

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

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

Dated : 18/08/2016

SEARCH CUM TITLE CERTIFICATE

To,

M/S. KAMDHENU DEVKRUPA REALTORS LLP.

Office No. 76, Mahavir Centre,

Plot No. 77, Sector No. 17,

Vashi, Navi Mumbai.

sir,

Sub :- Search cum Title in respect of plot bearing Number 25, 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 2002 to December 2015, search at Sub-Registrar Office Panvel-2 from March 2002 to December 2015 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Uran from March 2008 – December 2016 and search at Sub-registrar Office Panvel -3 from January 2005 to December 2015 and search at Sub-registrar Office Panvel -4 from August, 2012 to December 2015 and search at Sub-registrar Office Panvel -5 from January 2013 to December 2015 (some records of 2015 & 2016 are not yet ready in the aforesaid registrar's office). 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. PVL1-56/2008 registered on 02/01/2008 (for the Area 4038.77 Sq. Mts.) is an Agreement to Lease recorded by CIDCO LTD. in favour of GAJANAN CO-OPERATIVE HOUSING SOCIETY LTD. Through its secretary SHRI JITENDRA PRABHAKAR NAIK in the records of Sub-Registrar Panvel for the Plot of land bearing number 25, situated at Sector No. 47, at Village – Dronagiri, Taluka – Uran, District – Raigad. The Market Value is Rs. 50000.00/- Consideration amount is Rs. 50000.00/- & the stamp duty paid is Rs. 2525.00/- and Registration fee paid is Rs. 510.00/-.


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2) Document No. URAN-729/2009, registered on 17/07/2009 (for the Area 4038.77 Sq. Mts.) is a Tripartiate Agreement executed by GAJANAN CO-OPERATIVE HOUSING SOCIETY LTD. Through its secretary SHRI JITENDRA PRABHAKAR NAIK and CIDCO LTD in favour of M/S. OM GROUP BUILDERS AND DEVELOPERS through it's partner SHRI RAMJI GELA PATEL in the records of Sub-Registrar Uran for the Plot of land bearing number 25, situated at Sector No. 47, Village – Dronagiri, Taluka – Uran, District – Raigad. The Market Value is Rs. 31717000.00/-. Consideration amount is Rs. 50500.00/- & the stamp duty paid is Rs. 1585850.00/-, and Registration fee paid is Rs. 30000.00/-.

3) Document No. URAN-994/2016, registered on 17/06/2016 (for the Area 4038.77 Sq. Mts.) is a Tripartiate Agreement executed by M/S. OM GROUP BUILDERS AND DEVELOPERS through its partner 1) MR. AMBA DHANA CHAUDHARY 2) MR. GANESH VASTA CHAUDHARY 3) MR BALA VALA PATEL & 4) MR. RAMJI GELA PATEL and CIDCO LTD. in favour of M/S. KAMDHENU DEVKRUPA REALTORS LLP through its partner 1) MR SURINDER ANANTRAM SABHLOK 2) MR KARAN SURINDER SABHLOK 3) MR MUKESHKUMAR GOKALBHAI MATHUKIYA 6) MR. KESHAVJI NARAN PATEL 7) MR. MAHESH PUNJALAL PATEL and 8) MR AMBA BHACHU PATEL in the records of Sub-Registrar Uran for the Plot of land bearing number 25, Sector No. 47, Village – Dronagiri, Taluka – Uran, District – Raigad. The Market Value is Rs. 80573500.00/-. Consideration amount is Rs. 50500.00/- & the stamp duty paid is Rs. 3223100.00/-, and Registration fee paid is Rs. 30000.00/-.

