

1448

द्वारा प्राप्त की

Challan/Receipt

आवधिकार के अंतर्गत 2018 से 2019 तक

दिनांक 05/03/2019

पृष्ठ संख्या

सूचना संख्या: 1448/2019

आवधिकार के अंतर्गत, 05/03/2019

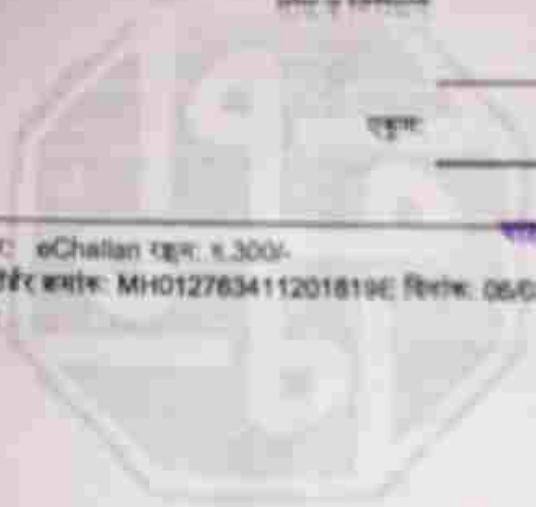
सूचना संख्या: 1448/2019

सूचना संख्या के अंतर्गत और अधिनियम के अंतर्गत

अर्थ संख्या 27 सेक्टर 2 और अधिनियम संख्या 2018 से 2019 वर्ष 2

सूचना संख्या

₹. 300.00



रकम

₹. 300.00

Joint Sub Registrar, Thane 6

सा. सु. सं. 1448/2019 - 2

1); वेबसाइट प्रकार: eChallan रकम: ₹.300/-

सीडी/एनआर/ए/सी और/ए/सी क्रमांक: MH0127634112018194; दिनांक: 05/03/2019

(अर्थ - 2)

द्वारा प्राप्त की



ADV. ABHIMANYU H. JADHAV

B. Sc. LL.B

Advocate High Court (Mumbai)

Add. Shop No. 3, Krishna Arcade CHS, Ltd., Plot No. 83 / 84, Sector- 04, New Panvel (E)
Tal. Panvel, Dist. Raigad. Email : abhimanyuj71@gmail.com

SEARCH REPORT

Date : 06/03/2019

Concern for my client **M/S. K T REALTY** Through its partner 1) **MR. RAJESHKUMAR MULCHAND CHAVALA**, 2) **MR. KRUNAL OMPRAKSH CHAWLA**, 3) **MR. VINODKUMAR MULCHAND CHAVALA**, 4) **MR. DHIRAJ VIJAYKUMAR CHAWLA**, 5) **MR. HITESH DILIPBHAI VADHVANI & 6) MR. RONAK ASHOKKUMAR CHAWLA** having its registered Office No. A-2003, Regency Crest, Plot No. 40, Sector 19, Kharghar, Tal. Panvel, Dist Raigad. I have taken search for Two year of Plot No. 27, Sector No. 09, Village - Koparkhairne, Tal. Thane, Dist. Thane, Navi Mumbai admeasuring about 2499.99 Sq. Mts. within the limits of Sub- Registrar of assurance Thane by making application to Sub Registrar Office, Thane 6 vide Receipt No. 3408/2019, dated 06/03/2019 of 2 year i.e. from 2018 to 2019 in respect of the above said Property.

I did not find any adverse entry regarding conveyance or any other transaction whatsoever nature in respect of the above-mentioned property.

<u>YEAR</u>	<u>TRANSACTION</u>
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2018	AGREEMENT TO LEASE dated 19/09/2018 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of ONE PART and M/S. K T REALTY Through its partner 1) MR. RAJESHKUMAR MULCHAND CHAVALA , 2) MR. KRUNAL OMPRAKSH CHAWLA , 3) MR. VINODKUMAR MULCHAND CHAVALA , 4) MR. DHIRAJ VIJAYKUMAR CHAWLA , 5) MR.
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HITESH DILIPBHAI VADHVANI & 6) MR. RONAK ASHOKKUMAR CHAWLA of the Other Part, therein called "THE LICENSEES". The said Agreement to Lease was registered before the Sub Registrar of Assurance at Thane - 6 vide its Registration Receipt No. 11218 under Registration Document Serial No. TNN-6-10186-2018 dated 19/09/2018.

2019 MORTGAGE DEED dated **22/02/2019** executed between the **M/S. K T REALTY** Through its partner MR. KRUNAL OMPRAKSH CHAWLA, of the One Part and M/S. INDIABULLS HOUSING FINANCE LTD as the other part. The said mortgage deed was registered before the Sub Registrar of Assurance at Thane- 6 vide its Registration Document Serial No. TNN-6-2290-2019 dated 22/02/2019 in respect of the plot no 27, sector 09, Koparkhairane, Tal and Dist Thane..

As looking at the records and after confirming and investigating the title, I am of the opinion that the said Plot presently standing in the name of M/S. K T REALTY Through its partner 1) MR. RAJESHKUMAR MULCHAND CHAVALA, 2) MR. KRUNAL OMPRAKSH CHAWLA, 3) MR. VINODKUMAR MULCHAND CHAVALA, 4) MR. DHIRAJ VIJAYKUMAR CHAWLA, 5) MR. HITESH DILIPBHAI VADHVANI & 6) MR. RONAK ASHOKKUMAR CHAWLA is clear & marketable as on the date of issuing this Search Report.

