



Off : Office No. 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.

Off. : Office NO. 1, Ground Floor, Vithai CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705.
E-mail : s_tambat78@yahoo.co.in / advsachin78@rediffmail.com

Ref. No. : SR/03/2014

BY RPAD / UPC / HAND

Date : 16/01/2014

SEARCH REPORT

On request of **M/s. Suryakiran Enterprises through its Partners 1) Mr. Shivji Jivraj Patel 2) Mr. Deepak Shivji Patel 3) Mr. Mukesh Shivji Patel 4) Mr. Pancha Rupa Patel** all adult, Indian Inhabitants, having office address at- Shop No.3, Plot No.11&12, Suryakiran Building, Sector-34, Kamothe, Navi Mumbai, I have conducted a search in respect of **Plot No. 62, Sector- 26, Taloja-Pachnand, Navi Mumbai** totally adm. **1699.75 Sq. Mtrs.** (hereinafter referred to as the '**Said Property**'). After going through all the documents and papers submitted to me and on search of the Documents of the Office of Sub-Registrar **Panvel-1** by an **Application No. 98/2014 & Receipt No. 0813509** dated **15/01/2014** of **30 years** i.e. **1985 to January, 2014** in respect of the property which is described as follows:

1. The City and Industrial Development Corporation of Maharashtra Limited, a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as '**THE CORPORATION/CIDCO Ltd.**') having its office at 'Nirmal', 2nd floor, Nariman Point, Mumbai - 400021, is the New Town Development Authority, under the provision of subsection (3-a) of Section-113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as the said Act.





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2. The State Government in pursuant to Section 113 (1) of the said Act, acquired the land described therein and vesting such lands to the Corporation for development and of such piece of land so acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessees.
3. The Corporation under Gaothan Expansion Scheme 12.5% Scheme allotted the Plot to **1. Shri. Santosh Changa Nerulkar 2. Shri. Janardan Kashinath Nerulkar 3. Shri. Gajanan Janardan Nerulkar 4. Shri. Sopan Motiram Nerulkar** all residing at Pendhar, Tal. Panvel, Dist. Raigad, (herein after referred to as "**THE LESSEE**") and after Payment of Lease Premium the Agreement to Lease is executed by the Corporation in favour of the Lessee vide Agreement to Lease dated **17/10/2008** for a period of 60 years computed from the date of Agreement to Lease, in respect of a plot admeasuring about **1699.75 Sq. Mtrs.** bearing **Plot No. 62, Sector- 26, Taloja-Pachnand, Navi Mumbai** (herein after referred to as "**the Said Plot**") The Agreement to Lease dated **17/10/2008** is duly registered on **22/10/2008** vide **Registration Receipt No. 8042** and at **Document Sr. No Uran-07728-2008**. Therefore the Property which is subject matter of search is came





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into existence after execution of the Agreement to Lease on **17/10/2008** so I have searched the records of Sub- Registrar's office at -Panvel, Navi Mumbai for the relevant period. The copy of Payment Receipt for the search is attached herewith for perusal and during my search I have found some facts noted as follows:-

4. The Lessee have sold, assigned & transferred all their rights, title and interest in respect of the said plot to **Mr. Rajendra Dagdul Surana** adult, Indian Inhabitant, having office address at Vardhman Market, Sector - 17, Vashi, Navi Mumbai, and accordingly a Tripartite Agreement dated **20/02/2009** is executed between CIDCO Ltd., **The Lessee and Mr. Rajendra Dagdul Surana** and thereby CIDCO Ltd. transferred the said plot in the name of **Mr. Rajendra Dagdul Surana**. The said Tripartite Agreement dated **20/02/2009** is duly registered on **25/02/2009** vide **Registration Receipt No. 1080 & at Document Sr. No. PVL 3-01073-2009.**
5. After registration of Tripartite Agreement dated **20/02/2009** CIDCO Ltd. finally transferred the Said Plot in the name of **Mr. Rajendra Dagdul Surana** and such final Letter **Ref. No. CIDCO / VASAHAAT / SATYO / TALOJE / 284 / 2009 /632** dated **26/02/2009** is issued by the CIDCO Ltd. to **Mr. Rajendra Dagdul Surana.**





