

464/0

इतर पावती

Original/Duplicate

Thursday, 27 April 2017 2:10 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 975

दिनांक: 27/04/2017

गावाचे नाव: उरण

दस्तऐवजाचा अनुक्रमांक: उरन-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. आर आर जिंदाल तर्फे नंदकुमार पाटील

वर्णन शोध अर्ज क्र. 304/2017, माँजे द्रोणागिरी उरण, ता. उरण, जि. रायगड येथिल प्लॉट नं. 99, सेक्टर 48, सन 2004 ते 2017 (13 वर्षे)

शोध व निरीक्षण

रु. 325.00

एकूण:

रु. 325.00

Sub Registrar Uran

दुय्यम निर धक उरण

1); देयकाचा प्रकार: eChallan रक्कम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000757087201718E दिनांक: 25/04/2017

वॅकेचे नाव व पत्ता:

4/27/2017

DATE: 27/7/17

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.99, UNDER GAOTHAN EXPANSION SCHEME,
SECTOR-48, DRONAGIRI, NAVI MUMBAI,
TALUKA-URAN, DIST. RAIGAD.

I have carried out search of title of the Plot No.99, situated at Sector-48, Dronagiri, Navi Mumbai, admeasuring 249.99 Sq. Mtrs. (hereinafter referred to as the PLOT) which now stands in the name of M/S. VILLA CITY BUILDERS LLP, through its partners 1) MR. PRABHULAL KHETSHI PATEL, 2) MR. LALJI AKHAI BERA, 3) MR. KARAN SUDHIR BHATT, 4) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its Partner MR. KETAN VINOD VYAS (50%), having its office address at Shop No.18, Shiv Chamber, Plot No.21, Sector-11, CBD Belapur, Navi Mumbai, and M/S. BHAVANI ENTERPRISES, through its Proprietor MR. LEERA RAMJI ARETHIA (50%), having address at Flat No.6, Building No.4, Om Sainath Co-Operative Housing Society Ltd., Sector No.10, Kalamboli, Navi Mumbai, at the office of Sub-Registrar of Assurances Uran for the last 13 years (from 2004 to 2017), dt. 27.04.2017, vide Search Report No.304/2017, receipt No.975, 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.

IN THE YEAR 2015

3. By an Agreement to Lease dated: 26th November, 2015 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 PARTNER 1) MR. RAMANTAMAN GANU PATIL, 2) MR. ARJUN GANU PATIL, 3) MR. JAYSHAM RAGHUNATH MHATRE, 4) MR. MORESHWAR RAGHUNATH MHATRE, 5) SMT. VANITA GAJANAN MHATRE, 6) SMT. ANITA ASHOK PATIL, 7) SMT. LAXMI DATTATREY


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

MHATRE, 8) MR. PRAMOD DATTATREY MHATRE, 9) MR. GANESH DATTATREY MHATRE, 10) SMT. JAYSHREE BHASKAR PATIL, 11) SMT. USHA JANARDHAN PATIL, 12) MISS. PRAJAKTA JANARDHAN PATIL alias MRS. PRAJAKTA PRADEEP KHOT, 13) MR. PRASAD JANARDHAN PATIL, 14) SMT. BHAGIRATHI PARSHURAM MHATRE, (therein referred 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% Expansion Scheme, a Plot of Land being Plot No.99, Sector-48, admeasuring 249.99 Sq. Mtrs. at village Dronagiri, Taluka-Uran, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

4. The said Agreement to Lease dated 26th November, 2015 has been Registered at the Office of Sub Registrar Assurances Uran, Vide Receipt No.2260, Document No.Uran-1661-2015, Dated: 02.12.2015
5. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential cum commercial purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.

IN THE YEAR 2016

6. By Tripartite Agreement dated 13th January, 2016 between the CIDCO THE FIRST PART 1) MR. CHINTAMAN GANU PATIL, 2) MR. ARJUN GANU PATIL, 3) MR. PARSHURAM RAGHUNATH MHATRE, 4) MR. MORESHWAR RAGHUNATH MHATRE, 5) SMT. VANITA GAJANAN MHATRE, 6) SMT. LALITA @ ANITA ASHOK PATIL, 7) SMT. LAXMI DATTATREY MHATRE, 8) MR. PRAMOD DATTATREY MHATRE, 9) MR. GANESH DATTATREY MHATRE, 10) SMT. JAYSHREE BHASKAR PATIL, 11) SMT. USHA JANARDHAN PATIL, 12) MISS. PRAJAKTA JANARDHAN PATIL alias MRS. PRAJAKTA PRADEEP KHOT, 13) MR. PRASAD JANARDHAN PATIL, 14) SMT. BHAGIRATHI PARSHURAM MHATRE, Original Allottees of the SECOND PART & the M/S. VILLA CITY BUILDERS LLP, through its partners 1) MR. PRABHULAL KHETSHI PATEL, 2) MR. LALJI AKHAI BERA, 3) MR. KARAN SUDHIR BHATT, 4) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its designated Partner MR. KETAN VINOD VYAS, 'the New Licensees' of THE THIRD PART.

