

398/0

इतर पावती

Original/Duplicate

Tuesday, 17 April 2018 2:15 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5008 दिनांक: 17/04/2018

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड संतोष एम लाड

वर्णन प्लोट नं 84 से नं 17 नविन पनवेल (W)2007 ते 2018

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Sub Registrar Panvel 3

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000560007201819E दिनांक: 16/04/2018

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२

पनवेल क्र.३

SANTOSH MANOHAR LAD.

Advocate (Reg No. MH/1000/1994)

104, 1st floor, Aditya Vihar Co-operative Housing Society, Mahatma Phule Marg, Near Old Post Office, Panvel- 410 206, Dist. Raigad. Tel No. (O) 2746 6415, Mobil- 9930333000 email: office@advsmld.com.

SEARCH & TITLE REPORT

Sub: - Title report with Respect to Plot No. 84, Sector-17 lying and being at New-Panvel (west), Navi-Mumbai.

TO WHOMSOEVER IT MAY CONCERN

1) **INSTRUCTIONS :**

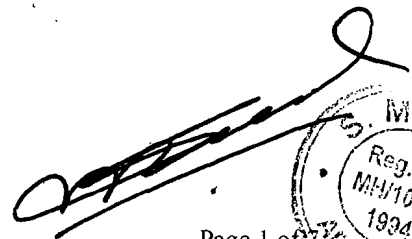

On the request of **Alliance Traders Enterprises LLP** having its registered office at **15B, Chander Mukhi, Nariman point, Mumbai 400 021**, hereinafter called and referred to as (said "**DEVELOPER**"), I, have taken search in respect of the Property which is described as follows.

2) **DESCRIPTION OF PROPERTY:-**

All that piece and parcel of land known as **Plot No. 84, in Sector No. 17, Village New Panvel**, Tal. Panvel, Dist. Raigad **admeasuring 2264.45 square meters** or thereabout and bounded that is to say:

North	:	Plot No. 100.
South	:	30 M. Wide Road
East	:	Plot No. 82 + 83.
West	:	Plot No. 85.

(Herein referred to as the "**Said Plot**")


Page 1 of 1


3) **SEARCH** :

Accordingly, I have carried out search of the Index No. II as maintained in the office of Sub-Registrar of Assurances at Panvel 1, 2, 3, 4 & 5 and Registrar of Assurances at Panvel for a period of 12 years i.e. **from 01/01/2007 to 17/04/2018 vide receipt no. 5008, dt. 17/04/2018** with respect to the said Plot as minimum fees is payable for 12 years. Notes of search are reproduced herein below. That from the available record documents mentioned in the notes of search were found during search.

4) **DOCUMENTS** :

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

- (i) Agreement to Lease, DT. 22/12/2017 of said Plot registered on 26/12/2017.

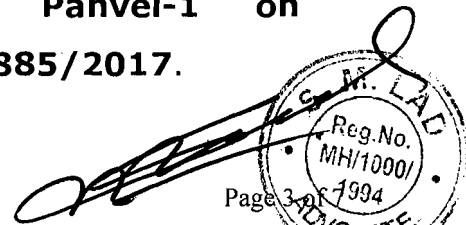
5) **INCIDENTS** :

- (a) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a Company incorporated under the Companies Act 1956 (I of 1956) hereinafter referred to as ("**The Corporation**") having its registered office at the Nirmal, 2nd floor, Nariman Point, Mumbai 400 021.
- (b) The Corporation has been already declared as a New Town Development Authority, under the provisions of sub section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act



No. XXXVIII of 1966) hereinafter referred to a "the said Act") for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as site for New Town under sub section (1) of Section 113 of the said Act.

- (c) The State Government has acquired lands within the designated area of Navi-Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act.
- (d) By virtue of being the Development Authority the Corporation has been empowered under section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
- (e) That Developers by their application dt. 31/03/2017 had requested to the Corporation for grant of Lease of plot and response to said application the Corporation has consented for grant of Lease of Plot.
- (f) That the Developers on 22/12/2017 have paid Rs.21,73,84,936/- being full premium for said plot.
- (g) That by a **Agreement to lease dated 22/12/2017** executed between The Corporation as one part and **M/s. Alliance Trade Enterprise LLP** of the other part, the said Plot is leased by the Corporation to the said **M/s. Alliance Trade Enterprise LLP** and the possession is handed over to **M/s. Alliance Trade Enterprise LLP** on terms and conditions contained in the said agreement, said agreement to lease is registered with **Sub-Registrar, Panvel-1 on 26/12/2017 at serial No. PWL-10885/2017.**


