

नौदणी ३९ म.  
Regn. 39 m.

दिनांक 24/3/2018 सन् २०

शोध दर्ज

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અંડ. પૂનમ એ. શ્વર

~~मौजे हल्लोजे पायनंद~~

हा.पञ्चल

प्लॉट नं. ५३

सेक्टर 23

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तयार होईल व या कार्यालयात

सह

मावे नोंदणीकृत डाकेने पाठवा

हवाली करावा.

उपरोक्त प्रमाणों पर नोंदणीकृत ड्राफ्ट जारी किया जाईल।  
रोजी तयार होईल व

या कार्यालयात देण्यात येईल.

सहदुय्य निष्ठा, दिनांक २

नावे नोंदणीकृत डाकेने पाठवावा. (पन्बल-३)

सादरकर्ता

ATTESTED BY ME

Adore  
28.3.14

POONAM A. KHARE  
Advocate

003, Satyaskripa Apartment Plot No. 103,  
Sector - 9, New Panvel (E) - 410 206.







**Poonam A. Khare**

**B.Sc., LL.B.  
Advocate High Court**

Mob : 9820408472  
Tel : 022-27464548

Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

**TITLE SEARCH REPORT**

Ref.:- In respect of Plot bearing No. 73, admeasuring area 1099.87 Sq mtr in Sector 23, Talaje - Panchnand, Building named "**PARVATI AVENUE**" to be developed by **M/S R. D. REALTORS**.

On request of Partner of **M/S R. D. REALTORS**, a Registered Partnership Firm, having its office at Office No. 506, Disma Office Premises C.H.S.Ltd., Plot No. 246, KWC, Kalamboli, Navi Mumbai. I referred and taken the following notes as per the relevant documents produced by them in front of me. The said plot is coming under **CIDCO** limit and sub-register office at Panvel & I have also investigated the Search for 7 yrs. in the Office of the Sub-Registrar of Panvel, i.e. **2008 - 2014, vide Reciept No. 2055/2014, dated 28.03.2014**, in respect of Plot bearing No. 73, Sector - 23, Talaje - Panchnand, Tal. Panvel, Dist. Raigad.

**WHEREAS** the city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 and having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman point, Bombay - 21, hereinafter referred to as "**THE CORPORATION**". The said corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under sub section (1) and (3 -A) of section 113 of the Maharashtra Regional and town planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "**THE SAID ACT**").





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**WHEREAS** the state Government acquiring lands described therein and Vesting such lands in the said Corporation (**CIDCO**) city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956, by Government of Maharashtra in exercise of its powers under section 113, subsection 1 and (3-A) of the Maharashtra Regional and Town planning Act 1966 for development and disposal.

**WHEREAS** the **CIDCO** laid down plots in Gaothan area of Taloje - Panchnand and other villages on such place of lands / plots acquired by the state Government and subsequently vested in (**CIDCO**) corporation for being leased to the New Bombay project affected persons under 12.5% plot Allotment scheme.

**WHEREAS** The Plot Owner **SHRI JAGANNATH MAHADEV BHOIR**, adult, residing At Bhandup Gaon (E), Mumbai - 400042 (hereinafter referred to as "**THE LICENSEE**") entitled to get plot under 12.5% plot allotment scheme, **CIDCO** has been allotted to "**THE LICENSEE**" bearing Plot No. 73, Sector - 23, Taloje - Panchnand, Tal. Panvel, Dist. - Raigad, for residential purpose vide its letter allotment Ref. No. **CIDCO / BHUMI/ SATYO/ TALOJA/ 119, dated 28.07.2009.**

**AND WHEREAS CIDCO** consented to grant the Licensee lease of the above said plot admeasuring 1099.87 Sq. Mtrs. situated at Sector - 23, Taloje - Panchnand, more particularly described in the schedule mentioned hereunder to **SHRI JAGANNATH MAHADEV BHOIR**, for proper premium of Rs. 24,200/-





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(Rupees Twenty Four Thousand Two Hundred only) for the purpose of Residential cum Commercial building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease dated 26.11.2010 & the same document is duly registered at Sub Registrar Office, Panvel – 3, under Registration No. **PVL3 – 11799 - 2010**, dated **26.11.2010**. The Corporation handed over the possession of the said plot to **SHRI JAGANNATH MAHADEV BHOIR**.

**AND WHEREAS** vide a tripartite Agreement dated **21.10.2013** executed between the **CIDCO**, the Original licensee **SHRI JAGANNATH MAHADEV BHOIR**, and the New Licensee **M/S R. D. REALTORS**, through its Partner **SHRI JIVRAJ BHIJAJI PALIWAL & Others Four**. The same document is duly registered at Sub registrar office, Panvel – 5, under Registration No. **PVL5-5845-2013**, dated **24.10.2013**. The **CIDCO** leased the said Plot No. 73, Sector 23, Taloje - Panchnand , Tal. Panvel, Dist. Raigad to **M/S R. D. REALTORS**, and issued final transfer order No. **CIDCO/ VASAHA/ SATYO/ TALOJA-119/ 2013**, dated **30.10.2013** and transferred the said plot in the name of **M/S R. D. REALTORS**, through its Partner **SHRI JIVRAJ BHIJAJI PALIWAL & Others Four**.

**AND WHEREAS** as per the Development permission & commencement certificate Ref. No. **CIDCO/ BP-12759/ ATPO(NM&K)/ 2014/ 181**, dated **14.02.2014** and can commenced the construction of building named “**PARVATI AVENUE**” consisting of G + 6 upper floors as per the plans and specifications duly approved by the town planning authority of **CIDCO**.





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By referring all relevant documents I hereby state that the said Plot No. 73, Sector 23, Taloje - Panchnand of M/S R. D. REALTORS, is having clear and Marketable title and free from all encumbrances subject to CIDCO's terms and conditions of Agreement to lease.

Place : Panvel

Date : 28.03.2014

*P. Khare 28.3.2014*  
**POONAM A. KHARE**

(ADVOCATE)

Reg. No. MAH./899/1994

**POONAM A. KHARE**

Advocate

003, Satyakripa Apartment  
Plot No. 103, Sector -9,  
New Panvel (E) - 410206.