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इतर पावती

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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 11709 दिनांक: 15/11/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल1-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड रमाकांत पवार

वर्णन अर्ज क्र 1552/19 मौजे खारघर प्लॉट नं. 7बी से 17 सन 2005 ते 2019

शोध व निरीक्षणे

रु. 375.00

एकूण:

रु. 375.00

JOINT S.R.PANVEL 1

1); देयकाचा प्रकार: eChallan रक्कम: रु.375/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008221513201920M दिनांक: 15/11/2019 सह दुय्यम निबंधक पनवल १

बँकेचे नाव व पत्ता:

**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 : 19/11/2019**

**SEARCH CUM TITLE REPORT**

To,

**M/S. SHREE CHAMUNDA REALTY,**

Office at - B-508 & 509, The Great Eastern Summit,  
Plot No. 66, Sector No. 15,

**CBD Belapur, Navi Mumbai.**

Sir,

**Sub :-** Search Cum title report in respect of Plot No. 7B, Sector No. 17, Village - Kharghar, Taluka - Panvel, 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 (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. PVL-2-7706-2019 registered on 21/06/2019 (for the area 1608.50 Sq. Mts.) is an Agreement to Lease executed by CIDCO in favour of M/S. PLATINUM LIFESPACES through its partner SHRI DHARAMASHI DEVJI PATEL in the records of Sub-Registrar Panvel-2 for the Plot bearing number 7B, situated at Sector No.- 17, Village - Kharghar, Taluka-Panvel, District-Raigad. The Market Value is Rs. 0/- The Consideration amount is Rs. 20,55,32,522/- & the Stamp Duty paid is Rs.1,02,76,700/- Registration fee paid is Rs.30,000/-.

  
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ADVOCATE HIGH COURT

: 2 :

2) Document No.-Pvl-2-11547-2019 registered on 29/08/2019 (for the Area 1608.50 Sq. Mts.) is Tripartite Agreement executed by CIDCO and M/S. PLATINUM LIFESPACES through its partner (1) SHRI VIRCHAND MURJI VISHARIA (2) SHRI GIRISH JADAVJI CHHEDA (3) SHRI DHARAMSHI DEVJI PATEL (4) SHRI NANALAL CHATRABHUJ DHOSHI in favour of M/S. SHREE CHAMUNDA REALTY through its partner (1) SHRI VIPUL RAMJI MINAT (2) SHRI HARESH DHARAMSHI MINAT (3) SHRI NAVIN HARILAL MINAT in the records of Sub-Registrar Panvel for the Plot bearing number 7B, situated at Sector No.- 17, Village - Kharghar, Taluka-Panvel, District-Raigad. The Market Value is Rs. 5,88,71,100/-. The Consideration amount is Rs. 20,55,32,522/- & the Stamp Duty paid is Rs.1,02,76,700/- Registration fee paid is Rs.30,000/-.

### **Flow of Title**

That by virtue of a Agreement to Lease dated 21/06/2019 (hereinafter called "THE SAID AGREEMENT TO LEASE") entered into between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (therein and hereinafter referred to as "THE CORPORATION") of the One Part and M/S. PLATINUM LIFESPACES through its partner SHRI DHARAMASHI DEVJI PATEL, therein referred to as "THE LICENSEE" and hereinafter referred to as 'THE ORIGINAL LICENSEES') of the Other Part, the Corporation had agreed to grant a lease of a Plot of land bearing number 7B, admeasuring 1608.50 Sq. Mts., situate at Sector No.- 17, Village - Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, 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

  
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: 3 :

✓ Agreement to Lease, the Corporation placed the said plot in possession of the said Original Licensee. The said Agreement to Lease is duly registered before the Sub Registrar of Assurances at Panvel-2 under Receipt No.-9004, Document No.-PVL2-7706-2019 on 21/06/2019;

That by virtue of a Tripartite Agreement dated 29/08/2019, duly registered before Joint Sub Registrar of Assurances at Panvel-2 under its Receipt No.-13386, Document No.-PVL-2-11547-2019 on 29/08/2019, entered into between the CIDCO Corporation as the First Part; the Original Licensees M/S. PLATINUM LIFESPACES through its partner (1) SHRI VIRCHAND MURJI VISHARIA (2) SHRI GIRISH JADAVJI CHHEDA (3) SHRI DHARAMSHI DEVJI PATEL (4) SHRI NANALAL CHATRABHUJ DHOSHI as the Second Part and M/S. SHREE CHAMUNDA REALTY therein referred to as "THE NEW LICENSEE" of the Third Part, the Corporation agreed to grant a lease of the said Plot to the New Licensees i.e. M/S. SHREE CHAMUNDA REALTY and CIDCO vide its letter bearing reference number CIDCO/ESTATE-3/2019/8000033889/7200, dated 13/09/2019, transferred the said Plot of land in favour of the New Licensee M/S. SHREE CHAMUNDA REALTY instead and in place of the said Original Licensee.

That the New Licensees M/S. SHREE CHAMUNDA REALTY submitted the building plans through their Architect to the Corporation and the Corporation approved and sanctioned the building plans and issued Commencement Certificate bearing number CIDCO/BP-17148/TPO (NM & K)/2019/6029, dated 14/11/2019 permitting the said New Licensees to construct a building on the aforesaid Plot.

  
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: 4 :

That if the said M/S. SHREE CHAMUNDA REALTY, 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.100/- (Rupee One Hundred Only).

That It has been represented and warranted by M/S. SHREE CHAMUNDA REALTY to the undersigned that there are no any proceedings pending against the said plot of land in any court of law or before any other authority and M/S. SHREE CHAMUNDA REALTY as well as ORIGINAL LICENSEES have not received any notice from any body 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 compliance 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 CHAMUNDA REALTY 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.

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

**RAMAKANT G. PAWAR**

B.Com. LL. B

Advocate,

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: 5 :

**The Schedule above referred to**

All that piece or parcel of plot of land bearing number 7B, admeasuring 1608.50 Sq. Mts., situate, lying and being at Sector No.- 17, Village - Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, and bounded as follows; that is to say:

On or towards the North by : Plot No. 7A.

On or towards the South by : 11 Mts. wide road.

On or towards the East by : Sector No. 17, KH-4 Housing.

On or towards the West by : 45 Mts. wide road.

Dated this 19<sup>th</sup> day of November, 2019.

Yours Truly,

  
**RAMAKANT G. PAWAR**  
Advocate

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

Encl :- receipt No. 11709, dated 15/11/2019 for Rs. 375 deposited for search at sub registrar Office, Panvel vide a challan No. MH008221513201920M.