Page 3 of 3
Reg. No. MH/1000/1994
ADVOCATE

- (h) That as per term on page 2 registrations page no. 9 of the said agreement to lease the corporation has agreed to grant said plot to the Developers for construction of building or buildings for Residential Cum Commercial user.
- (i) That as per term No. (3) on page 3 registrations page no. 11 of the agreement to lease the corporation has posed a restriction on Developers to commence the construction within 6 months and completes the same within 4 years.
- (j) That on certification of completion of construction of building buildings on the said plot by the Town Planning officer of the Corporation lease deed is to be executed as per term No. 7 on page 8, registrations page no. 21 of the said agreement to lease.
- (k) That as the lease is granted for construction a period of 60 years the same is perpetual lease as per the provisions of the Transfer of Property Act.
- (l) As per terms of the said agreement to lease the Corporation has posed an restriction on the Lease-Owners to start construction with one year from the date of agreement and to complete the same within 4 years from the date of said agreement in default the Corporation has right to cancel the license and take possession of the said plot.
- (m) That during search no other document was found to be registered with respect to said property encumbering and or creating mortgage over said property.
- (n) That as per the search taken the flow of title is in consonance with the available record. Usually search for



30 years is to be taken but as the plot is allotted by Corporation and there are to records available with respect to said plot for 30 years search is taken from the date of allotment.

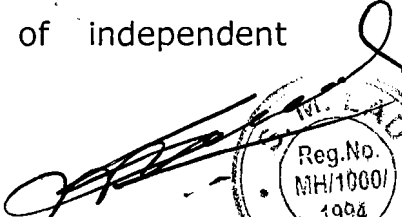
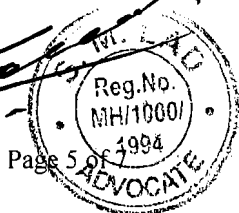
6) **CONCLUSION** :

That said plot is held by **M/s. Alliance Trade Enterprise LLP** on lease hold basis as per terms of Agreements Lease mentioned herein above.

7) **CERTIFICATE AND TITLE** :

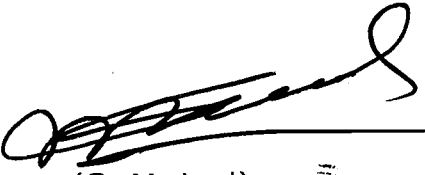
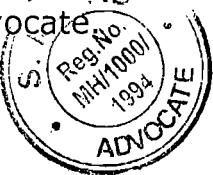
On the basis of the search taken, perusal of the documents referred to above and incidents pointed out as above, I am of the opinion that,

- i) Said Plot is free from encumbrances,
- ii) The said **M/s. Alliance Trade Enterprise LLP** are seized and possessed of the said Plot on lease-hold basis as Licensee of the Corporation on the terms and conditions mentioned in the agreement to lease, mentioned hereinabove and their title to same is clear and marketable,
- iii) Said **M/s. Alliance Trade Enterprise LLP** are entitled and have right to develop the said Plot by constructing thereon the building/s consisting of independent residential blocks, shops etc.



Page 5 of 7

- iv) Said **M/s. Alliance Trade Enterprise LLP** are entitled to dispose the same of to desiring purchasers.

Place : Panvel.
Date : 19/04/2018


(S. M. Lad)
Advocate


**NOTES OF SEARCH FROM
Index II since 01/01/2007 to 17/04/2018**

YEAR	FINDINGS
2007	Available Index Checked No Entry Found
2008	Available Index Checked No Entry Found
2009	Available Index Checked No Entry Found
2010	Available Index Checked No Entry Found
2011	Available Index Checked No Entry Found
2012	Available Index Checked No Entry Found
2013	Available Index Checked No Entry Found
2014	Available Index Checked No Entry Found
2015	Available Index Checked No Entry Found
2016	Available Index Checked No Entry Found
2017	Agreement to lease dated 22/12/2017, at serial No. 10885/2017
2018	Checked up tp 17/04/2018 available Index Checked No Entry Found

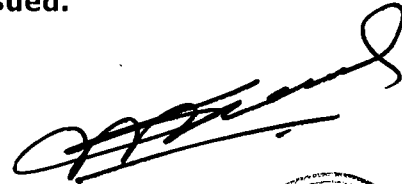
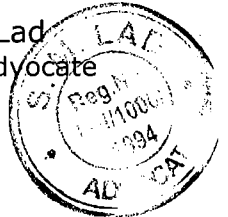
Note-

- 1) Computerized Index-II of the year 2012 to 2018 not bounded alphabetically and in haphazard manner.
- 2)
 - a) Sub-Registrar Office No. 1 - Index-II Record from Jan 2016 Onwards not made available for search.
 - b) Sub-Registrar Office No.2-Some of the Index-II Record for Year 2012 to 2016 is in loose, mix and torn condition and for the Year 2017 & 2018 Index-II record not available.
 - c) Sub-Registrar Office No. 3 - Index-II Record from Jan 2017 Onwards not made available for search.
 - d) Sub-Registrar Office no.4 (office has started since 2012) - Index-II Record from Jan 2016 Onwards not made available for search.
 - e) Sub-Registrar Office No.5 (office has started since 2012) - Index-II Record from Jan 2016 Onwards not made available for search.

- 3) There was no entire record found pertaining to the total no. of books or total No. of pages or total No. of entries made till date pertaining to the respective village.

Hence this Search Report issued.

Panvel
Date: 17/04/2018.


S. M. Lad
Advocate


Note:-

Search Receipt No. 5008, dt. 17/04/2018
issued by Sub-Registrar, Panvel is handed
over along with reports

