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इतर पावती

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नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 12605 दिनांक: 29/12/2015

गावाचे नाव:

दम्तपेवजाचा अनुक्रमांक: पवत1-0-2015

दम्तपेवजाचा प्रकार :

मादर करणाऱ्याचे नाव: रोहित गांगल

वर्णन अर्ज क्र 5387/2015 मौजे कळंबोली, ता पनवेल जि रायगड येथील प्लॉट नं 63, सेक्टर 17, मन 2003 ते 2015

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

JOINT S R PANVEL 1

सह दुय्यम नबधक, वग-१  
(पनवेल-१)

1); देयकाचा प्रकार: eChallan रकम: रु.325/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005950311201516E दिनांक: 26/12/2015

विक्रेते नाव व पत्ता:

DATE: 11.04.2016.

**SEARCH REPORT CUM  
TITLE CLEARANCE CERTIFICATE**  
OF PLOT NO.63, UNDER GAOTHAN EXPANSION SCHEME  
SECTOR-17, KALAMBOLI, NAVI MUMBAI,  
TALUKA-PANVEL, DIST. RAIGAD.

I have caused the search through search clerk Mr. Rohit Gangal in the Sub-Registrar office at Panvel-1,2,3,4,5 on 03.12.2015 for the 13 years, from 2003 to 2015, vide Search Report No.5387/2015, Receipt No.12605, dt.: 29.12.2015 in respect of the Plot No.63, Under 12.5% Expansion Scheme, Sector-17, Kalamboli, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring 1049.79 Sq. Mtrs. (search Report is enclosed).

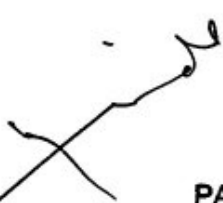
In the year 2003 to 2011 no adverse entry found

Search Report of year 2012-2015 is not found because index is not made therefore the documents have checked on day books.

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxvii of 1966) hereinafter referred to as the said Act.
2. By virtue of being the Development Authority the Corporation has been empowered under section 113 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 Govt. under the said Act.

**IN THE YEAR 2010**

3. By an Agreement to Lease dated: 5<sup>th</sup> April 2010, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) SMT. AMINABIBI JAMJE MAINUDDIN MULLA, 2) SMT. NAJIMA N. NASIR TUNGEKAR, 3) SMT. MARIYAM AJIZ GAUCHALE, 4) SMT. SHAFIKA GULAM MOHAMMAD KHATKHATE, 5) SMT. AMINA MUTASIM BAKSHI, 6) SHRI. ALLAUDDIN M. NASIR TUNGEKAR, 7) SHRI. SHUFRAN M. NASIR TUNGEKAR, 8) SMT. KHUJISTA MANSOOR MUKRI, 9) SMT. HASINA MOHAMMAD YUSUF BHAJI (HASINA BANU MOHAMMAD ALI), 10) SHRI. MOHAMMAD YUSUF MOHAMMAD ALI KHATKHATE, 11) SMT. RABIYA ATTAULLA KHAN BUBERE, 12) SHRI.

  
PARTNER  
**JINDAL & JINDAL**  
LAW FIRM  
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Vashi, Navi Mumbai.

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GULAMHUSEN ABDUL MUTALIB MULLA, 13) SHRI. GAJANFAR ABDUL MUTALIB MULLA, 14) SHRI. ABDUL KADIR ABDUL MUTALIB MULLA, 15) SHRI. SHAHANAWAZ ABDUL MUTALIB MULLA, 16) SMT. TAUQIRJAHAN MOHAMMAD SAYEED MULLA, 17) SMT. TANVIRJAHAN RIZWAN KHATIB, 18) SMT. NAGMA IFTIKHAR NACHAN, 19) SMT. TABSSUM RAFIK ADHIKARI, 20) SMT. FATIMA JAMAL KAZI, therein referred as the LICENSEE & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.63, Sector-17, Kalamboli, Navi Mumbai, Taluka-Panvel, Dist. Raigad, admeasuring 1049.79 Sq. Mtrs. (hereinafter referred to as 'THE SAID PLOT')

4. THE ORIGINAL Allottees paid to the Corporation a lease premium of Rs.18,375/- (Rupees Eighteen Thousand Three Hundred And Seventy Five Only), and the Corporation delivered the possession of the said Plot to the Original Licensee in pursuant to the said Agreement.
5. The said Agreement to Lease dated: 5<sup>th</sup> April 2010, has been Registered at the Office of Sub Registrar Assurance Panvel-2, Vide Document No.Uran-03426-2010, Dated: 07.04.2010.
6. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential cum Commercial purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.
7. By Tripartite Agreement dated: 12<sup>th</sup> April 2010, between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (CIDCO), of THE FIRST PART, 1) SMT. AMINABIBI JAMJE MAINUDDIN MULLA, 2) SMT. NAJIMA N. NASIR TUNGEKAR, 3) SMT. MARIYAM AJIZ GAUCHALE, 4) SMT. SHAFIKA GULAM MOHAMMAD KHATKHATE, 5) SMT. AMINA MUTASIM BAKSHI, 6) SHRI. ALLAUDDIN M. NASIR TUNGEKAR, 7) SHRI. SHUFRAN M. NASIR TUNGEKAR, 8) SMT. KHUJISTA MANSOOR MUKRI, 9) SMT. HASINA MOHAMMAD YUSUF BHAJI (HASINA BANU MOHAMMAD ALI), 10) SHRI. MOHAMMAD YUSUF MOHAMMAD ALI KHATKHATE, 11) SMT. RABIYA ATTAULLA KHAN BUBERE, 12) SHRI. GULAMHUSEN ABDUL MUTALIB MULLA, 13) SHRI. GAJANFAR ABDUL MUTALIB MULLA, 14) SHRI. ABDUL KADIR ABDUL MUTALIB MULLA, 15) SHRI. SHAHANAWAZ ABDUL MUTALIB MULLA, 16) SMT. TAUQIRJAHAN MOHAMMAD SAYEED MULLA, 17) SMT. TANVIRJAHAN RIZWAN KHATIB, 18) SMT. NAGMA IFTIKHAR NACHAN, 19) SMT. TABSSUM RAFIK ADHIKARI, 20) SMT. FATIMA JAMAL KAZI, the Original Allottees of the SECOND PART & the M/S. RADHA MEERA BUILDERS &

