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इतर पावती

Original/Duplicate

Sunday, 26 November 2017 6:43 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 11274 दिनांक: 26/11/2017

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल5-0-2017

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: ~~अड प्रतिभा डम जाधव~~ ~~मप~~
वर्णन अर्ज क्र.910/2017 मौजे उलवे प्लॉट नं.179 से.9 ता.पनवेल जि.रायगड सन 2015 ते 2017 3 वर्षे

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Sub Registrar Panvel 5

सह मुख्य निबंधक, पनवेल-५ (वर्ग-२)

1); देयकाचा प्रकार: eChallan रकम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007526852201718E दिनांक: 26/11/2017

वेकेचे नाव व पत्ता:



Pratibha M. Jadhav-Pawar

B.A. LL.B.

ADVOCATE HIGH COURT

Off.: A-202, Shree Nand Dham, Plot No. 59, Sector - 11, C.B.D. Belapur, Navi Mumbai - 400 614.
• Tel. : 022-27579060 • Mob. : 93233 60060

Date : 26/11/2017

SEARCH REPORT

Concern for my client **MR. AVINASH DHAVJI NAIL & MR. ARUN DHAVJI NAIK**, residing at village Bamandongri, Post Vahal, Taluka Panvel, District Raigad-410206 And **M/s. RADIANT GROUP**, a partnership firm consisting of Eight partners namely 1) SHRI. TAMBARAM CHIMANRAMJI PATEL, 2) SHRI. SHANKAR LASARAMJI PATEL, 3) SHRI. GOVIND VALA PATEL, 4) SHRI. GORDEN MEHRUMAL JAGWANI, 5) SHRI. ANIL RAMESHBHAI THAKKAR, and 6) SHRI. KIRIT JAMNADAS BHAYANI, 7) SHRI. RAVINDRA GANPAT JOSHI, 8) SHRI. BHARAT SHARAD PATIL, having its Registered Office Address at Shop No. 4, Goodwill Garden, Plot No. 15/16, Sector No. 8, Kharghar, Navi Mumbai - 410206, by making application to Sub Registrar Office at Panvel-5 by Receipt No. 11274 dated 26/11/2017 of 3 years i.e. 2015 to 2017 in respect of the property [hereinafter referred to as The Said Plot],

I did not find any entry regarding conveyance or any other adverse transaction of whatsoever nature in respect of the above-mentioned property.

YEAR TRANSACTION

2015 **Transactions:**

1. **AGREEMENT TO LEASE** dated 25th June 2015 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION through its Chief Land & Survey Officer as the CORPORATION of the One Part and 1) SHRI. AVINASH DHAVJI NAIK, 2) SHRI. ARUN DHAVJI NAIK, as the

'Licensees' of the Other Part of Plot No. 179, Sector No. 9, having area admeasuring 2799.98 Sq. Mtrs., situated in Ulwe, Tal- Panvel, Dist- Raigad. The same is registered before the Sub-Registrar of Assurances at Panvel-2 vide Registration receipt No. 5608 under Document Registration Serial No. PVL-2-5371-2015 dated 26/06/2015 [Hereinafter referred to as "The Said Plot"].

2016 **2. TRIPARTITE AGREEMENT** dated 6th April 2016 executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION as the Corporation of the First Part, **SHRI. AVINASH DHAVJI NAIK & SHRI. ARUN DHAVJI NAIK** as 'The Original Licensees' of the Second Part and **M/s. RADIANT GROUP**, a partnership firm through its partners namely 1) SHRI. TAMBARAM CHIMANRAMJI PATEL, 2) SHRI. SHANKAR LASARAMJI PATEL, 3) SHRI. GOVIND VALA PATEL, 4) SHRI. GORDEN MEHRUMAL JAGWANI, 5) SHRI. ANIL RAMESHBHAI THAKKAR, and 6) SHRI. KIRIT JAMNADAS BHAYANI, 7) SHRI. RAVINDRA GANPAT JOSHI, 8) SHRI. BHARAT SHARAD PATIL, as 'The New Licensees' of the Third Part the **Original Licensees have sold, transferred and assigned Undivided 50% (Fifty Percent Only)** rights, title, interest and benefits i.e. 1399.99 Sq.Mtrs of the Plot bearing No. 179, in total admeasuring 2799.98 Sq.Mtrs. situated in Sector No. 9, Village Ulwe, Navi Mumbai in favour of the New Licensees and the same is duly stamped and registered with the Sub-Registrar of Assurances at Panvel-2 vide Registration Receipt No. 5864, under Document Registration Serial No. PVL2-4136-2016, dated 11/04/2016.

2017 **NIL**

And I have to report and certify as under:



On the basis of the above documents placed before me, I hereby certify that **MR. AVINASH DHAVJI NAIK & MR. ARUN DHAVJI NAIK**, and **M/s. RADIANT GROUP**, a partnership firm through its partners namely 1) SHRI. TAMBARAM CHIMANRAMJI PATEL, 2) SHRI. SHANKAR LASARAMJI PATEL, 3) SHRI. GOVIND VALA PATEL, 4) SHRI. GORDEN MEHRUMAL JAGWANI, 5) SHRI. ANIL RAMESHBHAI THAKKAR, and 6) SHRI. KIRIT JAMNADAS BHAYANI, 7) SHRI. RAVINDRA GANPAT JOSHI, 8) SHRI. BHARAT SHARAD PATIL, are entitled to develop the said property and that the title of the said property is clear, marketable and free from all encumbrances.

As looking at the records and after confirming and investigating the title, I am of the opinion that the said Plot No. 179 situated at Sector No. 09 at Village Ulwe, Tal. Panvel, Dist. Raigad, Navi Mumbai presently standing in the name of **MR. AVINASH DHAVJI NAIK & MR. ARUN DHAVJI NAIK**, And **M/s. RADIANT GROUP**, a partnership firm through its partners namely 1) SHRI. TAMBARAM CHIMANRAMJI PATEL, 2) SHRI. SHANKAR LASARAMJI PATEL, 3) SHRI. GOVIND VALA PATEL, 4) SHRI. GORDEN MEHRUMAL JAGWANI, 5) SHRI. ANIL RAMESHBHAI THAKKAR, and 6) SHRI. KIRIT JAMNADAS BHAYANI, 7) SHRI. RAVINDRA GANPAT JOSHI, 8) SHRI. BHARAT SHARAD PATIL, is free from all encumbrances, as on the date of issuing this title certificate. As per my search the title of the above mentioned Plot in Registration District - Raigad, Sub. District Panvel is clear & marketable.

SEARCH TAKEN BY


(PRATIBHA M. JADHAV)
ADVOCATE

Date: 26/11/2017

Place: CBD Belapur, Navi Mumbai.