi Mumbai, 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 9th October 2014, has been registered at the Office of Sub Registrar Assurance Uran, Vide Receipt No.1888, Document No.Uran-1398-2014, Dated: 20.10.2014.
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 cum Commercial purposes. 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. The said SHRI. PUNDALIK KRISHNA THAKUR expired on dated 19.12.2014 leaving behind 1) SMT. PRABHAVATI PUNDALIK THAKUR, 2) SMT. ARUNA SANJAY THAKUR, 3) KUM. DHANRAJ SANJAY THAKUR, 4) KUM. OMKAR SANJAY THAKUR, 5) ALKA TONY JOSEPH as their legal heirs

IN THE YEAR 2015

7. The said 1) SMT. PRABHAVATI PUNDALIK THAKUR, 2) SMT. ARUNA SANJAY THAKUR, 3) KUM. DHANRAJ SANJAY THAKUR, 4) KUM. OMKAR SANJAY THAKUR, 5) ALKA TONY JOSEPH have obtained legal heirship Certificate from Competent Court vide MISC. APPLN. NO.190/2015.

IN THE YEAR 2016

8. The CIDCO has transferred the said Plot in favour of 1) SMT. PRABHAVATI PUNDALIK THAKUR, 2) SMT. ARUNA SANJAY THAKUR, 3) KUM. DHANRAJ SANJAY THAKUR, 4) KUM. OMKAR SANJAY THAKUR, 5) ALKA TONY JOSEPH in behalf of LATE PUNDALIK KRISHNA THAKUR as his legal heirs, vide CIDCO Letter No. CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/120+250/2016/8017, Dated : 27.04.2016.
9. By Tripartite Agreement dated: 9th June 2016, between the CIDCO THE FIRST PART, 1) SMT. PRABHAVATI PUNDALIK THAKUR, 2) SMT. ARUNA SANJAY THAKUR, 3) KUM. DHANRAJ SANJAY THAKUR (minor) through his natural Guardian SMT. ARUNA SANJAY THAKUR, 4) KUM. OMKAR SANJAY THAKUR, 5) SAU. ALKA TONY JOSEPH all legal heirs of PUNDALIK KRISHNA THAKUR, 6) SMT. TARABAI BALKRISHNA GHARAT, 7) SHRI. DATTATREY @ DATTARAM

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BALKRISHNA PATIL, 8) SHRI. RAJENDRA BALKRISHNA PATIL, 9) SAU. RAJANI NITIN MHATRE, 10) SAU. URMILA RAJENDRA BHAGAT, the Original Allottees of the SECOND PART & the M/S. SPACE REALTORS, through its Partners 1) MR. PRAVIN HEMRAJ DAGHA, 2) MR. LAKHAMSHI KHERJ CHHEDA, 3) MR. SHAVJI JAGA SANDHA, 4) MR. JERAM SAMJI PATEL, the "New Licensees" of THE THIRD PART.

10. The said Tripartite Agreement dated 9th June 2016, has been registered at the Office of Sub Registrar Assurance, Uran, vide Receipt No.1556, Document No.Uran-950-2016, Dated : 10.06.2016

11. The CIDCO has transferred the said Plot in favour of M/S. SPACE REALTORS, through its Partners 1) MR. PRAVIN HEMRAJ DAGHA, 2) MR. LAKHAMSHI KHERJ CHHEDA, 3) MR. SHAVJI JAGA SANDHA, 4) MR. JERAM SAMJI PATEL, vide CIDCO Letter No.CIDCO/VASAHAT/ 12.5%SCHEME/ DRONAGIRI/ 120+250/2016/9921, Dated : 27.06.2016.

