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नोंदणी क्र.: 39M

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पावती क्र.: 15277 दिनांक: 09/10/2018

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल4-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: राहुल आर जिंदाल

वर्णन अर्ज क्र 3112/18, सेक्टर 22, प्लॉट नं. 69बी, कामोठे- सन 2006 ते 2018

SEARCHFEE

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Panvel 4

सह. दुय्यम निबंधक वर्ग-२.
पनवेल-४.

1): देयकाचा प्रकार: eChallan रक्कम: रु.325/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006954887201819E दिनांक: 08/10/2018
बँकेचे नाव व पत्ता:

DATE: 10.10.2018.

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.69B, SECTOR-22,
KAMOTHE, NAVI MUMBAI

I have carried out search of title of the Plot No.69B, situated at Sector-22 Kamothe, Navi Mumbai, admeasuring 800 Sq. Mtrs. (hereinafter referred to as the PLOT) which now stands in the name of M/S. SKYTECH INFRA, through its Partners 1) MR. ANIL BHANJI RAVRIYA, 2) MR. BIPIN BHANJI RAVRIYA, 3) MR. ABDUL REHMAN ABDUL QUADIR DADAN, 4) MR. NARAYAN RAGHAVJI RAVRIYA, 5) MR. KAILASH GOKAR KAROTRA, 6) MR. RAGHU AMBAVI PATEL, having address at Shop No.1, Panchnand Corner, Plot No.6, Sector-24, Talaja, Navi Mumbai – 410 208, at the office of Sub-Registrar of Assurances Panvel-4 for the last 13 years, dt.09.10.2018, vide receipt No.15277, Search Report No.3112/18 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, (I of 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, 1 and 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 113A 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.

IN THE YEAR 2018

3. By an Agreement to Lease dated: 3rd May, 2018 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 SMT. CHINDHABAI ANANT PATIL, (therein referred as the LESSEE & hereinafter referred to as the ORIGINAL ALLOTTEE), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.69B, Sector-22, admeasuring 800 Sq. Mtrs. at village Kamothe, Taluka-Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottee paid the Premium in full agreed to be paid to the Corporation.


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.rrjindal.com

4. The said Agreement to Lease dated 3rd May, 2018 has been registered at the Office of Sub Registrar Assurances Panvel 2 Vide Receipt No.6955, Document No.PVL2-6064-2018, Dated: 08.05.2018.
5. The Physical possession of the said plot has been handed over to the Original Allottee for Development and Construction thereof the Building for Residential purposes. The corporation granted permission or license to the Original Allottee to enter upon the said Plot of land for the purpose of erecting building/s.
6. By Tripartite Agreement dated 2nd July, 2018 between the CIDCO THE FIRST PART SMT. CHINDHABAI ANANT PATIL, Original Allottee of the SECOND PART & the M/S. SKYTECH INFRA, a Partnership firm, duly registered under the Indian Partnership Act 1932, with the Assistant Registrar of Firm, Bandra (Mumbai), Vide Registration Receipt No.M000045410, dated 19.04.2017, through its Partners 1) MR. ANIL BHANJI RAVRIYA, 2) MR. BIPIN BHANJI RAVRIYA, 3) MR. ABDUL REHMAN ABDUL QUADIR DADAN, 4) MR. NARAYAN RAGHAVJI RAVRIYA, 5) MR. KAILASH GOKAR KAROTRA, 6) MR. RAGHU AMBAVI PATEL, 'the New Licensees' of THE THIRD PART.
7. The said Tripartite Agreement dated 2nd July, 2018 has been registered at the Office of Sub Registrar Assurance Panvel 2, vide Receipt No.10119, Document No.PVL2-8767-2018, Dated. 02.07.2018
8. The CIDCO has transferred the said Plot in favour of M/S. SKYTECH INFRA, through its Partners 1) MR. ANIL BHANJI RAVRIYA, 2) MR. BIPIN BHANJI RAVRIYA, 3) MR. ABDUL REHMAN ABDUL QUADIR DADAN, 4) MR. NARAYAN RAGHAVJI RAVRIYA, 5) MR. KAILASH GOKAR KAROTRA, 6) MR. RAGHU AMBAVI PATEL,, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/KAMOTHE/30/ 2018/27407, Dated : 19.07.2018
9. The PANVEL MUNICIPAL CORPORATION (PMC), by its development permission-Cum-Commencement Certificate under Reference No.2018/PMC/TP/BP/0136/2018, Dated: 28.09.2018, granted its permission to develop the said plot and to construct a building for residential proposes 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.
10. The said Plot is earmarked for the purpose of building a residential project consisting Ground + 7 Floors and the said project shall be known as "NEELKANTH GREEN"

11. The Promoters have entrusted the architect works to "ATUL PATEL", (hereinafter called "The Said Architect") & RCC works to S. R. RAO, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
12. 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 or parcel of land known as Plot No.69B, Sector-22, in Village Kamothe of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 800 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : 20.00 mtrs. wide road
On or towards the South By : Plot No.85
On or towards the East By : Plot No.69A
On or towards the West By : Plot No.70 & 70A

I am, thereof, of the opinion that the title of the said plot of land being Plot No.69B, Under Gaothan Expansion Scheme, Sector-22, Kamothe, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring 800 Sq.Mtrs. which stands in the name of M/S. SKYTECH INFRA, through its Partners 1) MR. ANIL BHANJI RAVRIYA, 2) MR. BIPIN BHANJI RAVRIYA, 3) MR. ABDUL REHMAN ABDUL QUADIR DADAN, 4) MR. NARAYAN RAGHAVJI RAVRIYA, 5) MR. KAILASH GOKAR KAROTRA, 6) MR. RAGHU AMBAVI PATEL, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dated and also Tripartite Agreement.

BJR/924/18/SEARCH


(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.