

ADV.SURAJ P. KADAM
B.Sc, LL.B, LL.M

ADVOCATE HIGH COURT

Office:-
JN-1/35/A-5
Sector-9, Behind Hotel Shabri
Vashi, Navi Mumbai.
Phone 9833 96 89 11

Date:-

To,
M/S.SHREE GANESH ENTERPRISES
Office No.1301, Cyberone,
Plot Nos.04 & 06, Sector 30A,
Vashi, Navi Mumbai, Tal. & Dist. Thane.

SEARCH REPORT

Ref : Search of Plot No.103, admeasuring about 2999.95 Sq. Mtrs. area, situated at Sector 17, Node New Panvel(W), Navi Mumbai, Tal. Panvel & Dist. Raigad, Suburban District, within the limits of Registration sub District Raigad.

Period of Search: 2005 to 2018

As per your instruction, I have taken search of the above said property in the Sub-Registrar office at Panvel. The search was taken for the year 2005 to 2018. I have gone through the available Index - II Register kept in the said Office. I have found the details as under:-

Year 2005 To 2016

- NIL-

**SUB REGISTRAR OFFICE AT PANVEL
(COMPUTER SECTION)**

Year 2017

Agreement to Lease	Plot No.	Sector No.	Area
Rs.19,56,51,653/-	103	17	2999.95 Sq. Mtrs.

CIDCO LTD. THROUGH P. S. NALAVADE

TO

M/S.SHREE GANESH ENTERPRISES

Through its Partners

- 1)MR.BHANJI DEVA BERA
- 2)MR.KARMAN LADHA ARETHIA
- 3)MR.NANJI DAMJI PATEL CHAUDHARI
- 4)MR.SHAMJI BHAVAN ARETHIYA

Execution Date
06.09.2017

Registration No.
PVL-2-10291-2017

Registration Date
06.09.2017

Year 2018 NIL

2017 - 2018 INDEX II IS NOT READY FOR SEARCH

(NOTE FROM 2017 TO 2018 INDEX II IS NOT PREPARED PROPERLY)

AVAILABLE INDEX ARE CHECKED

NOTE : This Search Report is subject to torn, mutilated records and withdrawals of Register for certain year to binding & rewriting.

The Government fees is paid vide Receipt No. _____ DTD. _____, issued by Department of Registration and Stamps.


Adv. Suraj P. Kadam
Advocate High Court, Mumbai

SURAJ P. KADAM
B.Sc., LL.B., LL.M.
ADVOCATE HIGH COURT
Registration No. MAH/5598/2007
Near Shabri Hotel,
Beauty Parlour,
New Mumbai-400703

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ADV.SURAJ P. KADAM
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Date :

TITLE CERTIFICATE

ALL that piece and parcel of Plot No.103, admeasuring about 2999.95 Sq. Mtrs. area, situated at Sector 17, Node New Panvel(W), Navi Mumbai, Tal. Panvel & Dist. Raigad,(herein after referred as the said Plot)

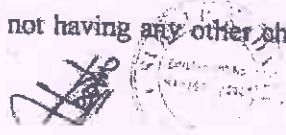
I have investigated the title of **M/S.SHREE GANESH ENTERPRISES**, a Partnership Firm duly registered under Indian Partnership Act. 1932. Through their Partners 1)**MR.BHANJI DEVA BERA**, 2)**MR.KARMAN LADHA ARETHIA**, 3)**MR.NANJI DAMJI PATEL CHAUDHARI**, 4)**MR.SHAMJI BHAVAN ARETHIYA**, having office at Office No.1301, Cyberone, Plot Nos.04 & 06, Sector 30A, Vashi, Navi Mumbai, Tal. & Dist. Thane, in respect of abovesaid Plot No.103, admeasuring about 2999.95 Sq. Mtrs. area, situated at Sector 17, Node New Panvel(W), Navi Mumbai, Tal. Panvel & Dist. Raigad, (herein after referred as the said Plot).

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Company incorporated under the Companies, Act 1956, and having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021, (hereinafter referred to as the CORPORATION) is the New Town Development Authority declared and appointed by the State Government in the exercise of its power under Section 113 (3A) of the Maharashtra Regional and Town Planning Act 1966 (MAH.LXXXVIII of 1966).
2. THE STATE GOVERNMENT has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by and order duly made in that as per the provision of section 113 of the said act.
3. By virtue of being the Development Authority the Corporation has 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.



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4. The **M/S.SHREE GANESH ENTERPRISES**, by their Application dtd.05.01.2017, requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation of the State Government, and described hereinafter.
 5. By an 'Agreement to Lease' made at CBD Bepalur, duly registered with Sub- Registrar of Panvel-2, dtd.06.09.2017, under Doc. Sr. No. PVL-2-10291-2017, between CIDCO LTD., (therein referred to as "THE CORPORATION") of the ONE PART AND **M/S.SHREE GANESH ENTERPRISES** Through its Partners 1)MR.BHANJI DEVA BERA, 2)MR.KARMAN LADHA ARETHIA, 3)MR.NANJI DAMJI PATEL CHAUDHARI, 4)MR.SHAMJI BHAVAN ARETHIYA, (therein and hereinafter referred to as the LICENSEE) of the OTHER PART. The Corporation had agreed to grant, lease a piece or parcel of land bearing Plot No.103, admeasuring about 2999.95 Sq. Mtrs. area, situated at Sector 17, Node New Panvel(W), Navi Mumbai, Tal. Panvel & Dist. Raigad, (hereinafter referred to as the said LAND OF PLOT) for the purpose of constructing a building or buildings for Commercial Cum Residential use and has permitted the Licensee to occupy the said land from the date hereof, on the terms and conditions contained therein.
 6. The Builder/Developer through their Architect prepared building plans and obtained a **Development Permission Letter and Commencement Certificate** from Panvel Municipal Corporation vide Letter Ref. Sr. No. 2018/PMC/BP/2667/2018, on dtd.07.03.2018.
 7. It is declare and confirmed by **M/S.SHREE GANESH ENTERPRISES**, that they have obtained loan from **India Bulls Housing Finance Ltd.**, for this project, and said project is mortgage to **India Bulls Housing Finance Ltd.**

In the view of above records and search the title of **M/S.SHREE GANESH ENTERPRISES**, except the charge of **India Bulls Housing Finance Ltd.**, in respect of abovesaid Plot No.103, admeasuring about 2999.95 Sq. Mtrs. area, situated at Sector 17, Node New Panvel(W), Navi Mumbai, Tal. Panvel & Dist. Raigad, the said plot is not having any other charge or any encumbrances



of whatsoever nature. Hence except the charge of India Bulls Housing Finance Ltd. the title of the plot is clear and marketable.

Documents perused :-

1. Original Registered **Agreement to Lease** duly registered with Sub-Registrar of Panvel-2, dtd.06.09.2017, under **Doc. Sr. No. PVL-2-10291-2017**, between CIDCO LTD., AND M/S.SHREE GANESH ENTERPRISES.
2. Original Development Permission Letter and Commencement Certificate from Panvel Municipal Corporation on **dtd.07.03.2018**.
3. Mortgage Letter from India Bulls Housing Finance Ltd..

Place : Vashi, Navi Mumbai.


Adv. Suraj P. Kadam
Advocate High Court, Mumbai
SURAJ P. KADAM
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ADVOCATE HIGH COURT
Enrolment No. MAH/5396/2007
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Above Chic Beauty Parlour
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