

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

Date : 04/10/2019

SEARCH REPORT

To,
M/S. SHREE RAJ LAND DEVELOPERS
AT- 416, ARENJA CORNER, PLOT NO. 71,
SECTOR NO. 17, Vashi,
NAVI MUMBAI-400 614.

Sir,

Sub :- Search Cum title report in respect of Plot No. 42, Sector No. 50, Village - Dronagiri, Taluka - Uran, District - Raigad.

I have taken the search of the aforesaid property at Sub-Registrar Office Panvel-1 from January, 2005 to December 2017, (most of registers of this office are in torn conditions) search at Sub-Registrar Office Panvel-2 from January, 2005 to December, 2017 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Panvel -3 from January 2005 to December, 2017 and search at Sub-registrar Office Panvel-4 from August, 2012 to December, 2017 and search at Sub-registrar Office Panvel -5 from January 2013 to December, 2017 and search at Sub-registrar Office Uran from March 2008 to June, 2018 (some records of 2017, 2018 & 2019 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-169-2011 registered on 31/01/2011 (for the Area 1049.64 Sq. Mts.) is an Agreement to Lease executed by CIDCO in favour of (1) SHRI SUBHASH WAMAN GOVARI (2) SHRI DEVIDAS WAMAN GOVARI (3) SHRI JAMNADAS WAMAN GOVARI (4) SHRI HEMDAS WAMAN GOVARI & (5) SHRI PRASAD ROHIDAS GOVARI in the records.

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of Sub-Registrar Uran for the Plot bearing number 42, situated at Sector No.-50, Village-Dronagiri, Taluka-Uran, District-Raigad. The Consideration amount is Rs. 53550/- & the Stamp Duty paid is Rs.3250/- Registration fee paid is Rs.540/-.

- 2) Document No.-Uran-842-2011 registered on 20/06/2011 (for the Area 1049.64 Sq. Mts.) is Tripartite Agreement executed by CIDCO and (1) SHRI SUBHASH WAMAN GOVARI (2) SHRI DEVIDAS WAMAN GOVARI (3) SHRI JAMNADAS WAMAN GOVARI (4) SHRI HEMDAS WAMAN GOVARI & (5) SHRI PRASAD ROHIDAS GOVARI in favour of M/S. KSHIRSAGAR NIRMITI, represented by its Partners (1) SHRI SHAMJI KHETSHI PATEL (2) SHRI KANTILAL KHETSHI PATEL (3) SHRI GANGARAM KHETSHI PATEL & (4) SHRI SANKET VIRENDRA PATEL in the records of Sub-Registrar Uran for the Plot bearing number- 42, situated at Sector No.-50, Village-Dronagiri, Taluka - Uran, District-Raigad. The Market Value is Rs. 53,550/-. Consideration amount is Rs. 1,32,25,500/- & the Stamp Duty paid is Rs. 6,61,500/-, Registration fee paid is Rs. 30,000/-.
- 3) Document No.-Uran-855-2015 registered on 01/07/2015 (for the Area 1049.64 Sq. Mts.) is Tripartite Agreement executed by CIDCO and M/S. KSHIRSAGAR NIRMITI, represented by its Partners (1) SHRI SHAMJI KHETSHI PATEL (2) SHRI KANTILAL KHETSHI PATEL (3) SHRI GANGARAM KHETSHI PATEL & (4) SHRI SANKET VIRENDRA PATEL in favour of M/S. 3M ENTERPRISES, represented by its Partners (1) SHRI MEGHJI MAVJI PATEL (2) SHRI MAHESH MEGHJI PATEL & (3) SMT. RAMABAI MEGHJI PATEL, in the records of Sub-Registrar Uran

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referred to as "THE ORIGINAL LICENSEES" of the Other Part, the Corporation had agreed to grant a lease of plot of land under the erstwhile 12.5% Gaothan Expansion Scheme of CIDCO LTD., bearing Plot No.-42, admeasuring 1049.64 Sq. Mts., situated at Sector No.-50, Village-Dronagiri, 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 Licensees 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 aforesaid Original Licensees.

