

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai- 400 706.

Dated : 27/02/2018

SEARCH CUM TITLE CERTIFICATE

To,
**M/S. CHAITANYA BUILDERS AND DEVELOPERS
& M/S. HARI KRISHNA DEVELOPERS
Plot No. 44A, Sector No. 02,
Village - Karanjade,
Taluka -Panvel, District - Raigad**

Sir,

Sub :- Search cum Title report in respect of Plot No. 44A, Sector No. 02, Village - Karanjade, Taluka -Panvel, District - Raigad.

I have taken the search of the aforesaid property at Sub-Registrar Office Panvel - 1 from January 1989 to June, 2017, (most of registers of this office are in torn conditions) search at Sub-Registrar Office Panvel-2 from January 2002 to June, 2017 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Panvel -3 from January 2005 to Junr, 2017 and search at Sub-registrar Office Panvel -4 from August, 2012 to June, 2017 and search at Sub-registrar Office Panvel -5 from January 2013 to June, 2017 (some records of 2017 & 2018 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

- 1) Document No. Paval-4-5978/2017 registered on 12/06/2017 (for the Area 649.28 Sq. Mts.) is an Agreement to lease recorded in the names of 1) SMT. POSUBAI @ POSAI PARSHURAM BHOIR @ KOLI 2) SHRI RAVI PARSHURAM BHOIR @ KOLI 3) SHRI NITIN PARSHURAM BHOIR @ KOLI 4) SMT. ANUBAI PRAMOD BHAGAT @ KOLI 5) SMT. KASHIBAI PANDURANG KOLI 6) SHRI NARESH RAM SHELAR 7) SHRI GOVIND RAM SHELAR 8) SMT. SUMAN SANDHIP BHOIR 9) SHRI ANANT MAHADEV @ MAHADA BHOIR @ KOLI 10) SMT. RAMABAI VISHNU BHAGAT @ KOLI 11) SHRI GANESH LAXMAN BHOIR 12) SHRI YASHWANT LAXMAN BHOIR @ PUSHPA MAHESH.


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: 2 :

- BHOPI 13) SMT. PUSHPA LAXMAN BHOIR @ PUSHPA MAHESH BHOPI 14) SMT. ASHA LAXMAN BHOIR @ ASHABAI PANDURANG SAWANT 15) SMT. SUMAN GANU BHAGAT 16) SMT. SHAKUN MAHADEV @ MAHADA BHOIR @ KOLI 17) SHRI DARMA KAMALAKAR BHOIR @ KOLI 18) SHRI HARISHCHANDRA KAMLAKAR BHOIR @ KOLI 19) SHRI KRISHANA KAMLAKAR BHOIR @ KOLI 20) SAU. JAYA KAMLAKAR BHOIR @ KOLI @ SAU. JAYA DEEPAK BHAGAT in the records of Sub-Registrar Panvel - 4 for the Plot bearing number 44A, situated at Sector No. 2, Village - Karanjade, Taluka - Panvel, District - Raigad. The Market Value is Rs. 0.00/-. Consideration amount is Rs. 8450.00/- & the stamp duty paid is Rs. 600.00/- and Registration fee paid is Rs. 100.00/-.
- 2) Document No. PVL-4-7637/2017, registered on 10/07/2017 (for the area 649.28 Sq. Mts.) is a Tripartiate Agreement executed by 1) SMT. POSUBAI @ POSAI PARSHURAM BHOIR @ KOLI 2) SHRI RAVI PARSHURAM BHOIR @ KOLI 3) SHRI NITIN PARSHURAM BHOIR @ KOLI 4) SMT. ANUBAI PRAMOD BHAGAT @ KOLI 5) SMT. KASHIBAI PANDURANG KOLI 6) SHRI NARESH RAM SHELAR 7) SHRI GOVIND RAM SHELAR 8) SMT. SUMAN SANDHIP BHOIR 9) SHRI ANANT MAHADEV @ MAHADA BHOIR @ KOLI 10) SMT. RAMABAI VISHNU BHAGAT @ KOLI 11) SHRI GANESH LAXMAN BHOIR 12) SHRI YASHWANT LAXMAN BHOIR @ PUSHPA MAHESH BHOPI 13) SMT. PUSHPA LAXMAN BHOIR @ PUSHPA MAHESH BHOPI 14) SMT. ASHA LAXMAN BHOIR @ ASHABAI PANDURANG SAWANT 15) SMT. SUMAN GANU BHAGAT 16) SMT. SHAKUN MAHADEV @ MAHADA BHOIR @ KOLI 17) SHRI DARMA KAMALAKAR BHOIR @ KOLI 18) SHRI HARISHCHANDRA KAMLAKAR BHOIR @ KOLI 19) SHRI KRISHANA KAMLAKAR BHOIR @ KOLI 20) SAU. JAYA KAMLAKAR BHOIR @ KOLI @ SAU. JAYA DEEPAK BHAGAT and CIDCO LTD in favour of M/S. CHAITANYA BUILDERS AND DEVELOPERS through its Proprietor SHRI RAJENDRA MADHUKAR.

