



**Poonam A. Khare**

B.Sc., LL.B.  
Advocate High Court

Mob : 9820408472  
Tel : 022-27464548

Ref. No. \_\_\_\_\_

Date : 17/10/2015

### TITLE SEARCH REPORT

**Ref.:-** In respect of Plot bearing No. 88, admeasuring area 899.59 Sq Mtr. in Sector - 10, Taloje – Panchnand, Building named “**PARVATI EMPERIA**”, to be developed by **M/S R. D. BUILDERS**.

On request of partners of **M/S R. D. BUILDERS**, having its office at Disma Office Premises Co. – op. Soc. Ltd., Office No. 506, Plot No. 246, KWC, Kalamboli, Tal. Panvel, Dist. Raigad. I referred and taken the following notes of the relevant documents produced by them in front of me. The said plot are coming under **CIDCO** limit and sub-register office at Panvel & I have also initiated a search through our Search Clerk – Mr. Manoj Mahadik **for 13 yrs.** in the relevant Offices of the Sub- Registrar of Assurance, Panvel: 1,2,3,4 & 5, **i.e. 2003 – 2015, vide Reciept No. PVL2-0-2015, dated 14.10.2015**, in respect of **Plot bearing No. 88, Sector – 10, Taloje Panchnand, Tal. Panvel, Dist. Raigad.** The Original Search Receipt attached herewith.

**WHEREAS** the city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 and having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman point, Bombay – 21, hereinafter referred to as “**THE CORPORATION**”. The said corporation 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 (3 –A) of section 113 of the Maharashtra Regional and town planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as “**THE SAID ACT**”).



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**WHEREAS** the state Government acquiring lands described therein and Vesting such lands in the said corporation (**CIDCO**) city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956, by Government of Maharashtra in exercise of its powers under section 113, subsection 1 and (3-A) of the Maharashtra Regional and Town planning Act 1966 for development and disposal.

**WHEREAS** the **CIDCO** laid down plots in Gaothan area of Taloje - Panchnand and other villages on such place of lands / plots acquired by the state Government and subsequently vested in (CIDCO) corporation for being leased to the New Bombay project affected persons under 12.5% plot Allotment scheme.

**WHEREAS** The Plot owners **1. Shri. Bhikaji bama Patil, 2. Shri Ramesh Bama Patil, 3. Shri Mahendra Bhagwan Patil, 4. Shri Gopinath Krishna Mhatre, 5. Sau. Bebibai Maruti Mhatre, 6. Sau. Kavita Pradip Dadhavkar, 7. Sau. Reshma Digambar Patil, 8. Smt. Sitabai Namdev Dadhavkar, 9. Smt. Gangubai Vasant Bhoir, 10. Smt. Nagu Prakash Gondhali, 11. Shri Raghunath Genu Patil, 12. Shri Ramu Genu Patil, 13. Sau. Bebibai Padmakar Patil, 14. Smt. Sakhrubai Keshav Patil, 15. Sujata Keshav Patil @ Sau. Sujata Sibhash Salunkhe, 16. Ujjwala Keshav Patil @ Sau. Ujjwala Dipak Patil, 17. Shilpa Keshav Patil, 18. Shri Balkrishna Kalu Patil, 19. Shri Navnath Kalu Patil, 20. Shri Naresh Kalu Patil, 21. Sau. Sunita Chandrakant More, 22. Sau. Surekha Shrikant More, 23. Shri Laxman Aaba Patil, 24. Shri Waman Aaba Patil, 25. Shri Sakharam Aaba Patil, 26. Shri Balaram Aaba Patil,**





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27. Sau. Tara Abhimanyu Rasal, 28. Sau. Anjana Bhalchandra Patil, 29. Smt. Jaibai Keshrinath Thakur, 30. Smt. Tarabai @ Tulshibai Harishchandra Bhopi, all adults, Residing At Pendhar, Taluka Panvel, Dist Raigad, (hereinafter all collectively referred to as "THE ORIGINAL LICENSEE/S" ) entitled to get plot under 12.5% plot allotment scheme, CIDCO has been allotted to "THE LICENSEE/s", Plot No. 88, Sector 10, Taloje - Panchnand, Tal. Panvel, Dist. Raigad.

