

SEARCH REPORT & TITLE CERTIFICATE



Mrs. Mamta Rakesh Sawant

B.com. L.L.B.

Advocate High Court

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MRS. MAMTA R. SAWANT
Advocate High Court, Bombay

Office No-39A, Prabhat Center, Ground floor, Sector-1A, C.B.D., Belapur 400614.

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Sub: Report on Title in respect of Plot No- 1 & 2, admeasuring 3044.57 sq.mtrs, situated in Sector- 7 at New Panvel (West), Taluka-Panvel, District-Raigad, Navi Mumbai 410206.

THIS IS TO CERTIFY that I, have perused the title of above said Plot on the request of **M/S. SAIRAMA HOUSING ESTATES PRIVATE LIMITED** through its Director **MR. ABHISHEK AGRAWAL** having its office at Office no. 1602, 16th Floor, Cyber One, Plot no. 4 & 6, Sector 30 A, Vashi, Navi Mumbai 400703, in respect of **Plot No- 1 & 2, Sector-7 at New Panvel (West), Taluka-Panvel, District-Raigad, Navi Mumbai, admeasuring 3044.57 sq.mtrs** (hereinafter referred to as the said Plots) The same is narrated as under:-

- a) **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** is a Company incorporated under the Companies Act, 1956, (hereinafter referred to as "**the Corporation**") having its registered office at Nirmal, 2nd floor, Nariman Point Mumbai-400021. The said



Corporation has been declared as a New Town Development Authority by the Govt. of Maharashtra, under the provisions of sub. Sec (1) & (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "**the Said MRTP Act**") for the development & disposal of lands in the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said MRTP Act.

- b) The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said MRTP Act
- c) By virtue of being the development authority the Corporation has been empowered under section 118 of the said MRTP Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said MRTP Act.
- d) by an **Agreement to Lease** executed on **13th October, 2017** by and between the said Corporation of the One part and **M/S. SAIRAMA HOUSING ESTATES PRIVATE LIMITED** through its Director **MR. ABHISHEK AGRAWAL** (hereinafter referred to as "**the Original Licensee**") of the Other part; the said Corporation granted the said allottee on lease a piece of parcel of land being **Plot No- 1 & 2, Sector-7 at New Panvel (West), Taluka Panvel, District Raigad, Navi Mumbai, admeasuring 3044.57 sq.mtrs.** thereabout (hereinafter referred to as "**the said Plots**") for such lease premium and upon such terms and



conditions as contained in the said agreement to lease & handed over the said plot & same was registered under Serial No **PVL5-9203-2017** vide receipt No **9766** dated **14/10/2017** at office of Sub-registrar of Assurances **Panvel-5**.

- e) Meanwhile, the said the **Original Licensee** namely: **M/S. SAIRAMA HOUSING ESTATES PRIVATE LIMITED** through its Director **MR. ABHISHEK AGRAWAL** have obtained a development permission from the **Panvel Municipal Corporation** by an **Commencement Certificate No. 2018 /PMC/ BP / 4994 / 2018**, Dated **27th April 2018** to commence the construction of building on the said **Plot No- 1 & 2, Sector-7 at New Panvel (West), Taluka Panvel, District Raigad, Navi Mumbai, admeasuring 3044.57 sq.mtrs.**, consisting of Ground + 14 Upper Floors having total area of 4102.937 Sq.Mtrs. for Residential and 456.765 Sq.Mtrs for Commercial, having 80 Nos. Flats and 25 Nos. Commercial Units, as per the plans and specification approved by the Town Planning Authorities.

Therefore I, have perused all original document of above said plots and I, hereby certify that the title of the said **Plot No- 1 & 2, Sector 7 at New Panvel (West), Taluka Panvel, District Raigad, Navi Mumbai, admeasuring 3044.57 sq. mtrs** is clear, marketable & free from all encumbrances subject to rules & regulation of the Panvel Municipal Corporation and the terms & conditions mentioned in Agreement to lease / Commencement Certificate.



