

इतर पावती

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29/05/2017 1:44 PM

नोंदणी क्र. 188

Reg. No.

पावती क्र.: 4354

दिनांक 29/05/2017

माहिती देणे करजा

उत्पत्ती क्रमांक: 40/कडक/पनवेल-3-0-2017

दस्तावेजाचा प्रकार :

सादर करण्याचे नाव: अड आशोक जोशी

वपनवेल जिल्हा कारखाने, प्लॉट नं-01बी, सेक्टर-3ए, ता. पनवेल जि. रायगड शोध सन 2003 ते 2017

शोध व निरीक्षण

₹ 375.00

एकूण:

₹ 375.00

Sub Registrar Panvel 3

मह. दु.ध.म. निबंधक वर्ग-१
पनवेल ता. ३

1) देयकाचा प्रकार: eChallan रक्कम: ₹.375/-

दस्तावेजाचा अड क्रमांक: MH001756831201718E दिनांक: 29/05/2017

बँकेचे नाव व पत्ता

ASHOK R. JOSHI

B. A. LL.B. Advocate,
A 204 Radha Hari Complex Niwas,
Tilak Road, Panvel 410 206
Dist. - Raigad.
☎ 745 0115



अशोक रं जोशी

बी.ए.एल.एल.बी. अॅडवोकेट-हायकोर्ट
ए २०४ राधा हरी कॉम्प्लेक्स निवास,
टिळक रोड, पनवेल, जि. रायगड
☎ 745 0115

TITLE SEARCH CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref:- Plot Bearing No. 1B, adm. 699.62 sq. mtr. Situated at
Sector - 3A, Karanjade Node, Navi Mumbai, Tal -
Panvel, Dist - Raigad

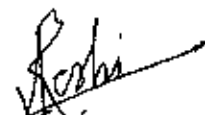
We have investigated as per instruction of M/s. S. F. Construction through its Proprietor SHRI. SUBHASH F. YADAV the new Licensees of Plot bearing No. 1B, adm. 699.62 sq. mtr. Situated at Sector No. 3A, Karanjade Node, Navi Mumbai, Tal - Panvel, Dist - Raigad have to state as follows -

The City and Industrial Development of Maharashtra Ltd. (hereinafter referred to as "THE CIDCO") is The New Town Development Authority declared for the area designated as a site for the New Township for New Bombay by the Government of Maharashtra in exercise of its power under sub - section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act 1966 (Mah. Xxxviii of 1966) hereinafter referred to as "the said Act". The Government of Maharashtra is, pursuant to section 113(a) of the said Act, acquiring lands described therein and vesting such lands in the CIDCO Ltd for disposal and/or development. The Original Allottee/Licensee were made an application to the CIDCO LTD. for the allotment of Develop plot under 12.5% scheme and CIDCO Ltd had allotted plot to the Original Licensee and granted license to enter into their allotted plot and construct building thereon as per approved plan and layout of The Additional Town Planning Officer (BP) Navi Mumbai & Khopta and to that effect CIDCO Ltd. had issued Letter of Allotment, entered into Agreement to Lease and made transfer of the same are as under:

ALLOTMENT OF PLOT:-

As per the policy of State Govt. and 12.5% Scheme, the CIDCO Ltd vide under Application dated 14th October 1994 received from Project Affected Villages had allotted the Plot bearing No. 1B adm. 699.62 sq. mts. situated at Sector - 3A, Karanjade Node, Navi Mumbai, Tal - Panvel, Dist - Raigad under its 12.5% Scheme in the name of project affected and entitled Villagers per Computerized Draw No. Karanjade held on 14/03/2012 CIDCO

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Ashok R. Joshi
Advocate

Ltd issued Letter of Allotment vide under CIDCO File No. 735 in the name of Project Affected Villagers/Applicants Late Bhiva Ragho Keni through his Legal heirs Janardhan Bhiva Keni & others 10 and on payment of Lease Premium of Rs. 30,310/- by the Original Allottees/Licensees.

