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इतर पावती

Friday, 13 December 2019 1:53 PM

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 12875 दिनांक: 13/12/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल1-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ^{११} अड रमाकांत पवार

वर्णन अर्ज क्र 1786/19 मौजे खारघर प्लॉट क्र एफ से 1 सन 2005 ते 2019

शोध व निरीक्षणे

रु. 375.00

एकूण:

रु. 375.00

JOINT S R/PANVEL 1

1); देयकाचा प्रकार: eChallan रक्कम: रु.375/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MHC09420829201920M दिनांक: 13/12/2019

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक पनवेल १

86/0

इतर पावती

Original/Duplicate

Friday, 13 December 2019 1:58 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 12877 दिनांक: 13/12/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल1-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड रमाकांत पवार

वर्णन अर्ज क्र. 1786/19 मौजे खारघर प्लॉट नं० 95 F से 12 सन 2005 ते 2019

१ 178719

शोध व निरीक्षणे

रु. 375.00

एकूण:

रु. 375.00

JOINT S R P ANVEL 1

1); देयकाचा प्रकार: eChallan रक्कम: रु.375/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH00942100320192UM दिनांक: 13/12/2019

बँकेचे नाव व पत्ता:

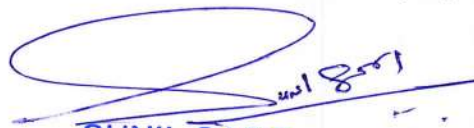
सह दुय्यम निबंधक पनवेल १

TO WHOMSOEVER IT MAY CONCERN

Re: M/S. KASTURI DEVELOPERS
Proprietor - SHRI BHAGWANJI DHARAMSHI MINAT
602, Nandidham C.H.S. Ltd.,
Plot No.-29, Sector No.-42A,
Seawoods,
Navi Mumbai-400 706.

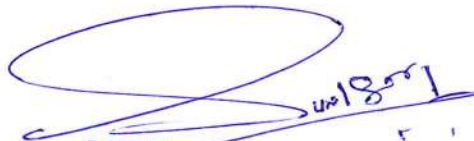
I have investigated the title of M/S. KASTURI DEVELOPERS, a proprietary concern through its Proprietor SHRI BHAGWANJI DHARAMSHI MINAT, having his address at 602, Nandidham C.H.S. Ltd., Plot No.-29, Sector No.-42A, Seawoods, Navi Mumbai-400 706, (hereinafter referred to as "THE LICENSEE") in respect of the lands bearing plot numbers F-94 & F-95, admeasuring 1716.65 Sq. Mts. & 1717.98 Sq. Mts. respectively, both situate, lying and being at Sector No.-12, Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad and more particularly described in the schedule hereto. I have taken out the search of the aforesaid Plots of land with the various offices of Sub Registrar of Assurances at Panvel and no adverse entry has been found in the relevant records of Sub Registrar of Assurances at Panvel. The Receipts for the Search taken is enclosed with this Title Certificate.

- 1) That CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter called "CIDCO/CORPORATION") vide 2 (Two) separate Agreements to Lease both dated 20/08/2019, have granted permission and authority to the said Licensee to enter upon the said lands bearing plot numbers F-94 & F-95 and to erect building(s) for commercial cum residential purpose. The said


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406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
M. No.: MAH/966/1998

Agreements to Lease are duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt Nos.-12661 & 12660, Document Nos. PVL2-10925-2019 & PVL2-10924-2019 respectively on 20/08/2019.

- 2) That the Licensee before the execution of the aforesaid Agreements to Lease paid the entire lease premium of ₹32,14,42,712.50 (Rupees Thirty Two Crore Fourteen Lakh Forty Two Thousand Seven Hundred Twelve and Fifty Paise Only) on 23/07/2019 for Plot No. F-94 & ₹24,09,46,695/- (Rupees Twenty Four Crore Nine Lakh Forty Six Thousand Six Hundred Ninety Five Only) on 14/08/2019 for Plot No. F-95 to CIDCO Ltd.
- 3) That upon request made by the Licensee vide CFC Application No.-37338, dated 29/08/2019 to the Corporation for permission to amalgamate the said plots of land, the Corporation vide its letter bearing number CIDCO/Estate-3/ 2019/80000037338/7232, dated 24/10/2019 granted its permission for amalgamation of the said Plot Nos. F-94 & F-95 admeasuring 1716.65 Sq. Mts. & 1717.98 Sq. Mts. respectively into one unified plot of land.
- 4) That by virtue of a Modified Agreement dated 25/10/2019 duly registered before the Joint Sub Registrar of Assurances at Panvel-5 under Receipt No.-11636, Document No. PVL5-11379-2019 on 26/10/2019, executed between the Corporation of the One Part and the said Licensee M/S. KASTURI DEVELOPERS through its Proprietor SHRI BHAGWANJI DHARAMSHI MINAT of the Other Part, the Corporation amalgamated the said Plot Nos. F-94 & F-95 into one



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unified plot read as F-94 + F-95 admeasuring 3434.63 Sq. Mts. for purpose of construction of the buildings thereon.

- 5) That the Licensee submitted the building plans to the Corporation through his Architect and the Corporation approved and sanctioned the building plans and issued the Commencement Certificate bearing number CIDCO/BP-17189/TPO(NM&K) 2019/6267, dated 16/12/2019 permitting the Licensee to construct the buildings on the aforesaid Plots of land.
- 6) That if the Licensee has observed all the stipulations and conditions contained in the said Agreements to Lease and Modified Agreement and on the Town Planning Officer certifying that the building and works have been duly erected by the Licensees, CIDCO would grant a lease of the said land and building erected thereon for a term of 60 (Sixty) years from the date of the aforesaid Agreement to Lease at the yearly rent of ₹100/- (Rupees One Hundred Only).
- 7) That by virtue of the provisions contained in the aforesaid Agreements to Lease, vide Clause No.-12, the Licensee shall be entitled to transfer or assign its rights, interest and benefits under the said Agreements in favour of the Purchasers of the premises being constructed on the said plots of land and to obtain a Lease in favour of a Co-operative society to be constituted of his buyers under the provision of Section 10 of MOFA, 1963, provided that the Licensee has complied with all the terms and conditions of the aforesaid Agreements to Lease and Modified Agreement.



On the basis of the above and on the basis of the documents placed before me and subject to compliance of all the laws, I am of the opinion that the title of M/S. KASTURI DEVELOPERS through its Proprietor SHRI BHAGWANJI DHARAMSHI MINAT in respect of the land described below is clear and marketable and free from all encumbrances.

The Schedule above referred to

All that piece and parcel of land bearing Plot numbers F-94 + F-95, admeasuring 3434.63 Sq. Mts., situate, lying and being at Sector No.-12, Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad-410 210 and bounded as follows; i.e. to say:

On or towards the North by : 15 Mts. wide Road
On or towards the South by : 24 Mts. wide Road
On or towards the East by : 24 Mts. wide Road
On or towards the West by : Plot Nos. F-96 & F-93

Dated this 24th day of December, 2019.



(SUNIL J. GARG)
Advocate, High Court.

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Encl: Receipt No.-12875 & 12877, both dated 13/12/2019.