



ADVOCATE

758
Abhishek Bhide
BLS LLB
Advocate High Court

Name of Client: M/s Sai Developers (Builders and Developers) (Client)

Kind attention: Shri Nalin Sharma (Partner)

SEARCH REPORT

1. Property Description:

Leasehold rights of developed plot granted by City Industrial Development Corporation (CIDCO) bearing Plot No. 10, admeasuring about 600 sq. mtrs., situated at Taloja Node, Sector – 10, Taluka Panvel, Dist. Raigad and within the limits of Panvel Municipal Corporation, Taluka and Registration Sub- district Panvel, Maharashtra and bounded as under;

On or towards the North by: Plot No. 2

On or towards the South by: 8 mtrs wide Road

On or towards the East by: Plot no. 9

On or towards the West by: Plot No. 11

(hereinafter referred to as "*said plot*").

2. Transaction:

The client has acquired the said plot and now intends to construct a Residential Project thereon.

3. Instructions and source of documents and information:

M/s Sai Developers (Builders and Developers) through its Partner Shri Nalin Sharma (the "*client*") has requested me to carry out a Search of said plot and to issue a Search Report and Title Certificate in respect of title and use of said plot on the basis of documents, data and last known facts placed before me as mentioned hereinafter.



4. List of Documents perused:

- A. A copy of letter of Allotment dated 31.10.2007.
- B. A copy of Agreement to Lease dated 16.11.2007.
- C. A copy of Tri – Partite Agreement dated 07.02.2008.
- D. A copy of Tri-Partite Agreement dated 01.04.2008.
- E. A copy of final transfer issued by CIDCO.
- F. Index in respect of said plot available in Sub Registrar Office bearing no. 1 to 5 at Panvel.

5. Executive Summary:

- A. By virtue of letter of Allotment dated 31.10.2007, CIDCO has allotted the said plot in the name of Shri Ramchandra Shanivar Patil.
- B. By virtue of Agreement to lease dated 16.11.2007, the CIDCO has agreed to grant all the leasehold rights, title and interest in respect of said plot in the name of Shri Ramchandra Shanivar Patil. Said Agreement to Lease is duly registered before Sub – Registrar Assurance Panvel – 3 at Panvel under Sr. No. PVL-3-11097-2007 on 16.11.2007. CIDCO has handed over peaceful and vacant possession of said plot to Ramchandra Shanivar Patil.
- C. By virtue of Tri – Partite Agreement dated 07.02.2008, Shri Ramchandra Shanivar Patil has transferred all the leasehold rights, title and interest in respect of said plot in the name of M/s Chintan Enterprises through its proprietor Smt Jashoda Nanji Dama with the consent of CIDCO. Said Tri – Partite Agreement dated 07.02.2008 is duly registered before Sub – Registrar Assurance Panvel – 2 at Panvel under Sr. No. PVL-2-1205/2008 on 07.02.2008.
- D. By virtue of Tri-Partite Agreement dated 01.04.2008 M/s Chintan Enterprises through its proprietor Smt Jashoda Nanji Dama has transferred all the Leasehold rights in respect of Said Plot in the name of my client with the consent of CIDCO. Said Tri-partite Agreement dated



01.04.2008 is duly registered before Sub Registrar Assurance Panvel at Panvel under the Registrar Serial No. PVL-2-1205/2008 on 01.04.2008.

- E. By virtue of final letter of transfer order bearing no. CIDCO/ Vasahat/ Satyo/Taloja/ 436/2008, CIDCO has recorded a name of my client in its record being Leasee in respect of said plot.

6. Observations/ Remarks :

A. Index in record of Sub – Registrar:

I have obtained search permission dated 26.04.2018 bearing no. MH00962978201819E and carried out a search of title records in respect of Said Plot for the period of 2007 to 2018 (12 Years) in the office of Sub-Registrar Assurance Panvel – 1, Sub-Registrar Assurance Panvel – 2, Sub-Registrar Panvel – 3, Sub-Registrar Assurance Panvel – 4 and Sub – Registrar Assurance Panvel – 5 at Panvel. In pursuance to the said permission I through my search clerk Shri Sameer Mokal have verified available index at various Registrar offices in respect of said plot. I did not find any alien transaction recorded in respect of said plot as per available records of the Sub-Registrar Offices.

B. Lease tenure:

That the lease period in respect of said plot is of 60 years (16.11.2007 – 15.11.2067).

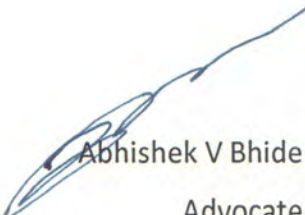
C. Use of said property:

That use of said property as per the CIDCO record is “Residential cum Commercial”.

Panvel

Date- 26.04.2018.




Abhishek V Bhide
Advocate



TITLE CERTIFICATE

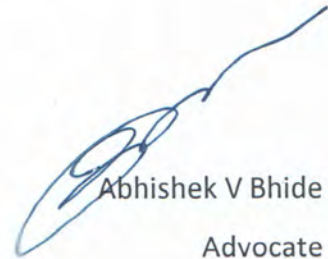
On the strength of information and documents provided by Shri Nalin Sharma, a Partner of M/s Sai Developers (Builders & Developers), I certify that "CIDCO" is Lessor of "leasehold plot bearing No. 10, admeasuring about 600 sq. mtrs., located at Sector 10, Taloja Node, Taluka Panvel, Dist. Raigad and within the limits of Panvel Municipal Corporation" (the "*said plot*") and M/s Sai Developers (Builders and Developers) is the Lessee of the said plot as on date. Said plot is marketable subject to approval of Lessor i.e. "CIDCO" and developable as per the development plan approved by competent Town Planning authority. Title of said plot in question is marketable clear and there are no known encumbrances and known doubts of any type whatsoever.

Therefore this report is qualified in value and submitted from the records available and found "On as is where is basis" without any liability on the part of the undersigned.

Panvel

Date- 26.04.2018.




Abhishek V Bhide
Advocate