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: 3 :

JOSHI in the records of Sub-Registrar Panvel -4 for the Plot of land bearing number 44A, situated at Sector No. 02, Village - Karanjade, Taluka - Panvel, District - Raigad. The Market Value is Rs. 11492256.00/-. Consideration amount is Rs. 00.00/- & the stamp duty paid is Rs. 460500.00/- and Registration fee paid is Rs. 30000.00/-.

- 3) Document No. PVL-2-10890/2017, registered on 21/09/2017 (for the Area 324.64 Sq. Mts. out of total area 649.28 Sq. Mts.) is a Tripartite Agreement executed by M/S. CHAITANYA BUILDERS AND DEVELOPERS through its Proprietor SHRI RAJENDRA MADHUKAR JOSHI and CIDCO LTD in favour of M/S. HARI KRISHNA DEVELOPERS through its partners SHRI ARUN PANDURANG SHINDE & SHRI JIGAR PRAKASH THAKKAR in the records of Sub-Registrar Panvel -2 for 50% portion of the Plot of land bearing number 44A, situated at Sector No. 02, Village - Karanjade, Taluka - Panvel, District - Raigad. The Market Value is Rs. 5746500.00/-. Consideration amount is Rs. 8450.00/- & the stamp duty paid is Rs. 287500.00/- and Registration fee paid is Rs. 30000.00/-.

Flow of Title

By an Agreement to Lease dated 09/06/2017 (hereinafter called "THE SAID AGREEMENT TO LEASE") entered into between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (therein and hereinafter referred to as "THE CORPORATION") of the One Part and 1) SMT. POSUBAI @ POSAI PARSHURAM BHOIR @ KOLI 2) SHRI RAVI PARSHURAM BHOIR @ KOLI 3) SHRI NITIN PARSHURAM BHOIR @ KOLI 4) SMT. ANUBAI PRAMOD BHAGAT @ KOLI 5) SMT. KASHIBAI PANDURANG KOLI 6) SHRI NARESH RAM SHELAR 7) SHRI GOVIND RAM SHELAR 8) SMT. SUMAN SANDHIP BHOIR 9) SHRI ANANT MAHADEV @ MAHADA BHOIR @ KOLI 10) SMT. RAMABAI VISHNU BHAGAT @ KOLI.


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: 4 :

11) SHRI GANESH LAXMAN BHOIR 12) SHRI YASHWANT LAXMAN BHOIR @ PUSHPA MAHESH BHOPI 13) SMT. PUSHPA LAXMAN BHOIR @ PUSHPA MAHESH BHOPI 14) SMT. ASHA LAXMAN BHOIR @ ASHABAI PANDURANG SAWANT 15) SMT. SUMAN GANU BHAGAT 16) SMT. SHAKUN MAHADEV @ MAHADA BHOIR @ KOLI 17) SHRI DARMA KAMALAKAR BHOIR @ KOLI 18) SHRI HARISHCHANDRA KAMLA KAR BHOIR @ KOLI 19) SHRI KRISHANA KAMLA KAR BHOIR @ KOLI 20) SAU. JAYA KAMLA KAR BHOIR @ KOLI @ SAU. JAYA DEEPAK BHAGAT, therein jointly and collectively referred to as "THE LICENSEES" and hereinafter referred to as "THE ORIGINAL LICENSEES") of the Other Part, the Corporation agreed to grant a lease of the Plot of land bearing number 44A, admeasuring 649.28 Sq. Mts., situated at Sector No.-02, Village-Karanjade, Navi Mumbai, Tal.-Panvel, Dist.-Raigad in favour of the said Original Licensees at or for the consideration as mentioned in the said Agreement to Lease and on performing and complying with all the terms and conditions of the said Agreement to Lease, the Corporation on 09/06/2017 placed the said plot in possession of the said Original Licensees. The said Agreement to Lease is duly registered before the Joint Sub Registrar of Assurances at Uran under its Receipt No.-8275, Doc. No. PVL-4-5978-2017 on 12/06/2017;