I have perused following documents while issuing this Certificate:-

1. Agreement to lease dated- 13/10/2017
2. Commencement Certificate dated - 27/04/2018

SCHEDULE OF PLOT

All that piece or parcel of land known as Plot No. 1 & 2 situated in Sector 7 at New Panvel (West), Navi Mumbai, admeasuring 3044.57 sq.mtrs or thereabouts and bounded as follows:

THAT IS TO SAY :

ON OR TOWARDS NORTH BY	: 11 MTR. WIDE ROAD
ON OR TOWARDS SOUTH BY	: PLOT NO. 28 & 3
ON OR TOWARDS EAST BY	: 11 MTR. WIDE ROAD
ON OR TOWARDS WEST BY	: 20 MTR. WIDE ROAD

Place:- **Navi Mumbai**

Dated:- **12/05/2018**



M. Sawant
12/05/2018

Mrs. MAMTA R. SAWANT
B.COM., LL.B.
ADVOCATE HIGH COURT
Office No. 39A, Prabhat Centre,
Sector-1A, C.B.D. Belapur,
Navi Mumbai - 400 614.

Search Report

Date: 05/05/2018

Manoj Mahadik

Room No 283, Shubhash Nagar Colony , Acharya College Marg Chembur

To,

Adv. Mamta Sawant.

**Reg: Search Report of the Land, Plot No: 1 & 2, Sec: 07,
Village Name: New Panvel, Taluka: Panvel, Dis: Raigad.**

As per your instruction, I have taken search of the above said property in the Sub-registrar office at Panvel-1,2,3,4,5 I have gone through the available Index Registrar kept in the office. The search was taken from 1989 to 2018 the years from i.e. last 30 years and I have found the details as under:-

I have paid Government fees for Plot no. 1, Rs 750 Receipt No. 6300/2018 & Plot no. 2, Rs 750 Receipt No : 7252/2018 on Date: 11/05/2018 for your record and Information.

Account Name: M/S Sairama Housing Estate Pvt Ltd.

Years	Transaction (Sub -Registrar Panvel-1,2,3,4,5.)
1988	Torn Pages.
1989	Torn Pages.
1990	Torn Pages.
1991	Torn Pages.
1992	Torn Pages.
1993	Torn Pages.
1994	Torn Pages.
1995	Torn Pages.
1996	Torn Pages.
1997	Torn Pages.
1998	Torn Pages.
1999	Torn Pages.
2000	Torn Pages.
2001	Torn Pages.
2002	Torn 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	Index II Not Ready. Transaction As Below.

2018	Index II Not Ready.				
Transaction	Description of Property	Seller's Name	Purchaser' Name	Date of Agreement	Registration No & Date
2017	Plot No: 1 & 2, Sec: 07, Area: 3044.57.	Cidco Ltd Through Its P. S. Nalavade.	M/S Sairama Housing Estate Pvt Ltd Through Its Abhishek Agrawal.	Agreement To Lease 13/10/2017 Agreement Value: 345050252/- Market Value: 345050252/-	14/10/2017 PVL-5 9203/2017

Note :-

- 1) Index II are not maintained properly, therefore this Search report is qualified in Value and Submitted from the Records available on "As is where basis is" Without any liability on the part of the undersigned.
- 2) Some Index 2 Are Not Available.

Manoj M Mahadik

Manoj Mahadik.
Search Clerk.



PLOT NO. 01

Receipt

398/0
Friday, 11 May 2018 1:46 PM

इतर पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 6300 दिनांक: 11/05/2018

गावाचे नाव: पनवेल
दस्तऐवजाचा अनुक्रमांक: पवल3-0-2018
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: ममता सावंत
वर्णन प्लॉट नं 1 से नं 7 नविन पनवेल 1989 ते 2018

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Panvel 3

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH001395105201819E दिनांक: 10/05/2018

बँकेचे नाव व पत्ता:

सहाय्यक निबंधक वर्ग-२
पनवेल क्र.३

PLOT NO. 02

Receipt

353/0

Friday, 11 May 2018 8:19 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 7252 दिनांक: 11/05/2018

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: पवल2-0-2018

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: **अॅड ममता सावंत**

वर्णन शोध अर्ज क्र. 405/18, मौजे नवीन पनवेल, ता. पनवेल, जि. रायगड येथील प्लॉट नं. 2, सेक्टर 7,
सन 1989 ते 2018, 30 वर्षे

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sp. Pnvel 2

1): देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001453232201819E दिनांक: 11/05/2018

बँकेचे नाव व पत्ता:

सहदुय्यम निर्बंधक वर्ग-२
(पनवेल २)