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इतर पावती

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Thursday, 06 June 2019 7:59 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 8029 दिनांक: 06/06/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पबल2-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड दिनानाथ सोनकर

वर्णन शोध अर्ज क्र. 926/19, मौजे करंजाडे, ता. पनवेल, जि. रायगड प्लॉट नं. 170, से 03, सन 1990 ते 2019, 30 वर्षे

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sr Panvel 2

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

सीडी/घनादेशणे ऑर्डर क्रमांक: MH002326002201920E दिनांक: 06/06/2019

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)



ADV. DINANATH K. SONKAR

B.com, LLB

ADVOCATE HIGH COURT

Add.: Shop No.04, Ground Floor, Om Shriniketan CHS Ltd., Plot No. 12/1, Sector-01, Opp. Mahatma School, Khanda Colony, New Panvel (W), Tal. Panvel, Dist. Raigad-410206.
Mob. 9768974156/9082952221, E-mail: sonkardinanath81@gmail.com

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SEARCH REPORT

Date- 06/06/2019

To,

**M/s. Rudra Supertech LLP
through its partners**

- 1) Mr. Hira Pancha Vavia,
- 2) Mr. Nathabhai Bhimabhai Isasaria,
- 3) Mr. Amol Maruti Rajge,
- 4) Mr. Maruti Baburao Rajge,
- 5) Mrs. Kalpana Maruti Rajge,
- 6) Mr. Khoda Pancha Vavia &
- 7) Mr. Narendra Bhimji Isasariya.

Ref: - Investigation of the title of Property bearing on Plot No.170, adm. 949.97 Sq. Mtrs. area, situated in Sector-03, at Village: Karanjade, Taluka: Panvel, District: Raigad.

Name of the Owner/s : M/s. Rudra Supertech LLP.

Dear Sir,

As per your instruction, I have carried out search in respect of the above-mentioned property for the last 30 years (i.e. from 1990 to 2019) at the sub registrar of assurances at Panvel vide its Ref. No. 8029 dated 06/06/2019 and I have gone through the available record at concerned office and I have examined the Index-II in respect of the above-mentioned property and I have found the following entries to have been made in thereof during the course of search.

D. Sonkar



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Manual & Computer Records Sub-Registrar office at Panvel (30 years) :-

1990:-Nil
1991:-Nil
1992:-Nil
1993:-Nil
1994:-Nil
1995:-Nil
1996:-Nil
1997:-Nil
1998:-Nil
1999:-Nil
2000:-Nil
2001:-Nil
2002:-Nil
2003:-Nil

Dinanath K. Sonkar



ADVOCATE

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2004:-Nil

2005:-Nil

2006:-Nil

2007:-Nil

2008:-Nil

2009:-Nil

2010:-Nil

2011:-Nil

2012:-Nil

2013:-Nil

2014:-Nil

2015:-Nil

2016:-Nil

2017:-Nil

D.K. Sonkar



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2018:-ENTRY

Agreement to Lease dated 01/11/2018 executed between CIDCO To Mr. Rohidas Lahu Bhoir & 17 others, registered with Sub-Registrar Panvel-2 under Sr. No. 14249/2018 dated 01/11/2018.

(Schedule: Plot No.170, adm. 949.97 Sq. Mtrs. area, situated in Sector-03, at Village: Karanjade, Taluka: Panvel, District: Raigad.)

2019:-ENTRY

Tripartite Agreement dated 14/01/2019 executed between CIDCO, Mr. Rohidas Lahu Bhoir & 17 To M/s. Rudra Supertech LLP through its partners Mr. Hira Pancha Vavia & 6 others, registered with Sub-Registrar Panvel-4 under Sr. No.474/2019 dated 14/01/2019.

(Schedule: Plot No.170, adm. 949.97 Sq. Mtrs. area, situated in Sector-03, at Village: Karanjade, Taluka: Panvel, District: Raigad.)

NOTE: - Kindly note that the search report is subject to (1) Some Pages of the Index - II, Nil and mutilated, unready and unavailable, (2) Some of the index - II taken by the offices for binding and re-writing so not produced before us and some of the index-II are under computer.

Yours truly,

(ADV. DINANATH K. SONKAR)
(Advocate High Court).

Dinanath. K. Sonkar

B.com, LLB

Advocate High Court

Shree Niketan, Shop No. 04
Sector-1 Plot No 12/A, Opp
Mahatma School-410206

Enclosure: - Original search receipt for Rs. 750/- only.



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Date: 06/06/2019

TITLE REPORT

On the basis of documents submitted by **M/s. Rudra Supertech LLP** through its partners 1) **Mr. Hira Pancha Vavia**, 2) **Mr. Nathabhai Bhimabhai Isasaria**, 3) **Mr. Amol Maruti Rajge**, 4) **Mr. Maruti Baburao Rajge**, 5) **Mrs. Kalpana Maruti Rajge**, 6) **Mr. Khoda Pancha Vavia & 7) Mr. Narendra Bhimji Isasariya** and search taken by me in the office of Sub-Registrar Panvel conducted for 30 years from 1990 to 2019 in Sub-Registrar Panvel vide its Ref. No.8029 dated 06/06/2019, I hereby giving opinion of immovable property bearing **Plot No.170, adm. 949.97 Sq. Mtrs. area, situated in Sector-03, at Village: Karanjade, Taluka: Panvel, District: Raigad** as under:

WHEREAS:

The **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at Nariman, 2nd floor, Nariman Point, Mumbai-400021 (hereinafter referred to as "CIDCO") is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under Sub-Section 1 and 3A of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966).

