

Registrar at Panvel-2, under document Sr. No.6393/2018 & Receipt No.7327 dated 14/05/2018.

4. The Original Licensee MR. ISLAM AHMAD CHAND KHAN with consent of CIDCO LTD have sold Plot No.16, admeasuring about 949.65 Sq. Mtrs. area, situated in Sector-08, at Taloja, Tal. Panvel, Dist. Raigad to M/S. S. M. HI-TECH, a Partnership Firm, through its Partners 1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMRUDDIN PATEL, 5) MR. IRFAN SHAMSUDDIN PATEL as per Tripartite Agreement dated 13/12/2018 which has been duly registered in the office of Joint Sub-Registrar at Panvel-2, under document Sr. No.15704/2018 & Receipt No.18563 dated 13/12/2018.

5. The CIDCO Ltd. has transferred Plot No.16, admeasuring about 949.65 Sq. Mtrs. area, situated in Sector-08, at Taloja, Tal. Panvel, Dist. Raigad in favour of New Licensees M/S. S. M. HI-TECH, a Partnership Firm, through its Partners 1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMRUDDIN PATEL, 5) MR. IRFAN SHAMSUDDIN PATEL and issued Final Order vide its Ref. No. CIDCO/VASAHAT/SATYO/TALOJA/1030/2018/523 dated 16/01/2019.

I have taken search in respect of the said property the last 30 years that is from 1990 to 2019, in office of the Sub-Registrar Panvel-2 in the Register Index II, under Challan No.MH006044598201920E dated





S.J. BONDRE & CO.

Add.: Office No.01, 1st Floor, Sai Sharan Complex, Sector-08,, Khanda Colony, New Panvel (West), Dist. Raigad.
Phone:022-27464546, Mob.: 9322593358, E-mail: adv.s.bondre@gmail.com

Date: 11th September, 2019

SEARCH REPORT

On the basis of documents submitted by M/S. S. M. HI-TECH, a Partnership Firm, through its Partners 1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMRUDDIN PATEL, 5) MR. IRFAN SHAMSUDDIN PATEL having address at Row House Plot No. E-23, Near Prime Mall, Sector-12, Kharghar, Navi Mumbai in respect of Plot No.16, admeasuring about 949.47 Sq. Mtrs. area, situated in Sector-08, at Taloja, Tal. Panvel, Dist. Raigad, I hereby opine as under:

WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD.) is the New Town Development Authority for Navi Mumbai.
2. The CIDCO LTD. is allotting plot of lands to villagers whose lands have been acquired under the 12.5% G.E. Scheme.
3. The CIDCO Ltd. had leased Plot No.16, admeasuring about 949.47 Sq. Mtrs. area, situated in Sector-08, at Taloja, Tal. Panvel, Dist. Raigad under 12.5% Gaothan Expansion Scheme to MR. ISLAM AHMAD CHAND KHAN as per Agreement to Lease dated 11/05/2018 which was duly registered in the office of Joint Sub-



06/09/2019, the original copy of the same is enclosed with this report. I did not found any entry regarding conveyance or any other transaction whatsoever nature in respect of the above-mentioned property.

<u>SR. NO.</u>	<u>YEAR</u>	<u>TRANSACTION</u>	<u>SR. NO.</u>	<u>YEAR</u>	<u>TRANSACTION</u>
1.	1990	NIL	2.	1991	NIL
3.	1992	NIL	4.	1993	NIL
5.	1994	NIL	6.	1995	NIL
7.	1996	NIL	8.	1997	NIL
9.	1998	NIL	10.	1999	NIL
11.	2000	NIL	12.	2001	NIL
13.	2002	NIL	14.	2003	NIL
15.	2004	NIL	16.	2005	NIL
17.	2006	NIL	18.	2007	NIL
19.	2008	NIL	20.	2009	NIL
21.	2010	NIL	22.	2011	NIL
23.	2012	NIL	24.	2013	NIL
25.	2014	NIL	26.	2015	NIL
27.	2016	NIL	28.	2017	NIL
29.	2018	<p>a. Agreement to Lease dated 11/05/2018 executed between CIDCO Ltd. therein referred to as "The Corporation" party of the First part and MR. ISLAM AHMAD CHAND KHAN therein referred to as "The Licensees" party of the Second part in respect of Plot No.16, admeasuring about 949.47 Sq. Mtrs. area, situated in Sector-08, at Taloja, Tal. Panvel, Dist. Raigad and said Agreement to lease registered in the office of Joint Sub-Registrar at Panvel-2, under document Sr. No.6393/2018 & Receipt No.7327 dated 14/05/2018.</p> <p>b. Tripartite Agreement dated 13/12/2018 executed between CIDCO Ltd. therein referred to as "The Corporation" party of the First part and MR. ISLAM AHMAD CHAND KHAN therein referred to as "The Original Licensee" party of the Second part and M/S. S. M. HI-TECH, a Partnership Firm, through its Partners 1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMRUDDIN PATEL, 5) MR. IRFAN SHAMSUDDIN PATEL therein referred to as the 'New Licensee' party of the second part in respect of Plot No.16, admeasuring about 949.65 Sq. Mtrs. area, situated in Sector-08, at Taloja, Tal. Panvel, Dist. Raigad and said Tripartite Agreement registered in the office of Joint Sub-Registrar at Panvel-2, under document Sr. No. 15704/2018 & Receipt No. 18563 dated 13/12/2018.</p>			
30.	2019	NIL			



It is stated that the above said property in pursuant to section 113(A) of the Maharashtra Regional and Town Planning Act 1966, originally owned by the Government of Maharashtra in the name of City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) who under Agreement to Lease, Tripartite Agreement assigned the above plot of land to **M/S. S. M. HI-TECH**, a Partnership Firm, through its Partners **1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMRUDDIN PATEL, 5) MR. IRFAN SHAMSUDDIN PATEL.**

Hence it is stated from the record with Sub-Registrar, the ownership of the property bearing Plot No.16, admeasuring about 949.65 Sq. Mtrs. area, situated in Sector-08, at Taloja, Tal. Panvel, Dist. Raigad is lying in name of **M/S. S. M. HI-TECH**, a Partnership Firm, through its Partners **1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAM RUDDIN PATEL, 5) MR. IRFAN SHAMSUDDIN PATEL** The said property is free from all encumbrances, lien, charges and clear and marketable title as on this date.

Place : New Panvel
Date : 11/09/2019.



SEARCH TAKEN BY
For S.J BONDRE & CO

Bondre
ADVOCATE
PROPRIETOR