AND WHEREAS CIDCO consented to grant the Licensees lease of the above said plot admeasuring 899.59 Sq. Mtrs., situated at Sector - 10, Taloje - Panchnand, more particularly described in the schedule mentioned hereunder to 1. Shri. Bhikaji bama Patil, 2. Shri Ramesh Bama Patil, 3. Shri Mahendra Bhagwan Patil, 4. Shri Gopinath Krishna Mhatre, 5. Sau. Bebibai Maruti Mhatre, 6. Sau. Kavita Pradip Dadhavkar, 7. Sau. Reshma Digambar Patil, 8. Smt. Sitabai Namdev Dadhavkar, 9. Smt. Gangubai Vasant Bhoir, 10. Smt. Nagu Prakash Gondhali, 11. Shri Raghunath Genu Patil, 12. Shri Ramu Genu Patil, 13. Sau. Bebibai Padmakar Patil, 14. Smt. Sakhrubai Keshav Patil, 15. Sujata Keshav Patil @ Sau. Sujata Sibhash Salunkhe, 16. Ujjwala Keshav Patil @ Sau. Ujjwala Dipak Patil, 17. Shilpa Keshav Patil, 18. Shri Balkrishna Kalu Patil, 19. Shri Navnath Kalu Patil, 20. Shri Naresh Kalu Patil, 21. Sau. Sunita Chandrakant More, 22. Sau. Surekha Shrikant More, 23. Shri Laxman Aaba Patil, 24. Shri Waman Aaba Patil, 25. Shri Sakharam Aaba Patil, 26. Shri Balaram Aaba Patil, 27. Sau. Tara Abhimanyu Rasal, 28. Sau. Anjana Bhalchandra Patil, 29. Smt. Jaibai Keshrinath Thakur, 30. Smt. Tarabai @



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**Tulshibai Harishchandra Bhopi**, for proper premium of Rs. 35,550/- (Rupees Thirty Five Thousand Five Hundred Fifty only) for the purpose of Residential building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease dated **30.04.2014** & the same document is duly registered at Sub registrar office, Panvel-4 under Registration No. **PVL4-4827-2014**, dated **30.04.2014**. The Corporation handed over the possession of the said plot to the original licensees **1. Shri. Bhikaji bama Patil, 2. Shri Ramesh Bama Patil, 3. Shri Mahendra Bhagwan Patil, 4. Shri Gopinath Krishna Mhatre, 5. Sau. Bebibai Maruti Mhatre, 6. Sau. Kavita Pradip Dadhavkar, 7. Sau. Reshma Digambar Patil, 8. Smt. Sitabai Namdev Dadhavkar, 9. Smt. Gangubai Vasant Bhoir, 10. Smt. Nagu Prakash Gondhali, 11. Shri Raghunath Genu Patil, 12. Shri Ramu Genu Patil, 13. Sau. Bebibai Padmakar Patil, 14. Smt. Sakhrubai Keshav Patil, 15. Sujata Keshav Patil @ Sau. Sujata Sibhash Salunkhe, 16. Ujjwala Keshav Patil @ Sau. Ujjwala Dipak Patil, 17. Shilpa Keshav Patil, 18. Shri Balkrishna Kalu Patil, 19. Shri Navnath Kalu Patil, 20. Shri Naresh Kalu Patil, 21. Sau. Sunita Chandrakant More, 22. Sau. Surekha Shrikant More, 23. Shri Laxman Aaba Patil, 24. Shri Waman Aaba Patil, 25. Shri Sakharam Aaba Patil, 26. Shri Balaram Aaba Patil, 27. Sau. Tara Abhimanyu Rasal, 28. Sau. Anjana Bhalechandra Patil, 29. Smt. Jaibai Keshrinath Thakur, 30. Smt. Tarabai @ Tulshibai Harishchandra Bhopi.**

