



CHALLAN
MTR Form Number-6

GRN	MH008471199201516E	BARCODE			Date	27/03/2016-16:15:02	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee			TAX ID (If Any)				
	Other Items			PAN No. (If Applicable)				
Office Name	URN_URAN SUB REGISTRAR			Full Name	Rohit Gangal			
Location	RAIGAD			Flat/Block No.				
Year	2015-2016 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		325.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)	2004 to 2016 13 years Plot no 1			
					59 Sec 50 Village Dronagin			
				Amount In	Three Hundred Twenty Five Rupees Only			
Total			325.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	REF No.	69103332016032710495	86114669			
Cheque/DD No			Date	27/03/2016-16:15:41				
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Mobile No. : Not Available

DATE: 30.03.2016.

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.159, UNDER GAOTHAN EXPANSION SCHEME,
SECTOR-50, 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 20.03.2016 for the 13 years, from 2004 to 2016, vide Challan No.MH008471199201516E, dt.27.03.2016 in respect of the Plot No.159, Under Gaothan Expansion Scheme, Sector-50, Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 1249.35 Sq. Mtrs. (search Report is enclosed)

In the year 2004 to 2011 no adverse entry found

Index Book of 12-16 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 2008

3. By an Agreement to Lease dated: 22nd January, 2008 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 SMT. CHAMPABAI MAHADEV PATIL, (therein referred to as the LESSEE & hereinafter referred to as the ORIGINAL ALLOTTEE), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.159, Sector-50, admeasuring 1249.35 Sq. Mtrs. at village Dronagiri, Taluka-Uran, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottee paid the Premium in full agreed to be paid to the Corporation.


PARTNER
JINDAL & JINDAL
LAW FIRM

4. The said Agreement to Lease dated 22nd January, 2008 has been Registered at the Office of Sub Registrar Assurances Panvel-3, Vide Receipt No.973, Document No.PVL3-00950-2008, Dated: 22.01.2008.
5. The Physical possession of the said plot has been handed over to the Original Allottee for Development and Construction thereof the Building for Residential cum commercial purposes. The corporation granted permission or license to the Original Allottee to enter upon the said Plot of land for the purpose of erecting building/s.
6. By First Tripartite Agreement dated 31st January, 2008 between the CIDCO THE FIRST PART SMT. CHANGUNABAI alias CHAMPABAI MAHADEV PATIL, Original Allottee of the SECOND PART & the M/S. ROYAL DEVELOPERS, through its partners 1) MR. CHIMAN KHIMAJI NAKRANI, 2) MR. PRABHAKAR DATTATRYA KANDEKAR, 3) MR. LALJIBHAI MOHANBHAI KARKAR, 4) MRS. MAYURI GHANSHYAM PATEL, 5) MRS. MEGHA PRABHAKAR KANDEKAR, 6) MRS. GEETA CHIMAN NAKRANI, 7) MR. TUSHAR PRABHAKAR KANDEKAR, 'the New Licensees' of THE THIRD PART.
7. The said Tripartite Agreement dated 31st January, 2008 has been Registered at the Office of Sub Registrar Assurance Panvel-3, vide Receipt No.1390, Document No.PVL3-01349-2008, Dated.31.01.2008.
8. The CIDCO has transferred the said Plot in favour M/S. ROYAL DEVELOPERS, through its partners 1) MR. CHIMAN KHIMAJI NAKRANI, 2) MR. PRABHAKAR DATTATRYA KANDEKAR, 3) MR. LALJIBHAI MOHANBHAI KARKAR, 4) MRS. MAYURI GHANSHYAM PATEL, 5) MRS. MEGHA PRABHAKAR KANDEKAR, 6) MRS. GEETA CHIMAN NAKRANI, 7) MR. TUSHAR PRABHAKAR KANDEKAR vide CIDCO Letter No.CIDCO/VASAHAT/NA/12.5%SCHEME/DRONAGIRI/2153/2008, Dated : 07.02.2008.