  
PARTNER  
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DEVELOPERS, THROUGH ITS PARTNERS 1) MR. RAHUL KISAN PATIL, & 2) MR. HIRJI BAU PATEL, therein referred to as "New Licensees" hereinafter to as "BUILDERS" of THE THIRD PART.

8. The said Tripartite Agreement dated 12<sup>th</sup> April 2010 has been registered at the Office of Sub Registrar Assurance, Panvel-2, vide Receipt No.3882, Document No.Uran-03701-2010, Dated.12.04.2010.
9. The CIDCO has transferred the said Plot in favour M/S. RADHA MEERA BUILDERS & DEVELOPERS, THROUGH ITS PARTNERS 1) MR. RAHUL KISAN PATIL, 2) MR. HIRJI BAU PATEL, vide CIDCO Letter NO.CIDCO/VASAHAT/12.5%SCHEME/ROADPALI/234/2010/5679, Dated 20.04.2010.

**IN THE YEAR 2015**

- 10 The Original Partner MR. RAHUL KISAN PATIL of M/S. RADHA MEERA BUILDERS & DEVELOPERS has retired and admitted 1) MR. NARENDRA KUMAR, 2) MRS. SARITA NARENDRA KUMAR, 3) MR. RASHID RAHIM PINJARI, 4) MR. RANA RANCHOD AHIR, as a Partners and the Partnership has been changed. The share of Two Partners were 1) MR. RAHUL KISAN PATIL was 50%, 2) MR. HIRJI BAU PATEL was 50% now as per the new Deed of Admission cum Retirement dated 25.06.2015 the share of Partners are 1) MR. HIRJI BAU PATEL - 50.00%, 2) MR. NARENDRA KUMAR - 12.50%, 3) MRS. SARITA NARENDRA KUMAR - 12.50%, 4) MR. RASHID RAHIM PINJARI - 12.50% and 5) MR. RANA RANCHOD AHIR - 12.50%.
11. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No.CIDCO/ B.P.-10204-8932/TPO(NM&K)/2015/1098, Dated: 28.09.2015, granted its permission to develop the said plot and to construct a building for the Residential cum Commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

**IN THE YEAR 2016**

12. The CIDCO has transferred the said Plot in favour of M/S. RADHA MEERA BUILDERS & DEVELOPERS, through its Partners 1) MR. HIRJI BAU PATEL, 2) MR. NARENDRA KUMAR, 3) MRS. SARITA NARENDRA KUMAR, 4) MR. RASHID RAHIM PINJARI, 5) MR. RANA RANCHOD AHIR, vide CIDCO Letter NO.CIDCO/VASAHAT/12.5% SCHEME/ KALAMBOLI/234(2)/2016/7096, Dated: 01.04.2016

**PARTNER**  
**JINDAL & JINDAL**  
**LAW FIRM**

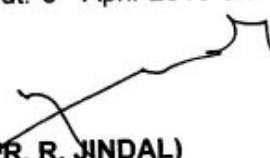
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Vashi, Navi Mumbai  
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13. The BUILDERS have entrusted the architect works to "TRIARCH DESIGN STUDIO", (hereinafter called "The Said Architect") & RCC works to "AGARKAR CONSULTING ENG. PVT. LTD.", (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
14. The Building being constructed on the said Plot shall be known as "AMBIKA HERITAGE".
15. I have made the oral enquiries from the Builders regarding the loan and if any case is pending in the court of law then the Builders replied in negative.

**SCHEDULE**

All that piece or parcel of land known as Plot No.63, Sector-17, in Village/Site, Kalamboli, of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Tal. Panvel, District : Raigad, containing measurement 1049.79 Sq.Mtrs. or thereabouts and bounded as follows that is to say:  
On or towards the North By :Plot No. 62  
On or towards the South By :15.00 Mtrs. Wide Road  
On or towards the East By : 28.00 Mtrs. Wide Road  
On or towards the West By : Plot No.64

I am, thereof, of the opinion that the title of the said plot of land being Plot No.63, at Sector-17, Kalamboli, Navi Mumbai, Tal. Panvel, District : Raigad, admeasuring 1049.79 Sq. Mtrs., which stands in the name of M/S. RADHA MEERA BUILDERS & DEVELOPERS, through its Partners 1) MR. HIRJI BAU PATEL, 2) MR. NARENDRA KUMAR, 3) MRS. SARITA NARENDRA KUMAR, 4) MR. RASHID RAHIM PINJARI, 5) MR. RANA RANCHOD AHIR, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dt. 5<sup>th</sup> April 2010 and also Tripartite Agreement dt. 12<sup>th</sup> April 2010.

  
(R. R. JINDAL)  
ADVOCATE & NOTARY  
(JINDAL AND JINDAL LAW FIRM)

PARTNER  
JINDAL & JINDAL  
LAW FIRM  
B-3/6/01-02, Sector-2,  
Vashi, Navi Mumbai.

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