**AND WHEREAS** vide a tripartite Agreement dated **01.07.2014** executed between the **CIDCO**, the Original licensees **1. Shri. Bhikaji bama Patil, 2. Shri Ramesh Bama Patil, 3. Shri Mahendra Bhagwan Patil, 4. Shri Gopinath Krishna**





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Mhatre, 5. Sau. Bebibai Maruti Mhatre, 6. Sau. Kavita Pradip Dadhavkar, 7. Sau. Reshma Digambar Patil, 8. Smt. Sitabai Namdev Dadhavkar, 9. Smt. Gangubai Vasant Bhoir, 10. Smt. Nagu Prakash Gondhali, 11. Shri Raghunath Genu Patil, 12. Shri Ramu Genu Patil, 13. Sau. Bebibai Padmakar Patil, 14. Smt. Sakhrubai Keshav Patil, 15. Sujata Keshav Patil @ Sau. Sujata Sibhash Salunkhe, 16. Ujjwala Keshav Patil @ Sau. Ujjwala Dipak Patil, 17. Shilpa Keshav Patil, 18. Shri Balkrishna Kalu Patil, 19. Shri Navnath Kalu Patil, 20. Shri Naresh Kalu Patil, 21. Sau. Sunita Chandrakant More, 22. Sau. Surekha Shrikant More, 23. Shri Laxman Aaba Patil, 24. Shri Waman Aaba Patil, 25. Shri Sakharam Aaba Patil, 26. Shri Balaram Aaba Patil, 27. Sau. Tara Abhimanyu Rasal, 28. Sau. Anjana Bhalchandra Patil, 29. Smt. Jaibai Keshrinath Thakur, 30. Smt. Tarabai @ Tulshibai Harishchandra Bhopi, and the New Licensee M/S R. D. BUILDERS, Through its Partners 1) SHRI. RAMASHISH DEVPRASAD PANDEY & 2) SHRI. SANTOSH RAMASHISH PANDEY. The same document is duly registered at Sub registrar office, Panvel - 4 under Registration No. PVL4-6888-2014, dated 01.07.2014. The CIDCO leased the said Plot No. 88, Sector 10, Taloje - Panchnand, Tal. Panvel, Dist. Raigad to M/S R. D. BUILDERS, Through its Partners 1) SHRI. RAMASHISH DEVPRASAD PANDEY & 2) SHRI. SANTOSH RAMASHISH PANDEY, and issued final transfer order No. CIDCO/VASAHAT/ SATYO/ TALOJE/ 218/ 2014, dated 14.07.2014 and transferred the said plot in the name of M/S R. D. BUILDERS, Through its Partners 1) SHRI. RAMASHISH DEVPRASAD PANDEY & Other 1.



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**AND WHEREAS** as per the Development permission & commencement certificate Ref. No. **CIDCO/ BP-13176/ ATPO (NM&K)/ 2014/ 056**, dated **19.01.2015** and can commenced the construction of building named "**PARVATI EMPERIA**" consisting of Stilt + 15 upper floors as per the plans and specifications duly approved by the Town Planning Authority of **CIDCO Ltd.**

By referring all relevant documents **I hereby state that the said Plot No. 88, Sector - 10, Talaje - Panchnand of M/S R. D. BUILDERS are having clear and Marketable title and free from all encumbrances, subject to CIDCO's terms and conditions of Agreement to lease.**

Place : Panvel

Date : 17.10.2015

*P. Khare  
17/10/2015*

**POONAM A. KHARE**

**(ADVOCATE)**

**Reg. No. MAH./899/1994**

**POONAM A. KHARE**

**Advocate**

**003, Satyakripa Apartment  
Plot No. 103, Sector -9,  
New Panvel (E) - 410206**