IN THE YEAR 2015

9. By Second Tripartite Agreement dated 26th March, 2015 between the CIDCO THE FIRST PART M/S. ROYAL DEVELOPERS, through its partners 1) MR. CHIMAN KHIMAJI NAKRANI, 2) MR. PRABHAKAR DATTATRYA KANDEKAR, 3) MR. LALJIBHAI MOHANBHAI KARKAR, 4) MRS. MAYURI GHANSHYAM PATEL, 5) MRS. MEGHA PRABHAKAR KANDEKAR, 6) MRS. GEETA CHIMAN NAKRANI, 7) MR. TUSHAR PRABHAKAR KANDEKAR, the New Licensees of the SECOND PART & the M/S. VILLA CITY BUILDERS LLP, through its Partners 1) MR. PRABHULAL KHETSHI PATEL, 2) MR. LALJI AKHAI BERA, 3) MR. KARAN SUDHIR BHATT, 4) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its designated Partner MR. KETAN VINOD VYAS, 'the Subsequent New Licensees' of THE THIRD PART.

PARTNER
JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,

Vashi, Navi Mumbai

10. The said Tripartite Agreement dated 26th March, 2015 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.523, Document No.Uran-385-2015, Dated.27.03.2015.
11. The CIDCO has transferred the said Plot in favour M/S. VILLA CITY BUILDERS LLP, through its Partners 1) MR. PRABHULAL KHETSHI PATEL, 2) MR. LALJI AKHAI BERA, 3) MR. KARAN SUDHIR BHATT, 4) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its designated Partner MR. KETAN VINOD VYAS, vide CIDCO Letter No. CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/2153/2015, Dated 30.03.2015.
12. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate under Reference No.CIDCO/BP-13459/TPO(NM&K)/2015/1454, Dated:31.12.2015, granted its permission to develop the said plot and to construct a building for residential cum commercial 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.

IN THE YEAR 2016

13. By Third Tripartite Agreement dated 18th February, 2016 between the CIDCO THE FIRST PART M/S. VILLA CITY BUILDERS LLP, through its Partners 1) MR. PRABHULAL KHETSHI PATEL, 2) MR. LALJI AKHAI BERA, 3) MR. KARAN SUDHIR BHATT, 4) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its designated Partner MR. KETAN VINOD VYAS, the Subsequent New Licensees of the SECOND PART & the M/S. SKY CITY DEVELOPERS, through its partners a) MR. MANISH VITHALBHAI HIRANI, b) MR. BHARAT SAVJIBHAI KOTADIYA, c) MRS. KAJAL BHAVESH UMRETHIA, d) MRS. RASILA BHARAT KOTADIYA, e) MR. UMESHBHAI JINABHAI CHOVIYA, 'the Subsequent New Licensees No.1' of THE THIRD PART. **The said Subsequent New Licensees have assigned their 50% 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 Agreement to Lease and this Tripartite Agreement.
14. The said Tripartite Agreement dated 18th February, 2016 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.467, Document No.Uran-280-2016, Dated. 23.02.2016.
15. The CIDCO has transferred the **50% rights and interests of the said Plot in favour of M/S. SKY CITY DEVELOPERS**, through its partners 1) MR. MANISH VITHALBHAI HIRANI, 2) MR. BHARAT SAVAJIBHAI

KOTADIA, 3) MRS. KAJAL BHAVESH UMARETIYA, 4) MRS. RASILA BHARAT KOTADIA, 5) MR. UMESHBHAI JINABHAI CHOVIYA, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/ DRONAGIRI/ 2153 2016 /6424, Dated 02.03.2016

16. The Builders have entrusted the architect works to "FASCINATE" (hereinafter called "The Said Architect") & RCC works to SHRAWANI CONSULTANT (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 "MAJESTIC VILLA".
18. 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.159, Sector-50, in Village Dronagiri of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 1249.35 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : 11.00 mtrs. wide Road
On or towards the South By : Open Space
On or towards the East By : Plot No.158
On or towards the West By : 22.00 mtrs. wide Road

I am, thereof, of the opinion that the title of the said plot of land being Plot No.159, Under Gaothan Expansion Scheme, Sector-50 Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 1249.35 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 & DEVELOPERS LLP, 2) M/S. SKY CITY DEVELOPERS, through its partners a) MR. MANISH VITHALBHAI HIRANI, b) MR. BHARAT SAVAJIBHAI KOTADIA, c) MRS. KAJAL BHAVESH UMARETIYA, d) MRS. RASILA BHARAT KOTADIA, e) MR. UMESHBHAI JINABHAI CHOVIYA, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dated 22nd January, 2008 and also Tripartite Agreement dated 18th February, 2016.


(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.

BJR/205/SEARCH