Flow of Title

By virtue of Agreement to Lease dated 24/12/2007 duly registered before the Sub Registrar of Assurances at Panvel-1 under its Receipt No.-56, Document No. PVL-00056-2008 on 02/01/2008, entered into between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (therein and hereinafter referred to as "THE CORPORATION") of the One Part

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and GAJANAN CO-OPERATIVE HOUSING SOCIETY LIMITED, through its Secretary SHRI JITENDRA PRABHAKAR NAIK, therein and herein jointly referred to as "THE LICENSEES" and hereinafter referred to as "THE ORIGINAL LICENSEES") of the Other Part, the Corporation had agreed to grant a lease of Plot of land bearing number 25 admeasuring about 4038.77 Sq. Mts., situated at Sector No.-47, Village-Dronagiri, 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 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 said Original Licensees.

By virtue of Tripartite Agreement dated 08/07/2009, duly registered before the Sub Registrar of Assurances at Uran under its Registration No. URAN-729-2009, on 17/07/2009, the rights, title, interest and benefits of the said Plot of land was transferred and assigned in favour of M/S. OM GROUP BUILDERS & DEVELOPERS, represented by its Partners (1) SHRI RAMJI GELA PATEL (2) SHRI BALA WALA PATEL (3) SHRI AMBA DHANA CHAUDHARY & (4) SHRI GANESH VASTA CHAUDHARY (therein and hereinafter referred to as "THE NEW LICENSEES") as per the terms and conditions mentioned therein.

By virtue of an another Tripartite Agreement dated 16/06/2016, duly registered before the Sub Registrar of Assurances at Uran under its Receipt No.-1619, Document No.URAN-994-2016 on 17/06/2016, the rights, title, interest and benefits of the said Plot of land is transferred and assigned in favour of M/S. KAMDHENU DEVKRUPA REALTORS LLP, represented by its Designated Partners (1) SHRI SURINDER ANANTRAM SABHLOK (2) SHRI KARAN SURINDER SABHLOK (3) SHRI MUKESHKUMAR GOKALBHAI MATHUKIYA (4) SHRI GANESH BECHAR PATEL (5) SHRI PARBAT DANA PATEL


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(6) SHRI KESHAVJI NARAN PATEL (7) SHRI MAHESH PUNJALAL PATEL AND (8) SHRI AMBA BHACHU PATEL (therein 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 / 2319 + 161 + 1867 + 1933+ 1579 + 1745 + 1845 + 669 + 2Docket / 2016 / 9922, dated 27/06/2016, substituted the Subsequent New Licensees M/S. KAMDHENU DEVKRUPA REALTORS LLP, instead and in place of the New Licensees.

That the New Licensees submitted the building plans through their Architect to the Corporation and the Corporation approved and sanctioned the building plans and issued a Commencement Certificate bearing reference No.- CIDCO/BP-12864/TPO (NM&K)/ 2015/1443, dated 23/12/2015 permitting the said New Licensees, to construct a building on the aforesaid Plot.

That if the said M/S. KAMDHENU DEVKRUPA REALTORS LLP, 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 Rs. 1/- (Rupee One Only).

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 land described below is clear and marketable and free from all encumbrances. This certificate has been issued on the basis of the copy of the documents placed before me at that particular point of time and without any liability on the part of the undersigned.


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The Schedule above referred to

✓ All that piece and parcel of land bearing Plot number 25 under erstwhile 12.5% Goathan Expansion Scheme situated at Sector No.- 47, Village-Dronagiri, Tal.-Uran, Dist.-Raigad, admeasuring 4038.77 Sq. Mts. or thereabout bounded as follows; i.e. to say:

On or towards the North by	:	20 Mts. wide Road
On or towards the South by	:	H. T. Corridor 35 Mts. wide Road
On or towards the East by	:	20 Mts. wide Road
On or towards the West by	:	Plot No.-26

Dated this 27th day of August, 2016.

Yours Truly,


RAMAKANT G. PAWAR
Advocate.

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ADVOCATE HIGH COURT

ENCL. - Receipt No. 6949, dated 30/04/2016 for Rs. 375/- deposited for search at sub registrar Office, Panvel - 2.