By virtue of the Tripartite Agreement dated 10/07/2017, the rights, title, interest and benefits of the said Plot of land has been transferred and assigned in favour of M/S. CHAITANYA BUILDERS & DEVELOPER through its proprietor SHRI RAJENDRA MADHUKAR JOSHI, (therein and hereinafter jointly referred to as "THE NEW LICENSEES") as per the terms and conditions mentioned therein and CIDCO vide its letter bearing reference number CIDCO/Vasahat/12.5% Scheme/Karanjade/608/2017/21261, dated 14/07/2017, has substituted the New Licensees M/S. CHAITANYA BUILDERS AND DEVELOPERS, instead and in place of the aforesaid Original Licensees for the said plot of land. The said Tripartite Agreement is duly registered before the Sub Registrar of Assurances at Panvel - 4 under its Rec. No.-10333, Doc. No. Pvl-4-7637-2017 on 14/07/2017;


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: 5 :

By virtue of another Tripartite Agreement dated 21/09/2017, the rights, title, interest and benefits of the portion of the said Plot of land comprising 50% of the plot area has been transferred and assigned in favour of M/S. HARI KRISHANA DEVELOPERS through its partners SHRI ARUN PANDURANG SHINDE & SHRI JIGAR PRAKASH THAKKAR, (therein and hereinafter referred to as "THE SUBSEQUENT NEW LICENSEES") as per the terms and conditions mentioned therein and CIDCO vide its letter bearing reference number CIDCO/Vasahat/ 12.5% Scheme/ Karanjade/608/2017/22856, dated 28/09/2017, transferred the said (50%) portion of Plot in favour of the Subsequent New Licensees M/S. HARI KRISHANA DEVELOPERS, instead and in place of the aforesaid New Licensees. The said Tripartite Agreement is duly registered before the Sub Registrar of Assurances at Panvel under its Rec. No.-13068, Doc. No. Pvl-2- 10890-2017 on 21/09/2017;

And whereas (1) M/S. CHAITANYA BUILDERS AND DEVELOPERS and (2) M/S. HARI KRISHANA DEVELOPERS, now having 50% : 50% (Fifty Percent : Fifty Percent) share in the said plot.

The said Licensees submitted the building plans through their Architect to CIDCO Limited and CIDCO approved and sanctioned the building plans and issued a Commencement Certificate bearing reference number CIDCO/BP-15595/TPO(NM & K)/2017/2246, dated 09/01/2018 permitting the said Licensees to construct a building on the aforesaid Plot.

That It has been represented and warranted by you to the undersigned that there are no proceedings pending against the said plot of land in any court of law or before any other authority and you have not received any notice from any body having any claim of any kind on the said plot of land.

On the basis of the above and on the basis of the documents placed before me by you and subject to compliances of all the laws, I am of the opinion


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: 6 :

that subject to the terms and conditions of the aforesaid documents and what is stated above, the title of land described below is clear and marketable and free from all encumbrances.

This certificate has been issued on the basis of the copy of the documents placed before me at that particular point of time and without any liability on the part of the undersigned.

The Schedule above referred to

All that piece and parcel of land bearing Plot number 44A under erstwhile 12.5% Goathan Expansion Scheme situated at Sector No. 02, Karanjade, Tal.-Panvel, Dist.-Raigad, admeasuring 649.28 Sq. Mts. or thereabout bounded as follows; i.e. to say:

On or towards the North by : Plot No. 33
On or towards the South by : 20.00 Mtrs. wide road.
On or towards the East by : 9.00 Mtrs. wide road.
On or towards the West by : Plot NO. 44.

Dated this 27th day of February, 2018.

Yours Truly,


RAMAKANT G. PAWAR
Advocate.

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ADVOCATE HIGH COURT

ENCL. - Receipt No. 3404, dated 22/02/2018 for Rs. 750/- deposited for search at sub registrar Office, Panvel.



Thursday, 22 February 2018 10:18 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3404 दिनांक: 22/02/2018

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: पवल4-0-2018

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: **अॅड रमाकांत पवार**

वर्गाने अर्ज क्र 945-2018 मौजे करंजाडे भुखंड क्र. 44 ए सेक्टर 2 सन 1939 ते 2018 एकुण 30 वर्षे

SEARCHFEE

₹. 750.00

एकूण:

₹. 750.00

Joint Sub Registrar Panvel 4

सह. दुय्यम निबंधक वर्ग-३,
पनवेल-४.

1); देयकाचा प्रकार: eChallan रकम: ₹.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010746983201718M दिनांक: 22/02/2018

बँकेचे नाव व पत्ता: