

**RAMAKANT G. PAWAR**

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai- 400 706. mob- 9324861992

Dated : 04/12/2018

**SEARCH CUM TITLE CERTIFICATE**

To,

M/S.MURUDESHWAR DEVELOPERS,  
AT- SHOP NO 416, ARENJA CORNER,  
PLOT NO 71, SECTOR NO 17,  
VASHI, NAVI MUMBAI

Sir,

Sub :- Search cum Title report in respect of Plot No.- 35A,  
Sector No. 47, Village - Dronagiri, Taluka - Uran, District -  
Raigad.

I have taken the search of the aforesaid property at Sub-Registrar Office Panvel - 1 from January 2004 to June, 2017, (most of registers of this office are in torn conditions) search at Sub-Registrar Office Panvel-2 from January 2004 to June, 2017 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Panvel -3 from January 2005 to June, 2017 and search at Sub-registrar Office Panvel -4 from August, 2012 to June, 2017 and search at Sub-registrar Office Panvel -5 from January 2013 to June, 2017 and search at Sub-registrar Office Uran from March 2008 to June, 2017 ( some records of 2017 & 2018 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

- 1) Document No. Uran-188/2017 registered on 13/02/2017 (for the Area 1199.923 Sq. Mts.) is an Agreement to lease recorded in the names of 1) SHRI ANANT JANARDHAN BHAGAT 2) SHRI PRAVIN JARANRDHAN BHAGAT 3) SHRI KASHINATH NATHAJI @ NAGAJI BHAGAT 4) SHRI JAYRAM NATHAJI @ NAGAJI BHAGAT & 5) SHRI HIRAJI @ HIRAMAN NATHAJI @ NAGAJI BHAGAT in the records of Sub-Registrar Uran for the Plot bearing number 35A, situated at Sector No. 47, Village - Dronagiri, Taluka - Uran, District - Raigad.

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: 2 :

The Market Value is Rs. 0.00/-. Consideration amount is Rs. 274800.00/- & the stamp duty paid is Rs. 14000.00/- and Registration fee paid is Rs. 3000.00/-.

- 2) Document No. Uran-674/2017 registered on 28/04/2017 (for the Area 1199.923 Sq. Mts.) is Tripartite Agreement executed by 1) SHRI ANANT JANARDHAN BHAGAT 2) SHRI PRAVIN JARANRDHAN BHAGAT 3) SHRI KASHINATH NATHAJI @ NAGAJI BHAGAT 4) SHRI JAYRAM NATHAJI @ NAGAJI BHAGAT & 5) SHRI HIRAJI @ HIRAMAN NATHAJI @ NAGAJI BHAGAT in favour of M/S. VEGA'S ASSOCIATES through its proprietor MR. ZUBAIR ISMAIL KHAN in the records of Sub-Registrar Uran for the Plot of land bearing number 35A, situated in Sector No. 47, at Village - Dronagiri, Taluka - Uran, District - Raigad. The consideration amount is Rs. 274800.00/-. Market value is Rs. 25198500.00/- & the stamp duty paid is Rs. 1008000.00/- and Registration fee paid is Rs. 30000.00/-.
- 3) Document No. Uran-2051/2017 registered on 26/12/2017 (for the area 75% of total area of 1199.923 Sq. Mts.) is Tripartite Agreement executed by M/S. VEGA'S ASSOCIATES through its proprietor MR. ZUBAIR ISMAIL KHAN in favor of M/S. MURUDESHWAR DEVELOPERS through its partner SHRI HIREN KANTILAL SENGHANI in the records of Sub-Registrar Uran for the Plot of land bearing number 35A, situated in Sector No. 47, at Village - Dronagiri, Taluka - Uran, District - Raigad. The Market Value is Rs. 18900000.00/-. Consideration amount is Rs. 274300.00/- & the stamp duty paid is Rs. 945000.00/- and Registration fee paid is Rs. 30,000.00/-.

### Flow of Title

That by virtue of Agreement to Lease dated 13/02/2017 duly registered before the Joint Sub Registrar of Assurances at Uran, under Receipt No.- 325, Document No. URAN-188-2017 on 13/02/2017, entered into between

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (therein and hereinafter referred to as "THE CORPORATION") of the One Part and 1) SHRI ANANT JANARDHAN BHAGAT 2) SHRI PRAVIN JARANRDHAN BHAGAT 3) SHRI KASHINATH NATHAJI @ NAGAJI BHAGAT 4) SHRI JAYRAM NATHAJI @ NAGAJI BHAGAT & 5) SHRI HIRAJI @ HIRAMAN NATHAJI @ NAGAJI BHAGAT, therein and herein referred to as "THE LICENSEE" and hereinafter referred to as "THE ORIGINAL LICENSEE") of the Other Part, the Corporation had agreed to grant a lease of land bearing Plot number 35A admeasuring 1199.923 Sq. Mts., situated at Sector No.-47, Village-Uran, Navi Mumbai, Tal.-Uran, Dist.-Raigad, hereinafter referred to as "THE SAID PLOT OF LAND" and more particularly described in the Schedule hereunder written, in favour of the said Original Licensee at or for the consideration as mentioned in the said Agreement to Lease and on performing and complying with all terms and conditions of the said Agreement to Lease, the Corporation placed the said plot in possession of the said Original Licensee.