SEARCH TAKEN BY



ADV. ABHIMANYU H. JADHAV
ADVOCATE

PLACE: NEW PANVEL, NAVI MUMBAI
Date : 19/09/2019



ADV. ABHIMANYU H. JADHAV

B. Sc. LL.B

Advocate High Court (Mumbai)

Add.. Shop No. 3, Krishna Arcade CHS, Ltd., Plot No. 83 / 84, Sector-04, New Panvel (E)
Tal. Panvel, Dist. Raigad. Email : abhimanyuj71@gmail.com

TITLE CLEARANCE CERTIFICATE

Date : 16/03/2019

Sub: Title Clearance Certificate with respect to Plot No. 27, Sector No. 09, Village - Koparkhairne, Tal. Thane, Dist. Thane, Navi Mumbai.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken search as per request made by **M/S. K T REALTY** Through its partner 1) **MR. RAJESHKUMAR MULCHAND CHAVALA**, 2) **MR. KRUNAL OMPRAKSH CHAWLA**, 3) **MR. VINODKUMAR MULCHAND CHAVALA**, 4) **MR. DHIRAJ VIJAYKUMAR CHAWLA**, 5) **MR. HITESH DILIPBHAI VADHVANI & 6) MR. RONAK ASHOKKUMAR CHAWLA** by making application to Sub Registrar Office, Thane 6 under Receipt No. 3408/2019 dated 06/03/2019 for 2 year from i.e. 2018 to 2019 in respect of the property, which is described as follows:

1) DESCRIPTION OF PROPERTY:

All that piece and parcel of Land known as Plot No. 27, Sector No. 09, Village - Koparkhairne, Tal. Thane, Dist. Thane, Navi Mumbai admeasuring about 2499.99 Sq. Mts. and bounded that is to say:

On or towards the North by : Plot No. 28
On or towards the South by : Existing 15 Mtrs. Wide Road
On or towards the East by : Plot No. 25 & 26
On or towards the West by : Proposed 24 mtrs Wide Road.

2) DOCUMENTS:

For the purpose of investigation of title of the said Plot, I also perused the Copies of following documents:

i) **AGREEMENT TO LEASE** dated 19/09/2018 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of ONE PART and M/S. K T REALTY Through its partner 1) MR. RAJESHKUMAR MULCHAND CHAVALA, 2) MR. KRUNAL OMPRAKSH CHAWLA, 3) MR. VINODKUMAR MULCHAND CHAVALA, 4) MR. DHIRAJ VIJAYKUMAR CHAWLA, 5) MR. HITESH DILIPBHAI VADHVANI & 6) MR. RONAK ASHOKKUMAR CHAWLA of the Other Part, therein called "THE LICENSEES". The said Agreement to Lease was registered before the Sub Registrar of Assurance at Thane -6 vide its Registration Receipt No. 11218 under Registration Document Serial No. TNN-6-10186-2018 dated 16/09/2018.

ii) **DEVELOPMENT PERMISSION ALONG WITH COMMENCEMENT CERTIFICATE** issued by Navi Mumbai Municipal Corporation, dated 05/03/2019 of Plot No. 27, Sector No. 09, Village - Koparkhairne, Tal. Thane, Dist. Thane, Navi Mumbai vide their letter bearing reference no. NMMC/TPO/BP/20191CNMMC14757/849/2019 dated 05/03/2019.

And I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is company incorporated under the provision of Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2nd floor, Nariman Point, Mumbai 400 021.

That the CIDCO has been declared as a New Town Development Authority under the provision of Sub - Sector 3-A of Section 113 of (Maharashtra Regional & Town Planning Act, 1966) Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "The Said Act") for the New Town of New Bombay by Government of Maharashtra in exercise of its Powers for the area designated as site for the New Town under Sub-Section (I) of Section 113 of the said Act.

That the state Government has acquired land within the designated area of New Bombay and vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113 of the Said Act.

That by virtue of being the Development Authority of new Town (Navi Mumbai) the CIDCO has been empowered under Section 118 of the Said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the Said Act.

That the immovable property consisting of Plot No. 27, Sector No. 09, Village - Koparkhairne, Tal. Thane, Dist. Thane, Navi Mumbai admeasuring about 2499.99 Sq. Mts. was allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of M/S. K T REALTY Through its partner 1) MR. RAJESHKUMAR MULCHAND CHAVALA, 2) MR. KRUNAL OMPRAKSH CHAWLA, 3) MR. VINODKUMAR MULCHAND CHAVALA, 4) MR. DHIRAJ VIJAYKUMAR CHAWLA, 5) MR. HITESH DILIPBHAI VADHVANI & 6) MR. RONAK ASHOKKUMAR CHAWLA under the Agreement to Lease dated 19/09/2018. By virtue of the Plot allotted by the CIDCO and further by virtue of the said Agreement to Lease M/S. K T REALTY have a clear and marketable title.

On the basis of the above documents placed before me, I hereby certify that the title of the said property of M/S. K T REALTY is clear & marketable.



ADV. ABHIMANYU H. JADHAV
ADVOCATE
PLACE: NEW PANVEL, NAVI MUMBAI
Date : 06/03/2019