AGREEMENT TO LEASE OF ALLOTTED PLOT:

The Agreement to Lease executed on 26/10/2015 BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD (CIDCO LTD) the Licensor Party of ONE PART AND MR. JANARDHAN BHIVA KENI & OTHERS 10 their in referred to as THE LICENSEES of the OTHER PART by which CIDCO Ltd has agreed to grant lease, license of Plot bearing No. 1B adm. 699.62 sq. mts. situated at Sector - 3A, Karanjade Node, Navi Mumbai, Tal - Panvel, Dist - Raigad and permission to construct building thereon subject to observance of the terms & conditions to be mentioned in the Agreement to Lease. The Agreement to Lease had dully stamped & registered with the Concerned Sub Registrar of Assurances at Panvel vide under Registration at Panvel Vide under Registration Sr. No. 13476/2015.

TRANSFER OF PLOT:

The Original Licensees of plot had made an application to the CIDCO Ltd. for its permission to assign, transfer of the license and all other right, title over the said plot in favour of New Licensees/Developers M/s. S F Construction through its Proprietor SHRI. SUBHASH F YADAV and CIDCO Ltd had granted its permissions of transfer of the said plot and on payment of transfer fees, said plot transferred by execution of Tripartite Agreement on 10/04/2017 executed between the CIDCO Ltd the party of the First Part and MR. JANARDHAN BHIVA KENI & OTHERS 10 the Original Licensees Party of the Second Part and M/s. S F Construction through its Proprietor SHRI. SUBHASH F YADAV the New Licensees Party of the Third Part. The said Tripartite Agreement had dully stamped & registered with the Concerned Sub Registrar of Assurances Panvel vide under Registration Sr. No. 3485/2017 The CIDCO Ltd on furnishing of registered Copy of Tripartite Agreement transferred the said Plot in the name of New Licenses vide through its Final Order bearing No. सिडको ब्रसाहत/साटयो/करंजाडे/७३५/२०१७/१९६४१ दिनांक १८/०५/२०१७.

COMMENCEMENT CERTIFICATE:


Ashok R. Joshi
Advocate

The Town Planning Department of CIDCO Ltd for its approval to construct Residential Building Ground/Stilt + 7 Upper Floor on the Plot Bearing No. 1B adm. 699.62 sq. mts. situated at Sector – 3A, Karanjade Node, Navi Mumbai, Tal – Panvel, Dist – Raigad and the same approved vide under Commencement Certificate bearing No. CIDCO/BP/15299/TPO(NM&K)2016/1507 dated 27/03/2017 issued by Town Planning Officer BP) Navi Mumbai & Khopta.

SEARCH REPORT:

We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search of plot through Mr. Jayvant Shinde Office Clerk for a period year 2002 & upto 29/05/2017 in the office of concerned Sub Registrar of Assurance i.e. Panvel – I to Panvel – V, Tal. Panvel, Dist – Raigad and made the payment of Govt. Fees to that effect. While Search its found that there is no document executed & registered about the assignment, transfer, sale, mortgage of said plot in favour of any other party except the document herein perused by us. The copy of search note and payment receipt for title search enclosed herewith to support our title search certificate issued pertaining to title of said plot.

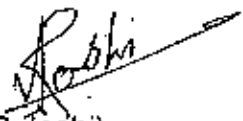
Its observed by us that the title of Plot bearing No. 1B adm. 699.62 sq. mts. situated at Sector – 3A, Karanjade Node, Navi Mumbai, Tal – Panvel, Dist – Raigad with M/s. S. F. Construction through its Proprietor SHRI. SUBHASH F. YADAV the New Licensees is clear & marketable and further the License of mentioned plot at present is free from all encumbrances, mortgages, charges and claims.

