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इतर पावती

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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 4687 दिनांक: 14/03/2018

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन3-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍड आर आर जिंदल

वर्णन अर्ज क्र.803/2018 मौजे घनसोली प्लॉट नं.114 सेक्टर 21 सन 2005 ते 2018 वषे 13

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Thane 3

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011762827201718E दिनांक: 14/03/2018

बँकेचे नाव व पत्ता:

DT.15.03.2018.

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.114, SECTOR-21,
GHANSOLI, NAVI MUMBAI.

I have carried out search of title of the Plot No.114, situated at Sector-21, Ghansoli, Navi Mumbai, admeasuring 199.28 Sq. Mtrs. (hereinafter referred to as the PLOT) which now stands in the name of M/S. KRISHNA DEVELOPERS, through its Proprietor SHRI. LALJI HIRJI ARETHIYA, having office address at office No.16, First Floor, Welfare Chamber, Plot No.73, Sector-17, Vashi, Navi Mumbai – 400 705, at the office of Sub-Registrar of Assurances Thane-3 for the last 13 years (from 2005 to 2018), dt. 14.03.2018, vide receipt No.4687, Search Report No.803/2018 also in the Office of CIDCO and I have submit my observation as under:

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, 2nd 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.
3. By an Agreement to Lease dated: 30th November, 2012, 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. SITABAI BHIVA PATIL, 2) SHRI. NARESH BHIVA PATIL, 3) SMT. SHAKUNTALA BHALCHANDRA BHOIR, 4) SMT. VIMAL RAMNATH BHOIR, (therein referred to as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Gaothan Expansion Scheme, a Plot of Land being Plot No.114, Sector 21, admeasuring about 199.28 Sq. Mtrs. at village Ghansoli, Navi Mumbai, Taluka-Thane, Dist.Thane, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottee paid the Premium in full agreed to be paid to the Corporation.

15/03/18
PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705.

Tel.: 022 2782 5356 / 59 / Mob. 9987058727

• Email: jindaloffice@gmail.com • Website: www.rjindal.com

4. The said Agreement to Lease dated: 30th November, 2012, has been Registered at the Office of Sub Registrar Assurance Thane-6, vide Registered Document No.TNN6-5258-2012, Dt. 24.12.2012 .
5. The Physical possession of the said plot has been handed over to the Original Allottee for Development and Construction thereof the Building. The corporation granted permission or licence to the Original Allottee to enter upon the said Plot of land for the purpose of erecting building/s.
6. By Tripartite Agreement dated 4th April 2013, between the CIDCO THE FIRST PART, 1) SMT. SITABAI BHIVA PATIL, 2) SHRI. NARESH BHIVA PATIL, 3) SMT. SHAKUNTALA BHALCHANDRA BHOIR, 4) SMT. VIMAL RAMNATH BHOIR, the Original Allottees the Party of the SECOND PART & M/S. SAIRAJ CONSTRUCTION, through its Proprietor MR. ATISH VISHNU RUPEKAR, the New Licensees, the Party of the THIRD PART.
7. The said Tripartite Agreement dated 4th April 2013, has been Registered at the Office of Sub Registrar Assurance Thane-6, vide Receipt No.1829, Document No.TNN6-1698-2013, Dt.04.04.2013.
8. The CIDCO has transferred the said Plot in favour of M/S. SAIRAJ CONSTRUCTION, through its Proprietor MR. ATISH VISHNU RUPEKAR, vide its CIDCO Letter NO.CIDCO/VASAHAT/12.5%SCHEME/GHANSOLI/41/2013, Dated: 23.04.2013.
9. By another Tripartite Agreement dated 22nd February 2018, between the CIDCO THE FIRST PART, M/S. SAIRAJ CONSTRUCTION, through its Proprietor MR. ATISH VISHNU RUPEKAR, the New Licensees the Party of the SECOND PART & M/S. KRISHNA DEVELOPERS, through its Proprietor SHRI. LALJI HIRJI ARETHIYA, (therein referred to as the Subsequent New Licensees and hereinafter referred to as the Promoters) the Party of the THIRD PART.
10. The said Tripartite Agreement dated 22nd February 2018, has been Registered at the Office of Sub Registrar Assurance Thane-6, vide Receipt No.2455, Document No.TNN6-2222-2018, Dt.23.02.2018.
11. The CIDCO has transferred the said Plot in favour of M/S. KRISHNA DEVELOPERS, through its Proprietor SHRI. LALJI HIRJI ARETHIYA on its record.

12. The PROMOTERS have entrusted the architect works to "EDGE Architect" (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot

11/02/18
PARTNER
JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705.
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13. The Navi Mumbai Municipal Corporation, by its development permission-cum-Commencement Certificate under Reference No. NMMC/TPD/BP/Case No.A-21565/5246/2017, Dt. 19.12.2017, granted its permission to develop the said Plot and to construct a building for residential 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.
14. The Building being constructed on the above said Plot shall be known as "PINNACLE RESIDENCY"
15. I have made the oral enquiries from the Promoters regarding the loan and if any case is pending in the court of law then the Promoters replied in negative.

SCHEDULE

All that piece and parcel of Land known as Plot No.114, Sector-21, in Village Ghansoli, of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Tal. Thane, District: Thane, Containing by measurment 199.28 Sq.Mtrs. or thereabout and bounded as follows:

that is to say:

On or towards the North by : Prop. 9.00 Mtrs. Wide Road
On or towards the South by : Plot No.101
On or towards the East by : Plot No.113
On or towards the west by : Plot No.115 & 100

I am, thereof, of the opinion that the title of the said Plot No.114, situated at Sector-21, Ghansoli, Navi Mumbai, admeasuring 199.28 Sq. Mtrs., now stands in the name of M/S. KRISHNA DEVELOPERS, through its Proprietor SHRI. LALJI HIRJI ARETHIYA is clear and marketable and free from all encumbrances, subject to the terms and conditions of the said Agreements to Lease as well as the Tripartite Agreements.

15/03/18
(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.

BJR/283AS/SEARCH