That by virtue of a Tripartite Agreement dated 20/06/2011, duly registered before the Joint Sub Registrar of Assurances at Uran under its Doc. No.-Uran-842-2011 on 20/06/2011, entered into between the Corporation of the First Part; the Original Licensees i.e (1) SHRI SUBHASH WAMAN GOVARI (2) SHRI DEVIDAS WAMAN GOVARI (3) SHRI JAMNADAS WAMAN GOVARI (4) SHRI HEMDAS WAMAN GOVARI & (5) SHRI PRASAD ROHIDAS GOVARI of the Second Part and M/S. KSHIRSAGAR NIRMITI, represented by its Partners (1) SHRI SHAMJI KHETSHI PATEL (2) SHRI KANTILAL KHETSHI PATEL (3) SHRI GANGARAM KHETSHI PATEL & (4) SHRI SANKET VIRENDRA PATEL, therein referred to as "THE NEW LICENSEES" of the Third Part, the Corporation agreed to grant a lease of the said Plot to the New Licensees i.e. M/S. KSHIRSAGAR NIRMITI subject to outcome of pending Litigation in Civil Suit No - R.C.S.42/2007 and CIDCO vide its letter bearing reference number CIDCO/ Vasahat/Satayo /Dronagiri/1536/2011, transferred the said Plot of land in favour of the New Licensee M/S. KSHIRSAGAR NIRMITI instead and in place of the said Original Licensee.

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for the Plot bearing number- 42, situated at Sector No.-50, Village-Dronagiri, Taluka - Uran, District-Raigad. The Market Value is Rs. 1,99,96,000/-. Consideration amount is Rs. 53,550/- & the Stamp Duty paid is Rs. 7,99,900/-, Registration fee paid is Rs. 30,000/-.

- 4) Document No.-Uran-164-2019 registered on 22/01/2019 (for the Area 1049.64 Sq. Mts.) is Tripartite Agreement executed by CIDCO and M/S. 3M ENTERPRISES, represented by its Partners (1) SHRI MEGHJI MAVJI PATEL (2) SHRI MAHESH MEGHJI PATEL & (3) SMT. RAMABAI MEGHJI PATEL in favour of M/S. SHREE RAJ LAND DEVELOPERS, represented by its Partners (1) SHRI KANTILAL NARAYAN SENGHANI (2) SMT. NIRMALA KANTILAL SENGHANI (3) SHRI HIREN KANTILAL SENGHANI & (4) MISS. SHRUTI KANTILAL SENGHANI, in the records of Sub-Registrar Uran for the Plot bearing number- 42, situated at Sector No.-50, Village-Dronagiri, Taluka - Uran, District-Raigad. The Market Value is Rs. 2,26,80,000/-. Consideration amount is Rs. 53,550/- & the Stamp Duty paid is Rs. 11,34,000/-, Registration fee paid is Rs. 30,000/-.

Flow of Title

That by virtue of an Agreement to Lease dated 28/01/2011 duly registered before the Joint Sub Registrar of Assurances at Uran under its Doc. No.-Uran-169-2011, dated 31/01/2011, entered into between the Corporation of the One Part and (1) SHRI SUBHASH WAMAN GOVARI (2) SHRI DEVIDAS WAMAN GOVARI (3) SHRI JAMNADAS WAMAN GOVARI (4) SHRI HEMDAS WAMAN GOVARI & (5) SHRI PRASAD ROHIDAS GOVARI, therein jointly and collectively

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That the CIDCO Ltd. vide its 'Shuddhipatruk' bearing reference number CIDCO/Vasahat/12.5% Scheme/Dronagiri/1536/2011, dated 29/12/2011, deleted the terms of pending litigation and the said terms stand relaxed as per the said Shudhipatruk.

That by virtue of another Tripartite Agreement dated 30/06/2015, duly registered before the Joint Sub Registrar of Assurances at Uran under its Receipt No.-1170, Doc. No.-Uran-855-2015 on 01/07/2015, entered into between the Corporation of the First Part; M/S. KSHIRSAGAR NIRMITI of the Second Part and M/S. 3M ENTERPRISES, represented by its Partners (1) SHRI MEGHJI MAVJI PATEL (2) SHRI MAHESH MEGHJI PATEL & (3) SMT. RAMABAI MEGHJI PATEL, therein referred to as "THE SUBSEQUENT NEW LICENSEES" of the Third Part, the Corporation agreed to grant a lease of the said Plot of land to the Subsequent New Licensees on the terms and conditions specified therein and upon compliance of the terms and conditions of the said Agreement by the Subsequent New Licensees, the said Plot of land was leased and assigned in favour of the Subsequent New Licensees i.e. M/S. 3M ENTERPRISES, instead and in place of the said New Licensees M/S. KSHIRSAGAR NIRMITI.