IN THE YEAR 2017

12. By Tripartite Agreement dated: 15th February 2017, between the CIDCO THE FIRST PART, M/S. SPACE REALTORS, through its Partners 1) MR. PRAVIN HEMRAJ DAGHA, 2) MR. LAKHAMSHI KHERJ CHHEDA, 3) MR. SHAVJI JAGA SANDHA, 4) MR. JERAM SAMJI PATEL, the 'New Licensees' of the SECOND PART & the 1) M/S. VILLA CITY BUILDERS LLP registered pursuant to Section 58(1) of the Limited Liability Partnership Act 2008 through its Partners a) MR. PRABHULAL KHETSHI PATEL, b) MR. LALJI AKHAI BERA, c) MR. KARAN SUDHIR BHATT, d) M/S. EMPIRE BUILDERS AND DEVELOPERS LLP, though its Partner MR. KETAN VINOD VYAS, 2) M/S. SHREEJI CREATIONS a Partnership firm, duly registered under the Indian Partnership Act, 1932 through its Partners a) MR. SANJAY BHUPATRAI MEHTA, b) MRS. SETU SANJAY MEHTA, c) MR. JAPPAN SANJAY MEHTA, thereafter referred to as "The Subsequent New Licensee" and hereinafter referred to as "Promoters" of THE THIRD PART. The said New Licensees have assigned all their rights and interests in and upon the said Plot to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Tripartite Agreement.

The said Tripartite Agreement dated 15th February 2017, has been registered at the Office of Sub Registrar Assurance, Uran, vide Receipt No.393, Document No.Uran-227-2017, Dated : 17.02.2017.

The CIDCO has transferred the said Plot in favour of 1) M/S: VILLA CITY BUILDERS LLP through its Partners a) MR. PRABHULAL KHETSHI PATEL, b) MR. LALJI AKHAI BERA, c) MR. KARAN SUDHIR BHATT, d) M/S. EMPIRE BUILDERS AND DEVELOPERS LLP, though its Partner MR. KETAN VINOD VYAS, 2) M/S. SHREEJI CREATIONS through its Partners a) MR. SANJAY BHUPATRAI MEHTA, b) MRS. SETU SANJAY

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

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Vashi, Navi Mumbai



MEHTA, c) MR. JAPAN SANJAY MEHTA, vide CIDCO Letter No. CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/120+250/2017/16960, Dated : 09.03.2017.

IN THE YEAR 2018

- 15 The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No.CIDCO/BP-15572/TPO(NM&K)/2017/2705, Dt.01.06.2018, granted its permission to develop the said plot and to construct a building for the Residential cum Commercial purposes 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.
- 16.The Promoters have entrusted the architect works to "ATUL PATEL ARCHITECT" (hereinafter called "The Said Architect") & RCC works to B. S. SUKTHANKAR AND ASSOCIATION, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
17. The Building being constructed on the said Plot shall be known as "OCEANO VILLA"
18. I have made the oral enquiries from the Promoters regarding the loan and if any case is pending in the court of law then the Promoters replied in negative.

SCHEDULE

All that piece or parcel of land known as Plot No.02, Sector-53, in Village/Site Dronagiri of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Tal. Uran, District: Raigad, containing by measurement 1000 Sq. Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : Plot No.1

On or towards the South By : Plot No.3

On or towards the East By : Plot No.17 & 18

On or towards the West By : 22.00 meter wide road

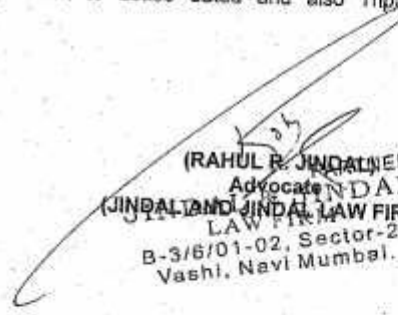
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I am, thereof, of the opinion that the title of the said plot of land being Plot No.02, Under Gaothan Expansion Scheme, Sector-53 Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 1000 Sq. Mtrs., which stands in the name of 1) M/S. VILLA CITY BUILDERS LLP through its Partners a) MR. PRABHULAL KHETSHI PATEL, b) MR. LALJI AKHAI BERA, c) MR. KARAN SUDHIR BHATT, d) M/S. EMPIRE BUILDERS AND DEVELOPERS LLP, though its Partner MR. KETAN VINOD VYAS, 2) M/S. SHREEJI CREATIONS through its Partners a) MR. SANJAY BHUPATRAI MEHTA, b) MRS. SETU SANJAY MEHTA, c) MR. JAPPAN SANJAY MEHTA, 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.