SCHEDULE OF PROPERTY

ALL THAT piece of land known as plot bearing No. 1B adm. 699.62 sq. mts. situated at Sector – 3A, Karanjade Node, Navi Mumbai, Tal – Panvel, Dist – Raigad or thereabouts and bounded as follows that is to say:

On or towards North by	:	Plot No. 1A
On or towards South by	:	Plot No 1C
On or towards East by	:	11 meter wide road
On or towards West by	:	Plot No.1

Panvel
Date - 12/06/2017


(Ashok R Joshi)
Advocate

Encl – Search Report taken through Mr. Jayvant Shinde.

SEARCH REPORT

TRANSACTION (Sub-Registrar, Panvel – 1)	
1.	In Sub Registrar Panvel from 2002 to 2016 in last i.e. 14 years as according to available records all records had been checked
2.	Current year 2017 record is not ready

TRANSACTION (Sub-Registrar, Panvel – 2)	
1.	In Sub Registrar Panvel from 2002 to 2016 in last i.e. 14 years as according to available records all records had been checked
2.	Current year 2017 record is not ready

TRANSACTION (Sub-Registrar, Panvel – 3)	
1.	In Sub Registrar Panvel from 2002 to 2016 in last i.e. 14 years as according to available records all records had been checked
2.	Current year 2017 record is not ready

TRANSACTION (Sub-Registrar, Panvel – 4)	
1.	In Sub Registrar Panvel from 2002 to 2016 in last i.e. 14 years as according to available records all records had been checked
2.	Current year 2017 record is not ready

TRANSACTION (Sub-Registrar, Panvel – 5)	
1.	In Sub Registrar Panvel from 2002 to 2016 in last i.e. 14 years as according to available records all records had been checked
2.	Current year 2017 record is not ready

ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH WE HAVE FOUNDED IN SERCH GIVEN AS BELOW:-

Village	Karanjade
Sub Registrar Office	Panvel - 4
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No 1B, Sector No 3A, Village Karanjade Tal – Panvel Dist – Raigad
Area	699.74
Name of the Executing Party	CIDCO Ltd
Name of Claiming Party	Mr. Janardhan Bhiva Keni, Mr. Baliram Bhiva Keni, Smt. Mahadibai Ganpat Bhopi, Smt. Dharmubai Prabhakar Gavand, Smt. Taibai Pandurang Govari, Smt. Vithabai Bhiva Keni,


Ashok R. Joshi
Advocate


	Mr. Bhimsen Kashinath Keni, Mr. Dhanraj Kashinath Keni, Kumari Revati Kashinath Keni @ Revati Pralad Bhopi, Kumari Dhanvanti Kashinath Keni @ Dhanvanti Pramod Patil
Date of Execution	14/09/2015
Date of Registration	26/10/2015
Serial No/Volume and page	13476/2015
Value	12250/-
Market Value	12250/-
Stamp Paid on Market Value	1100/-
Registration Fees	1230/-

Village	Karanjade
Sub Registrar Office	Panvel - 4
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No 1B, Sector No 3A, Village Karanjade Tal - Panvel Dist - Raigad
Area	699.74
Name of the Executing Party	Mr. Janardhan Bhiva Keni, Mr. Baliram Bhiva Keni, Smt. Mahadibai Ganpat Bhopi, Smt. Dharmubai Prabhakar Gavand, Smt. Taibai Pandurang Govari, Smt. Vithabai Bhiva Keni, Mr. Bhimsen Kashinath Keni, Mr. Dhanraj Kashinath Keni, Kumari Revati Kashinath Keni @ Revati Pralad Bhopi, Kumari Dhanvanti Kashinath Keni @ Dhanvanti Pramod Patil
Name of Claiming Party	M/S. S F Construction through its proprietor Mr. Subhash F Yadav
Date of Execution	10/04/2017
Date of Registration	10/04/2017
Serial No/Volume and page	3485/2017
Value	12,250/-
Market Value	1,42,74,750/-
Stamp Paid on Market Value	5,71,000/-
Registration Fees	30,540/-

NOTE:-

Computerized Index are not properly maintained in Sub Registrar office at PVL - I, II, III, IV, V.

Panvel
Date - 12/06/2017


(Ashok R Joshi)
Advocate