

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. mob- 9324861992

Dated : 02/07/2018

SEARCH CUM TITLE CERTIFICATE

To,

M/S. JOSHI HOMES
AT- SHOP NO 02, SAI DARSHAN CHS LTD,
PLOT NO 8, SECTOR NO 19,
KAMOTHE, TALUKA - PANVEL
DISTRICT - RAIGAD.

Sir,

Sub :- Search cum Title report in respect of Plot No.- 33,
Sector No. 04, 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. Pvl-6178/2017 registered on 15/06/2017 (for the Area 949.87 Sq. Mts.) is an Agreement to lease executed by CIDCO in favor of SMT. SUREKHA RAJARAM MHATRE alias SUREKHA HARISHCHANDRA TAREKAR in the records of Sub-Registrar Panvel - 4 for the Plot bearing number 33, situated at Sector No. 04, Village - Karanjade, Taluka - Panvel, District - Raigad. The Market Value is Rs. 0.00/-. Consideration amount is Rs. 157700/- & the stamp duty paid is Rs. 9500/- and Registration fee paid is Rs. 1600/-.


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: 2 :

- 2) Document No. PVL-13399/2017, registered on 23/11/2017 (for the area 949.87 Sq. Mts.) is a Tripartite Agreement executed by CIDCO LTD and SMT. SUREKHA RAJARAM MHATRE alias SUREKHA HARISHCHANDRA TAREKAR in favour of M/S. JOSHI HOMES through its partners (1) SHRI RAVINDRA GANPAT JOSHI (2) SAU. VANDANA RAVINDRA JOSHI (3) SHRI MITESH RAVINDRA JOSHI & (4) SAU. AKSHADA MITESH JOSHI in the records of Sub-Registrar Panvel -4 for the Plot of land bearing number 33, situated at Sector No. 04, Village - Karanjade, Taluka - Panvel, District - Raigad. The Market Value is Rs. 16812699/-. Consideration amount is Rs. 157700/- & the stamp duty paid is Rs. 840800/- and Registration fee paid is Rs. 30000/-.

Flow of Title

By an Agreement to Lease dated 14/06/2017 (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 SMT. SUREKHA RAJARAM MHATRE alias SUREKHA HARISHCHANDRA TAREKAR, therein referred to as "THE LICENSEE" and hereinafter referred to as 'THE ORIGINAL LICENSEE') of the Other Part, the Corporation agreed to grant a lease of the Plot of land bearing number 33, admeasuring 949.87 Sq. Mts., situated at Sector No.-04, Village-Karanjade, 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 14/06/2017 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 Panvel under its Receipt No.-8494, Doc. No. PVL-4-6178-2017 on 15/06/2017;


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: 3 :

By virtue of the Tripartite Agreement dated 23/11/2017, the rights, title, interest and benefits of the said Plot of land has been transferred and assigned in favour of M/S. JOSHI HOMES, (therein and hereinafter referred to as "THE NEW LICENSEES") as per the terms and conditions mentioned therein and subject to pending decision of the court in Spl. Civil suit No. 291/2015, CIDCO vide its letter bearing reference number CIDCO/Vasahat/12.5% Scheme/ Karanjade/577/2017/24277, dated 04/12/2017, has substituted the New Licensees M/S. JOSHI HOMES, instead and in place of the aforesaid Original Licensees for the said plot of land. The said Tripartite Agreement is duly registered before the Joint Sub Registrar of Assurances at Panvel under its Receipt No.-18251, Doc. No. PVL-4-13399-2017 on 23/11/2017;

The said New 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-15664/TPO (NM & K)/2018/2388, dated 20/03/2018 subject to pending decision of the court in Spl. Civil suit No. 291/2015, permitting the said Licensees to construct a building on the aforesaid Plot.

That It has been represented and warranted by M/S. JOSHI HINES to the undersigned that except the aforesaid Special Civil Suit No.-291/2015 there are no other proceedings pending against the said plot of land in any court of law or before any other authority and they 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 copy of the documents placed before me and subject to compliances of all the laws, I am of the opinion that subject to the terms and conditions of the aforesaid documents and what is stated above, the title of the said plot of land,


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: 4 :

described below is clear and marketable subject to outcome of pending litigations in Special Civil Suit No.-291/2015 before the Hon'ble Civil Judge, Panvel at Panvel;

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 No. 33, Sector No. 04, Village – Karanjade, Taluka –Panvel, District – Raigad, admeasuring about 949.87 Sq. Mts. or thereabout bounded as follows; i.e. to say:

On or towards the North by : Plot No. 34
On or towards the South by : Plot No. 32
On or towards the East by : 15 Mtr. wide road
On or towards the West by : Plot No. 24.

Dated this 02 day of July, 2018.

Yours Truly,


RAMAKANT G. PAWAR
Advocate.

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I enclose receipt No. 10603, dated 27/06/2018 for Rs. 750 deposited for search at sub registrar Office, Panvel – 4 vide a challan No. MH002962609201819M.

528/0

इतर पावती

Original/Duplicate

Thursday, 28 June 2018 1:47 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 10603 दिनांक: 27/06/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल4-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड: रमाकांत पवार

वर्णन अर्ज क्र. 2305/2018 मौजे करंजाडे, ता. पनवेल, जि. रायगड येथील भुखंड नं. 33, से. 4 या मिळकतीचा सन 1989 ते 2018 म्हणजेच एकूण 30 वर्षांचा शोध

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Panvel 4

1): देयकाचा प्रकार: eChallan रक्कम: रु.750/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002962609201819M दिनांक: 27/06/2018
बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक वर्ग-२.
पनवेल-४.