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

BJN79518/SEARCH

DATE : 06.02.2019

ADDENDA TO TITLE-CUM-SEARCH REPORT

**OF PLOT NO.2, SECTOR-53,
DRONAGIRI, NAVI MUMBAI,
TALUKA-URAN, DIST. RAIGAD.**

In continuance of the Search Report Cum Title Clearance Certificate of Plot No.02, Sector-53, Dronagiri, Navi Mumbai, Taluka-Uran, Dist. Raigad given by me on 01.09.2018, I have taken a search for the period from 2005 to 2018, vide receipt No.2557, Search Report No.757/2018.

1) **M/S. VILLA CITY BUILDERS LLP**, through its Partners a) MR. PRABHULAL KHETSHI PATEL, b) MR. LALJI AKHAI BERA, c) MR. KARAN SUDHIR BHATT, d) **M/S. EMPIRE BUILDERS AND DEVELOPERS LLP**, through its Partner MR. KETAN VINOD VYAS, 2) **M/S. SHREEJI CREATIONS**, through its Partners a) MR. SANJAY BHUPATRAI MEHTA, b) MRS. SETU SANJAY MEHTA, c) MR. JAPPAN SANJAY MEHTA are the owners of Plot No.02, Sector-53, Dronagiri, Navi Mumbai, Taluka-Uran, Dist. Raigad by executing Tripartite Agreement dated 15th Feb 2017.

There has been a change in Partners in M/S. SHREEJI CREATIONS which is as follows:-

The said 1) MR. SANJAY BHUPATRAI MEHTA, 2) MRS. SETU SANJAY MEHTA, 3) MR. JAPPAN SANJAY MEHTA, partners of M/S. SHREEJI CREATIONS have retired and new Partners 1) MR. ALPESH KANUBHAI KOTADIYA, 2) MR. CHETAN JAMANBHAI PATEL, 3) MR. MUKESH VELJIBHAI BHUVA, 4) MR. ARVIND BATUKBHAI MENDAPARA, 5) MR. CHIRAG KALYANBHAI PARVADIA, admitted as Partners of M/S. SHREEJI CREATIONS by executing Admission-cum-retirement Deed on June 2018. Now as per new Partnership the share of Partners are 1) MR. ALPESH KANUBHAI KOTADIYA- 20%, 2) MR. CHETAN JAMANBHAI PATEL- 20%, 3) MR. MUKESH VELJIBHAI BHUVA-20%, 4) MR. ARVIND BATUKBHAI MENDAPARA-20%, 5) MR. CHIRAG KALYANBHAI PARVADIA- 20%.

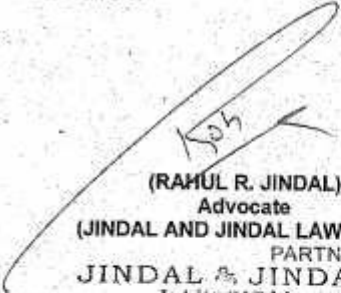
They have applied to CIDCO for change of Partnership and CIDCO has changed in their CIDCO record vide Letter No.CIDCO/VASAHAT/12.5%SCHEME/ DRONAGIRI/120+250/2019/ 869, Dt.24.01.2019.

