



Name of Client: M/s Sairama Housing Estates Pvt. Ltd. (Client)  
Kind attention: Shri Abhishek Agarwal (Director)

### SEARCH REPORT

#### 1. Property Description:

Leasehold rights of developed plot granted by City Industrial Development Corporation (CIDCO) bearing Plot No. 07, admeasuring about 2337.78 sq. mtrs., situated at sector – 17, Panvel (w) Taluka Panvel, Dist. Raigad, Navi Mumbai and within the limits of Panvel Municipal Corporation, Taluka and Registration Sub-district Panvel, Maharashtra and bounded as under;

On or towards the North by: Plot No. 6

On or towards the South by: Plot No. 8

On or towards the East by: Plot No. 5

On or towards the West by: 30.00 M Wide Road

(hereinafter referred to as "*said plot*").

#### 2. Transaction:

The client has acquired the said plot and now intends to construct a Residential Project thereon.

#### 3. Instructions and source of documents and information:

M/s Sairama Housing Estates Pvt. Ltd. through its Director Shri Abhishek Agarwal (the "*client*") has requested me to carry out a Search of said plot and to issue a Search Report and Title Certificate in respect of title and use of said plot on the basis

of documents, data and last known facts placed before me as mentioned hereinafter.

**4. List of Documents perused:**

- A. A copy of Agreement to Lease dated 12.05.2021.
- B. Index in respect of said plot available in Sub Registrar Office bearing No. 1 to 5 at Panvel.

**5. Executive Summary:**

- A. By virtue of Agreement to lease dated 12.04.2021, the CIDCO has agreed to grant all the leasehold rights, title and interest in respect of said plot in the name of M/s Sairama Housing Estates Pvt. Ltd. through its director Shri Abhishek Agarwal against fully paid up full and final License fees amounting to Rs. 25,19,58,915.00 /- (Rupees in words Twenty Five Crores Nineteen Lakhs Fifty Eight Thousand Nine Hundred and Fifteen Only) for the period more particularly mentioned therein. Said Agreement to Lease is duly registered before Sub-Registrar Assurance Panvel – 4 at Panvel under Sr. No. PNL-5454/2021 on 14.05.2021 .

**6. Observations/ Remarks :**

A. Index in record of Sub – Registrar:

I have obtained search permission dated 18.05.2021 bearing no. MH001309277202122E and carried out a search of title records in respect of said plot for the period of 1992 to 2021 (30 Years) in the office of Sub-Registrar Assurance Panvel – 1, Sub-Registrar Assurance Panvel – 2, Sub-Registrar Panvel – 3, Sub-Registrar Assurance Panvel – 4 and Sub – Registrar Assurance Panvel – 5 at Panvel. In pursuance to the said permission I have verified available index at various Registrar offices in respect of said plot. I did not find

any alien transaction recorded in respect of said plot as per available records of the Sub-Registrar Offices. Details are as under;

<b>Year</b>	<b>Transaction</b>
1992	Tron pages
1993	Tron pages
1994	Tron pages
1995	Tron pages
1996	Tron pages
1997	Tron pages
1998	Tron pages
1999	Tron pages
2000	Tron pages
2001	Tron pages
2002	Tron pages
2003	Available index checked
2004	Available index checked
2005	Available index checked
2006	Available index checked
2007	Available index checked
2008	Available index checked
2009	Available index checked
2010	Available index checked
2011	Available index checked
2012	Available index checked
2013	Available index checked
2014	Available index checked
2015	Available index checked

2016	Available index checked
2017	Available index checked
2018	Available index checked
2019	Available index checked
2020	Index – II not ready
2021	Index – II not ready : Transaction as under; By virtue of Agreement to lease dated 14.05.2021, the CIDCO has agreed to grant all the leasehold rights, title and interest in respect of said plot in the name of M/s Sairama Housing Estates Pvt. Ltd. through its director Shri Abhishek Agarwal against fully paid up full and final License fees amounting to Rs. 25,19,58,915.00 /- (Rupees in words Twenty Five Crores Nineteen Lakhs Fifty Eight Thousand Nine Hundred and Fifteen Only) for the period more particularly mentioned therein. Said Agreement to Lease is duly registered before Sub-Registrar Assurance Panvel – 4 at Panvel under Sr. No. PNL-5454/2021 on 14.05.2021

B. Lease Tenure :

That the lease period in respect of said plot is of 60 years.