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6. **Mr. Rajendra Dagdul Surana** has sold, assigned & transferred all his rights, title and interest in respect of the said plot to **M/s. Suryakiran Enterprises** through its Partner 1) **Mr. Shivji Jivraj Patel** 2) **Mr. Deepak Shivji Patel** 3) **Mr. Mukesh Shivji Patel** 4) **Mr. Pancha Rupa Patel** all adult, Indian Inhabitants, having office address at- Shop No.3, Plot No.11&12, Suryakiran Building, Sector-34, Kamothe, Navi Mumbai, and accordingly a Tripartite Agreement dated **15/03/2010** is executed between **CIDCO Ltd., Mr. Rajendra Dagdul Surana** and **M/s. Suryakiran Enterprises** and thereby **CIDCO Ltd.** transferred the said plot in the name of **M/s. Suryakiran Enterprises**. The said Tripartite Agreement dated **15/03/2010** is duly registered on **15/03/2010** vide **Registration Receipt No. 2692** & at **Document Sr. No. Uran -02563-2010**.
7. After registration of Tripartite Agreement dated **15/03/2010** **CIDCO Ltd.** finally transferred the Said Plot in the name of **M/s. Suryakiran Enterprises** and such final Letter **Ref. No. CIDCO / VASAHAAT / SATYO / Taloje (Pachnand) /284** dated **23/03/2010** is issued by the **CIDCO Ltd.** to **M/s. Suryakiran Enterprises**





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8. During my search I have found some documents noted as follows:-

Sr. No.	Years	Description of Documents
1	2008	Agreement to Lease dated 17/10/2008 is duly registered on 22/10/2008 vide Registration Receipt No. 8042 & Document Sr. No. Uran - 07728-2008.
2	2009	Tripartite Agreement dated 20/02/2009 is duly registered on 25/02/2009 vide Registration Receipt No. 1080 & at Document Sr. No. PVL 3- 01073-2009.
3	2009	Final Letter Ref. No. CIDCO / VASAHAAT / SATYO / TALOJE / 284 / 2009 / 632 dated 26/02/2009 is issued by the CIDCO Ltd. to Mr. Rajendra Dagdulal Surana.
4.	2010	Tripartite Agreement dated 15/03/2010 is duly registered on 15/03/2010 vide Registration Receipt No. 2692 & at Document Sr. No. URAN -02563-2010.
5	2010	Final Letter Ref. No. CIDCO / VASAHAAT / SATYO / TALOJE (Pachnand) / 284, dated 23/03/2010 is issued by the CIDCO Ltd. to M/s. Suryakiran Enterprises



Sachin S. Tambat

Bsc. LLB, Advocate



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Except what is stated hereinabove during search I have not found any registered encumbrances of any kind against the Said Property, so I concluded that the said Property i.e. **Plot No. 62, Sector- 26, Taloje Pachnand**, Tal. Panvel, Dist. Raigad, Navi Mumbai, is free from any encumbrances.

Hence this Search Report.


Sachin S. Tambat
(Advocate)



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Regn ३९ म.

दस्तऐवजाचा/जर्जाचा अनुक्रमांक ec/१४

दिनांक १५/१/१४ सन २०

दस्तऐवजाचा प्रकार- सोद्य

सादर करणाराचे नाव- डॉ. आश्रित एस. सांवत

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोटिओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा सापने (कलम ६४ ते ६७)
- सोद्य किंवा निरीक्षण
- इंटर-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोटिओ)
- इतर फी (मागील पानावरील) वाढ इ.

तळोजे
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सातवे पन्नास साज.

दस्तऐवज
नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकवे पाठवली जाईल.
या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकवे हस्तांतर निबंधक, वर्ग-२
हवाली करावा. (पन्नांक-१)

सादरकर्ता