That by virtue of a Tripartite Agreement dated 28/04/2017 duly registered before the Joint Sub Registrar of Assurances at Uran, under Receipt No.- 993, Document No. URAN-674-2017 on 28/04/2017, the rights, title, interest and benefits in the said Plot of land is transferred and assigned in favour of M/S. VEGA'S ASSOCIATES, through it's proprietor MR. ZUBAIR ISMAIL KHAN (therein and hereinafter referred to as "THE NEW LICENSEE") as per the terms and conditions mentioned therein and CIDCO vide its letter bearing number CIDCO/Vasahat/12.5% Scheme/Dronagiri/329/2017/19598, dated 17/05/2017, substituted the New Licensees M/S. VEGA'S ASSOCIATES, instead and in place of the aforesaid Original Licensee.

By virtue of Tripartite Agreement dated 26/12/2017, the rights, title, interest and benefits of the 75 % area i.e. (899.942 Sq.Mts) of the said Plot of land has been transferred and assigned in favour of

  
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: 4 :

M/S. MURUDESHWAR DEVELOPERS, (therein and hereinafter referred to as "THE SUBSEQUENT NEW LICENSEES") as per the terms and conditions mentioned therein and CIDCO vide its letter bearing reference number CIDCO/VASAHAT/12.5 SCHEME/DRONAGIRI-329/2018/23262, dated 12/01/2018, has included the name of the subsequent new licensees i.e. M/S. MURUDESHWAR DEVELOPERS, alongwith the aforesaid new licensee for the said plot of land. The said Tripartite Agreement is duly registered before the Sub Registrar of Assurances at Uran under its Doc. No. Uran-2051-2017 on 26/12/2017;

The said New Licensee and Subsequent New Licensees together submitted the building plans through their Architect to CIDCO Limited and CIDCO approved and sanctioned the building plans and issued a Commencement Certificate bearing reference number CIDCO/BP-15936/TPO(NM&K)/2018/3301, dated 31/10/2018 permitting the said New Licensee and Subsequent New Licensees to construct a building on the aforesaid Plot.

That if the said New Licensee i.e. M/S. VEGA'S ASSOCIATES and Subsequent New Licensees i.e. M/S. MURUDESHWAR DEVELOPERS have observed all the stipulations and conditions contained in the said Agreement to Lease and the Tripartite Agreement and on the Town Planning Officer certifying that the building and works have been duly erected by them, CIDCO will grant a lease of the said land and building erected thereon for a term of 60 (Sixty) years from the date of the aforesaid Agreement to Lease at the yearly rent of ₹1/- (Rupee One Only).

That It has been represented and warranted by you to the undersigned that there are no proceedings pending against the said plot of land in any court of law or before any other authority and you have not received any notice from any body having any claim of any kind on the said plot of land.

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Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai- 400 706. mob- 9324861992

: 5 :

On the basis of the above and on the basis of the documents placed before me by you and subject to compliances of all the laws, I am of the opinion that subject to the terms and conditions of the aforesaid documents and what is stated above, the title of land described below is clear and marketable and free from all encumbrances.

This certificate has been issued on the basis of the Xerox copy of the documents placed before me at that particular point of time and without any liability on the part of the undersigned.

**The Schedule above referred to**

All that piece and parcel of land bearing Plot number 35A, admeasuring 1199.923 Sq. Mts., situate, lying and being at Sector No.-47, Village-Dronagiri, Navi Mumbai, Tal.-Uran, Dist.-Raigad and bounded as follows:

On or towards the North by : 15.0 Mtr. wide road.


On or towards the South by : Plot No.-29 & 30.

On or towards the East by : Plot No.-35.

On or towards the West by : Plot No. 35 B.

Dated this 04<sup>th</sup> day of December, 2018.

Yours Truly,

  
**RAMAKANT G. PAWAR**  
Advocate

**RAMAKANT G. PAWAR**  
B.Com, LL.B  
ADVOCATE HIGH COURT

Encl :- receipt No. 3563, dated 29/11/2018 for Rs. 375 deposited for search at sub registrar Office, Uran vide a challan No. MH008567676201819M.

464/0

इतर पावती

Original/Duplicate

Thursday, 29 November 2018 3:36 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3563 दिनांक: 29/11/2018

मावाचे नाव: उरण

इस्तऐवजाचा अनुक्रमांक: उरण-0-2018

इस्तऐवजाचा प्रकार :

कारर भरणाऱ्याचे नाव: अॅड. रमाकांत पवार

वर्षीय शोध अर्ज क्र. 993/2018, भीजे झोणागिरी उरण ता उरण जि रायगड येथील घुबंड 35ए, सेक्टर 47, वर्ग- 2004 ते 2018

शोध व निरीक्षण

रु. 375.00

एकूण:

रु. 375.00

Sub Registrar Uran  
**दुय्यम निबंधक उरण**

1); देयकाना प्रकार: eChallan रकम: रु.375/-

डीडी/घनादेशाचे ऑर्डर क्रमांक: MH008567676201819M दिनांक: 29/11/2018

इतिचे नाव व पत्ता:

11/29/2018