

प्रूट प्रत [अवस्थान्तरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

सोहा अर्ज

प्राप्तवास्तु केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

28/09/2002

ठिकाण/Place..... सोलापूर जिल्हा दिनांक/Date..... 28/09/2002

गोपनीय/Confidential

Received from..... सोहा अर्ज

र./Rs..... 324/- (रुपये/Rupayee) दिनांक/Date..... 28/09/2002

on account of..... 100120-996/10086 सोलापूर जिल्हा

लेखापाल व लेखापाल

Cashier of Accountant

2002 मे 2098

9340

हस्ताक्षर/Signature

निर्देशन/Designation

सहायक निबंधक वर्ग-३

सोलापूर जिल्हा

DATE: 06.02.2015.

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.118, UNDER GAOTHAN EXPANSION SCHEME,
SECTOR-48, DRONAGIRI, NAVI MUMBAI,
TALUKA-URAN, DIST. RAIGAD.

I have caused the search through search clerk Mr. Rohit Gangal in the Sub-Registrar office at Panvel-1,2,3,4,5 & Uran on 16.01.2015 for the 13 years, from 2002 to 2014, vide receipt No.264/015, dt.14.01.2015 in respect of the Plot No.118, Under Gaothan Expansion Scheme, Sector-48, Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 1100.00 Sq. Mtrs. (search Report is enclosed)

In the year 2002 to 2011 no adverse entry found

Title Report of 12-14 is not found because index is not made therefore the documents have checked on day books.

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: 12th August, 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. CHANDRASHEKHAR BHASKAR MHATRE, 2) SMT. SHAILAJA ANANT PATIL, 3) SMT. MANDAKINI KESHAV PATIL, 4) SHRI. PRABHAKAR SHANKAR MHATRE, (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.118, Sector-48, admeasuring 1100.00 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.

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Vashi, Navi Mumbai

4. The said Agreement to Lease dated 12th August, 2011 has been Registered at the Office of Sub Registrar Assurances Uran, Vide Receipt No.0184124, Document No.1189/2011, Dated: 05.09.2011.
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 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.

IN THE YEAR 2012

6. By Tripartite Agreement dated 16th April, 2012 between the CIDCO THE FIRST PART 1) SHRI. CHANDRASHEKHAR BHASKAR MHATRE, 2) SMT. SHAILAJA ANANT PATIL, 3) SMT. MANDAKINI KESHAV PATIL, 4) SHRI. PRABHAKAR SHANKAR MHATRE, the Original Allottees of the SECOND PART & the M/S. DIVINE GANESHA DEVELOPERS, through its Partners 1) MR. ASHOK GIRDHARI MEWANI, 2) MR. AMIT SUSHIL AGARWAL, 3) MRS. JESICA JATIN SHAH, 'the New Licensees' of THE THIRD PART.
7. The said Tripartite Agreement dated 16th April, 2012 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.0320110, Document No.Uran-448/2012, Dated: 16.04.2012.

IN THE YEAR 2013

8. The Original Partners 2) MR. AMIT SUSHIL AGARWAL, 3) MRS. JESICA JATIN SHAH of M/S. DIVINE GANESHA DEVELOPERS have retired from the Partnership business of M/S. DIVINE GANESHA DEVELOPERS and 1) MR. KARAN SUDHIR BHATT, S/o. SUDHIR BHATT, 2) MR. DHANJI GANESHBHAI BERA, S/o. GANESHBHAI BERA have admitted as a Partner by executing Retirement-Cum-Admission Deed dated 10/10/2013. The share of Three Partners were 1) MR. ASHOK GIRDHARI MEWANI was 50%, 2) MR. AMIT SUSHIL AGARWAL was 25%, 3) MRS. JESICA JATIN SHAH was 25% now as per new Partnership the share of Partners are 1) MR. ASHOK GIRDHARI MEWANI - 50%, 1) MR. KARAN SUDHIR BHATT, S/o. SUDHIR BHATT- 25%, 2) MR. DHANJI GANESHBHAI BERA, S/o. GANESHBHAI BERA- 25%.
9. The CIDCO has transferred the said Plot in favour 1) MR. ASHOK GIRDHARI MEWANI 1) MR. KARAN SUDHIR BHATT, S/o. SUDHIR BHATT, 2) MR. DHANJI GANESHBHAI BERA, S/o. GANESHBHAI BERA, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/ DRONAGIRI /790/2013, Dated: 18.11.2013.

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IN THE YEAR 20

10. The Original Partner MR. ASHOK GIRDHARI MEWANI of M/S. DIVINE GANESHA DEVELOPERS have retired from the Partnership business of M/S DIVINE GANESHA DEVELOPERS by executing Retirement Deed dated 27.03.2014. The share of Three Partners were 1) MR. ASHOK GIRDHARI MEWANI was 50%, 1) MR. KARAN SUDHIR BHATT, S/o. SUDHIR BHATT was 25%, 2) MR. DHANJI GANESHBHAI BERA, S/o. GANESHBHAI BERA was 25% now as per new Partnership the share of Partners are 1) MR. KARAN SUDHIR BHATT, S/o. SUDHIR BHATT-50%, 2) MR. DHANJI GANESHBHAI BERA, S/o. GANESHBHAI BERA-50%
11. The Partnership Firm M/S. DIVINE GANESHA DEVELOPERS have applied to CIDCO for change of Partnership and CIDCO has change in their record vide CIDCO vide Letter No.CIDCO/VASAHAT/12.5% SCHEME/DRONAGIRI/790/2014, Dt.25.04.2014.
12. The Builders have entrusted the architect works to "ATUL PATEL" (hereinafter called "The Said Architect") & RCC works to B. S. SUKHTANKAR, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
13. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate under Reference No.CIDCO/TPO/BP-12829/2014/1293, Dated: 18.12.2014, granted its permission to develop the said plot and to construct a building for residential proposes 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 "SIGNATURE RESIDENCY"
15. I have made the oral enquiries from the Builders regarding the loan and if any case is pending in the court of law then the Builders replied in negative.

SCHEDULE

All that piece or parcel of land known as Plot No.118, Sector-48, in Village Dronagiri of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 1100.00 Sq.Mtrs. or thereabouts and bounded as follows that

is to say
On or towards the North By : 11.00 meter wide Road
On or towards the South By : Plot No.112, Open Space
On or towards the East By : Plot No.117
On or towards the West By : Plot No.119

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Vashi, Navi Mumbai

I am, thereof, of the opinion that the title of the said plot of land being Plot No.118, Under Gaothari Expansion Scheme, Sector-48, Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 1100.00 Sq. Mtrs., which stands in the name of M/S. DIVINE GANESHA DEVELOPERS, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease and also Tripartite Agreement.

(R. R. JINDAL) 06/2/15
Advocate & Notary
(JINDAL AND JINDAL LAW FIRM)
PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

BJR/334/SEARCH