C. Use of said property:

That use of said property as per the CIDCO record is “Residential cum Commercial”.

Panvel

Date- 18.05.2021



*Sagar B. Wani*

Sagar B Wani

Advocate



### TITLE CERTIFICATE

On the strength of information and documents provided by Shri Abhishek Agarwal, a Director of M/s Sairama Housing Estates Pvt. Ltd., I certify that "CIDCO" is Lessor of "Leasehold rights of developed plot granted by City Industrial Development Corporation (CIDCO) bearing Plot No. 07, admeasuring about 2337.78 sq. mtrs., situated at sector – 17, Panvel (w) Taluka Panvel, Dist. Raigad, Navi Mumbai and within the limits of Panvel Municipal Corporation, Taluka and Registration Sub-district Panvel, Maharashtra" (the "said plot") and M/s Sairama Housing Estates Pvt. Ltd. is the Lessee of the said plot as on date. Said plot is marketable subject to approval of Lessor i.e. "CIDCO" and developable as per the development plan approved by competent Town Planning authority. Title of said plot in question is marketable clear and there are no known encumbrances and known doubts of any type whatsoever.

Therefore this report is qualified in value and submitted from the records available and found "On as is where is basis" without any liability on the part of the undersigned.

Panvel

Date- 18.05.2021



*Sagar B. Wani*

Sagar B Wani

Advocate

# Sameer Mokhal

Search Clerk

Date: 18.05.2021

To

Advocate Sagar B Wani

Panvel

**Subject:-** Index Search Report in respect of Leasehold rights of developed plot granted by City Industrial Development Corporation (CIDCO) bearing Plot No. 07, admeasuring about 2337.78 sq. mtrs., situated at sector – 17, Panvel (w) Taluka Panvel, Dist. Raigad, Navi Mumbai and within the limits of Panvel Municipal Corporation, Taluka and Registration Sub- district Panvel, Maharashtra (the "said plot").

Sir,

I Sameer Mokhal, a legal Searcher of land have taken a search of said land at the Sub –Registrar Office Panvel – 1, 2, 3, 4 and 5 at Panvel for the period of 30 years i.e. 1992 to 2021 in respect of said land. It is noted that records in Sub – Registrar Offices for the period of 1992 to 2001 are in torn condition. However the search details are as under;

Year	Transaction
1992	Tron pages
1993	Tron pages
1994	Tron pages
1995	Tron pages
1996	Tron pages
1997	Tron pages
1998	Tron pages
1999	Tron pages
2000	Tron pages
2001	Tron pages
2002	Tron pages
2003	Available index checked
2004	Available index checked
2005	Available index checked
2006	Available index checked

Sameer Mokhal  
Search Clerk



CHALLAN  
MTR Form Number-6



GRN	MH001309277202122E	BARCODE	[Barcode]				Date	18/05/2021-18:01:12	Form ID	
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Search Fee Other Items		TAX ID / TAN (if Any)							
			PAN No.(if Applicable)							
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR					Full Name	Adv Sagar Wani			
Location	RAIGAD									
Year	2021-2022 One Time					Flat/Block No.				
Account Head Details		Amount In Rs.		Premises/Building						
0030072201 SEARCH FEE		750.00		Road/Street						
				Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)						
				Plot 07 area 2337 sec 17 panvel w panvel 1992 to 2021 30yrs						
				Amount In						
				Seven Hundred and Fifty Rupees Only						
Total		750.00		Words						
Payment Details		IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332100009800956		2638825218				
Cheque/DD No.		Bank Date	RBI Date	18/05/2021-18:01:12		Not Verified with RBI				
Name of Bank		Bank-Branch		IDBI BANK						
Name of Branch.		Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. : 9867491460

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
sadr calana "Tajp Aa"i pomolMaT" maQyao namaud kapaasaaZlca laagau Aaho.(tr kar aalmsaaZl ikMvaa naaodM al na kravayaacyaa dstalmsaaZl laagau naahl.