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The State Government in pursuant to Section 113(A) of the said MRTP Act, 1966, acquiring the lands described therein and vesting such lands in the CIDCO for development and disposal.

The CIDCO has acquired the land owned by 1) Mr. Rohidas Lahu Bhoir, 2) Mr. Nilesh Lahu Bhoir, 3) Smt. Vanita Lahu Bhoir @ Vishakha Vishal Patil, 4) Smt. Anita Lahu Bhoir, 5) Smt. Parvati Lahu Bhoir, 6) Smt. Vithabai Haribhau @ Hari Patil, 7) Smt. Chhaya Goma Dhavale, 8) Mr. Madan Janardhan Patil, 9) Kumari. Pooja Ramesh Patil, 10) Kumari. Sujata @ Sonal Ramesh Patil, 11) Kumari. Roshani Ramesh Patil, 12) Kumar. Harshal Ramesh Patil, 13) Smt. Bebibai Santosh Patil, 14) Mr. Pawan Santosh Patil, 15) Mr. Dikshit Santosh Patil, 16) Smt. Kalpana Ragho Phadke, 17) Smt. Shantabai Kamlya Bhoir @ Shantabai Changa Tople & 18) Smt. Manubai Kamlya Bhoir @ Manisha Hiranman Khutale for the development of land for the purpose of town planning project of Navi Mumbai.

Mr. Rohidas Lahu Bhoir & 17 others were entitled/eligible to get plot of land to be allotted by CIDCO under 12.5% Gaothan Expansion Scheme.

The CIDCO vide its Allotment Letter dated 25/10/2018 allotted Plot No.170, adm. 949.97 Sq. Mtrs. area, situated in Sector-03, at Village: **Karanjade, Taluka: Panvel, District: Raigad (hereinafter referred to as "said plot")** under 12.5% Gaothan Expansion Scheme to Mr. Rohidas Lahu Bhoir & 17 others.

By an Agreement to Lease dated 01/11/2018 executed between CIDCO as the Corporation of one part and Mr. Rohidas Lahu Bhoir & 17 others as the Licensees of other part, registered with Sub-Registrar Panvel-2 under Sr.

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No. 14249/2018 dated 01/11/2018, the CIDCO granted the lease of the said plot to the licensees on terms & conditions mentioned therein.

Mr. Rohidas Lahu Bhoir & 17 others applied to CIDCO for grant of permission to transfer of the said plot in favor of M/s. Rudra Supertech LLP.

Accordingly, CIDCO vide its Transfer Permission dated 14/01/2019 granted permission to transfer of the said plot from Mr. Rohidas Lahu Bhoir & 17 others to M/s. Rudra Supertech LLP.

By Tripartite Agreement dated 14/01/2019 executed between CIDCO as the Corporation of one part and Mr. Rohidas Lahu Bhoir & 17 as the Original Licensees of second part and M/s. Rudra Supertech LLP through its partners 1) Mr. Hira Pancha Vavia, 2) Mr. Nathabhai Bhimabhai Isasaria, 3) Mr. Amol Maruti Rajge, 4) Mr. Maruti Baburao Rajge, 5) Mrs. Kalpana Maruti Rajge, 6) Mr. Khoda Pancha Vavia & 7) Mr. Narendra Bhimji Isasariya as the New Licensees of third part, registered with Sub-Registrar Panvel-4 under Sr. No.474/2019 dated 14/01/2019, the original licensees sold, transferred & conveyed all their rights, interest & title in the said plot to the New Licensees.

CIDCO vide its Final Transfer Order dated 18/01/2019 vide its Ref. No. CIDCO / VASAHAAT / SATYO / KARANJADE/ 118/2019/598 transferred the said plot in favor of M/s. Rudra Supertech LLP through its partners 1) Mr. Hira Pancha Vavia, 2) Mr. Nathabhai Bhimabhai Isasaria, 3) Mr. Amol Maruti Rajge, 4) Mr. Maruti Baburao Rajge, 5) Mrs. Kalpana Maruti Rajge, 6) Mr. Khoda Pancha Vavia & 7) Mr. Narendra Bhimji Isasariya.

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M/s. Rudra Supertech LLP submitted the plan of proposed building to be constructed on the said plot to CIDCO and CIDCO sanctioned the said plan of building.

CIDCO vide its Development Permission dated 30/05/2019 and Commencement Certificate dated 30/05/2019 vide its Ref. No.CIDCO/BP-16644/TPO(NM&K)/2019/4739 granted permission to construct a Building (Ground + 7 upper floors) on the said plot comprising of 40 residential units and 10 commercial units.

On the basis of perusal of documents provided before us and investigated the search report conducted by me from last 30 years, I hereby giving my opinion that **M/s. Rudra Supertech LLP** through its partners 1) **Mr. Hira Pancha Vavia**, 2) **Mr. Nathabhai Bhimabhai Isasaria**, 3) **Mr. Amol Maruti Rajge**, 4) **Mr. Maruti Baburao Rajge**, 5) **Mrs. Kalpana Maruti Rajge**, 6) **Mr. Khoda Pancha Vavia** & 7) **Mr. Narendra Bhimji Isasariya** entitled the title of the said **Plot No.170**, adm. 949.97 Sq. Mtrs. area, situated in **Sector-03**, at **Village: Karanjade**, **Taluka: Panvel**, **District: Raigad** which is clear, free from encumbrances and marketable title.

Place: Panvel.
Date: 06/06/2019


(Adv. Dinanath K. Sonkar)
Advocate High Court

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