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Vashi, Navi Mumbai. Tel.: 022 2782 5355 / 59 / Mob. 9987058727

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I am, thereof, of the opinion that the title of the said plot of land being Plot No.02, Under Gaothan Expansion Scheme, Sector-53 Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 1000 Sq. Mtrs., which now stands in the name of 1) M/S. VILLA CITY BUILDERS LLP through its Partners a) MR. PRABHULAL KHETSHI PATEL, b) MR. LALJI AKHAI BERA, c) MR. KARAN SUDHIR BHATT, d) M/S. EMPIRE BUILDERS AND DEVELOPERS LLP, through its Partner MR. KETAN VINOD VYAS, 2) M/S. SHREEJI CREATIONS, through its Partners a) MR. ALPESH KANUBHAI KOTADIYA, b) MR. CHETAN JAMANBHAI PATEL, c) MR. MUKESH VELJIBHAI BHUVA, d) MR. ARVIND BATUKBHAI MENDAPARA, e) MR. CHIRAG KALYANBHAI PARVADIA, is clear and marketable and is free from all encumbrances.


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

ILV7881/RESEARCH

DATE : 06.02.2019

ADDENDA TO TITLE-CUM-SEARCH REPORT

**OF PLOT NO.2, SECTOR-53,
DRONAGIRI, NAVI MUMBAI,
TALUKA-URAN, DIST. RAIGAD.**

In continuance of the Search Report Cum Title Clearance Certificate of Plot No.02, Sector-53, Dronagiri, Navi Mumbai, Taluka-Uran, Dist. Raigad given by me on 01.09.2018, I have taken a search for the period from 2005 to 2018, vide receipt No.2557, Search Report No.757/2018.

1) **M/S. VILLA CITY BUILDERS LLP.** through its Partners a) MR. PRABHULAL KHETSHI PATEL, b) MR. LALJI AKHAI BERA, c) MR. KARAN SUDHIR BHATT, d) **M/S. EMPIRE BUILDERS AND DEVELOPERS LLP,** through its Partner MR. KETAN VINOD VYAS, 2) **M/S. SHREEJI CREATIONS,** through its Partners a) MR. SANJAY BHUPATRAI MEHTA, b) MRS. SETU SANJAY MEHTA, c) MR. JAPPAN SANJAY MEHTA are the owners of Plot No.02, Sector-53, Dronagiri, Navi Mumbai, Taluka-Uran, Dist. Raigad by executing Tripartite Agreement dated 15th Feb 2017.

There has been a change in Partners in M/S. SHREEJI CREATIONS which is as follows:-

The said 1) MR. SANJAY BHUPATRAI MEHTA, 2) MRS. SETU SANJAY MEHTA, 3) MR. JAPPAN SANJAY MEHTA, partners of M/S. SHREEJI CREATIONS have retired and new Partners 1) MR. ALPESH KANUBHAI KOTADIYA, 2) MR. CHETAN JAMANBHAI PATEL, 3) MR. MUKESH VELJIBHAI BHUVA, 4) MR. ARVIND BATUKBHAI MENDAPARA, 5) MR. CHIRAG KALYANBHAI PARVADIA, admitted as Partners of M/S. SHREEJI CREATIONS by executing Admission-cum-retirement Deed on June 2018. Now as per new Partnership the share of Partners are 1) MR. ALPESH KANUBHAI KOTADIYA- 20%, 2) MR. CHETAN JAMANBHAI PATEL-20%, 3) MR. MUKESH VELJIBHAI BHUVA-20%, 4) MR. ARVIND BATUKBHAI MENDAPARA-20%, 5) MR. CHIRAG KALYANBHAI PARVADIA-20%.

They have applied to CIDCO for change of Partnership and CIDCO has changed in their CIDCO record vide Letter No.CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/120+250/2019/ 869, Dt.24.01.2019.

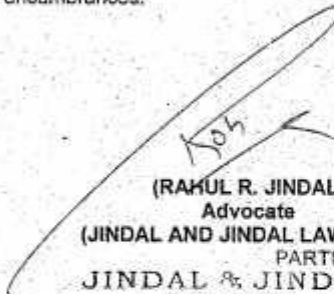
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Vashi, Navi-Mumbai.

BJR/75/18/SEARCH

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

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