That by virtue of another Tripartite Agreement dated 21/01/2019, duly registered before the Joint Sub Registrar of Assurances at Uran under its Receipt No.-218, Doc. No.-Uran-164-2019 on 22/01/2019, entered into between the Corporation of the First Part; M/S. 3M ENTERPRISES of the Second Part and M/S. SHREE RAJ LAND DEVELOPERS, represented by its Partners (1) SHRI KANTILAL NARAYAN SENGHANI (2) SMT. NIRMALA KANTILAL SENGHANI

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(3) SHRI HIREN KANTILAL SENGHANI & (4) MISS. SHRUTI KANTILAL SENGHANI, herein referred to as the Promoters, therein referred to as "THE SUBSEQUENT NEW LICENSEES" of the Third Part, the Corporation agreed to grant a lease of the said Plot of land to M/S. SHREE RAJ LAND DEVELOPERS, on the terms and conditions specified therein and upon compliance of the terms and conditions of the said Agreement by them, the said Plot of land was leased and assigned in favour of M/S. SHREE RAJ LAND DEVELOPERS and CIDCO vide its letter bearing reference number CIDCO/Vasahat/12.5%Scheme/Dronagiri/1536/2019/1648, dated 15/02/2019, transferred the said Plot of land in favour of aforesaid The Subsequent New Licensees i.e. M/S. SHREE RAJ LAND DEVELOPERS instead and in place of the said New Licensees M/S. 3M ENTERPRISES;

That the New Subsequent New Licensees M/S. SHREE RAJ LAND DEVELOPERS, represented by its Partners (1) SHRI KANTILAL NARAYAN SENGHANI (2) SMT. NIRMALA KANTILAL SENGHANI (3) SHRI HIREN KANTILAL SENGHANI & (4) MISS. SHRUTI KANTILAL SENGHANI, through their architect got the building plans sanctioned and obtained the development permission from the Corporation vide its Commencement Certificate bearing reference number CIDCO/BP-16999/TPO(NM & K)/2019/5511, dated 25/09/2019, permitting them to construct the building(s) on the aforesaid Plot of land.

That if the said M/S. SHREE RAJ LAND DEVELOPERS, have observed all the stipulations and conditions contained in the said Agreement to Lease and the Tripartite Agreements and on the Town Planning

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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 Re.1/- (Rupee One Only).


That It has been represented and warranted by you to the undersigned that there are no any civil, criminal or any legal 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, summons from anybody having any claim of any kind on the said plot of land.

On the basis of the above and on the basis of the documents placed before me 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 M/S. SHREE RAJ LAND DEVELOPERS in respect of the 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 or parcel of land under erstwhile 12.5% Gaothan Expansion Scheme) bearing Plot number 42, admeasuring 1049.64 Sq. Mts., situate, lying and being at Sector No.-50, Village-Dronagiri, Tal.-Uran, Dist.-Raigad, and bounded as follows; that is to say:


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On or towards the North by : 5 Mts. Service Corridor

On or towards the South by : Plot No.-41

On or towards the East by : Plot No.-43 & 44

On or towards the West by : 15 Mts. wide road

Dated this 04th day of October, 2019.

Yours Truly,


RAMAKANT G. PAWAR

Advocate

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B.Com, LI .B

ADVOCATE HIGH COURT

Encl :- receipt No. 3229, dated 30/09/2019 for Rs. 375 deposited for
search at sub registrar Office, Panvel vide a challan No.
MH006770506201920M.

464/0

इतर पावती

Original/Duplicate

Monday, 30 September 2019 1:13 PM

नोंदणी क्र. :39म

Regn..39M

पावती क्र.: 3229 दिनांक: 30/09/2019

गावाचे नाव: उरण

दम्नोवजाचा अनुक्रमांक: उरण-0-2019

दम्नोवजाचा प्रकार :

मादक करणान्याचे नाव: अँड. रमाकांत पवार

वर्णन शोध अर्ज क्र.829/2019, मीजे झोणागिरी ता उरण जि रायगड येथील भुखंड क्र.42, सेक्टर 50, वर्ष- 2005 ते 2019

(15)

शोध व निरीक्षण

₹. 375.00

एकूण:

₹. 375.00

Sub Registrar Uran

दुय्यम निबधक उरण

1); देयकता प्रकार: eChallan रकम: ₹.375/-

सीडी/धनादेश/पे ऑर्डर क्रमांक: MH006770506201920M दिनांक: 30/09/2019

बँकेचे नाव व पत्ता:

9/30/2019