7. The said Tripartite Agreement dated 13th January, 2016 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.113, Document No.Uran-73-2016, Dated. 15.01.2016.



JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,

Vashi, Navi Mumbai

Tel.: 022 2782 5356 / 59 • Email: jindaloffice@gmail.com • Website: www.rrjindal.com

8. The CIDCO has transferred the said Plot in favour of M/S. VILLA CITY BUILDERS LLP, through its partners 1) MR. PRABHULAL KHETSHI PATEL, 2) MR. LALJI AKHAI BERA, 3) MR. KARAN SUDHIR BHATT, 4) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its Partner MR. KETAN VINOD VYAS, vide CIDCO Letter No.CIDCO/ VASAHAT/12.5% SCHEME/DRONAGIRI-2237/2016/4818, Dated : 04.02.2016.
9. By another Tripartite Agreement dated 29th August, 2016 between the CIDCO THE FIRST PART M/S. VILLA CITY BUILDERS LLP, through its partners 1) MR. PRABHULAL KHETSHI PATEL, 2) MR. LALJI AKHAI BERA, 3) MR. KARAN SUDHIR BHATT, 4) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its Partner MR. KETAN VINOD VYAS, the New Licensees of the SECOND PART & the M/S. BHAVANI ENTERPRISES, through its Proprietor MR. LEERA RAMJI ARETHIA, 'the Subsequent New Licensees' of THE THIRD PART. The said New Licensees have assigned their 50% rights and interests in and upon the said Plot to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.
10. The said Tripartite Agreement dated 29th August, 2016 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.2272, Document No.Uran-1425-2016, Dated. 31.08.2016.
11. The CIDCO has transferred 50% rights and interests of the said Plot in favour of M/S. BHAVANI ENTERPRISES, through its Proprietor MR. LEERA RAMJI ARETHIA, vide CIDCO Letter No.CIDCO/VASAHAT/ 12.5%SCHEME/DRONAGIRI/ 2237/2016/12408, Dated: 20.09.2016.
12. By Shuddhipatrak dated 15.11.2016 the CIDCO has transferred said Plot in favour of M/S. VILLA CITY BUILDERS LLP, through its partners 1) MR. PRABHULAL KHETSHI PATEL, 2) MR. LALJI AKHAI BERA, 3) MR. KARAN SUDHIR BHATT, 4) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its Partner MR. KETAN VINOD VYAS (50%), and M/S. BHAVANI ENTERPRISES, through its Proprietor MR. LEERA RAMJI ARETHIA (50%), vide CIDCO Letter No.CIDCO/ VASAHAT/12.5%SCHEME/ DRONAGIRI/2237/2016/13922.
13. The Builders have entrusted the architect works to "ATUL PATEL" (hereinafter called "The Said Architect") & RCC works to B. S. SUKHTANKAR (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.


JINDAL & JINDAL
 LAW FIRM
 PARTNER

The City and Industrial Development Corporation of Maharashtra Limited
 (CIDCO), by its development permission-Cum-Commencement
 B-3/6/01-02, Sector-2,
 Vashi, Navi Mumbai
 Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai 400705
 Tel.: 022 2782 5356 / 59 • Email: jindaloffice@gmail.com • Website: www.rrjindal.com

Certificate under Reference No. CIDCO/BP-15413/TPO(NM&K)/2016/1504, Dated:24.03.2017, granted its permission to develop the said plot and to construct a building for residential cum commercial 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.


15. The Building being constructed on the said Plot shall be known as "PRIME VILLA".
16. I have made the oral enquiries from the Builders regarding the loan and if any case is pending in the court of law then the Builders replied in negative.

SCHEDULE

All that piece or parcel of land known as Plot No.99, Sector-48, in Village Dronagiri of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 249.99 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

- On or towards the North By : Plot No.100
On or towards the South By : Plot No.98
On or towards the East By : Road 9 m² wide
On or towards the West By : Plot No.102

I am, thereof, of the opinion that the title of the said plot of land being Plot No.99, Under Gaothan Expansion Scheme, Sector-48, Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 249.99 Sq. Mtrs., which stands in the name of M/S. VILLA CITY BUILDERS LLP, through its partners 1) MR. PRABHULAL KHETSHI PATEL, 2) MR. LALJI AKHAI BERA, 3) MR. KARAN SUDHIR BHATT, 4) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its Partner MR. KETAN VINOD VYAS (50%), and M/S. BHAVANI ENTERPRISES, through its Proprietor MR. LEERA RAMJI ARETHIA (50%), is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease and also Tripartite Agreement.


(R. R. JINDAL)
Advocate & ~~Notary~~
(JINDAL AND JINDAL LAW FIRM)

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