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Joint Sub Registrar

Original/Duplicate

Friday, 11 August 2017 5:19 PM

नोंदणी क्र. 39म

Regn. 39M

नोंदणी क्र.: 12577 दिनांक: 11/08/2017

साधने नाव

इन्सॉरन्स प्रमाणपत्र क्रमांक: पवेल 4-0-2017

इन्सॉरन्स प्रमाणपत्र

साधने कर्णान्वाये नाव: मनीष महाराज

वर्षान अर्थ क्र 3112/2017 फ्लॉट नं : जी से 15 तारीखे सल 2006 ते 2017 12 वर्से

बांध व निरीक्षण

₹. 300.00

एकूण:

₹. 300.00

Joint Sub Registrar Panel 4

1) देवकाचा प्रकार: eChallan रकम: ₹.300/-

सीडी/धतदेश/पे ऑर्डर क्रमांक: MH004428491201718E दिनांक: 11/08/2017

इकिते नाव व पत्ता:

सह. दुय्यम निबंधक वर्ग-२.
पनवेल-४.



Poonam A. Khare

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

Mob : 9820408472
Tel : 022-27464548

Ref. No. 38/Pk/Individual/August 2017

Date : 11/8/2017

SEARCH NOTE

Ref.:- In respect of Plot No. 1B, admeasuring about 1150.3 Sq. Mtrs., Village – Taloja (12.5% GES Scheme), Sector - 15, Tal. Panvel, Dist Raigad, to be developed by M/S.R. D. INFRA, Through its partners Mr. Shri. Ramashish D. Pandey (HUF) & Others Two.

The said plot are coming under CIDCO Limits & within the Tehsil and Sub-Division of Panvel, District and Division of Raigad and within the jurisdiction of the Sub-Registrar Offices of Panvel, Tal.- Panvel, Dist.- Raigad. I have gone through and perused the aforesaid title documents related of the said plot and also taken the title search, through Search Clerk Mr. Manoj Mahadik, under Receipt No. 12577, dated 11.08.2017 for the period of year 2006 to 2017 i.e. 12 yrs., in the offices of concern Sub-Registrar of Assurance Panvel - 1, 2, 3, 4 & 5, Tal.- Panvel, Dist.- Raigad, and made the payment of Government Fees to that effect. While search it's found that there is no document executed and registered about the sale, mortgage of the said plot in favor of any other party except the document herein perused by me. The original Search Receipts enclosed herewith.

Year	Transactions
2006	Available Index Checked
2007	Available Index Checked
2008	Available Index Checked
2009	Available Index Checked
2010	Available Index Checked



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Ref. No. _____

Date : _____

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2011	Available Index Checked
2012	Available Index Checked
2013	Available Index Checked
2014	Agreement to Lease dated 11.06.2014 executed between CIDCO and SHRI. BALKRUSHNA SHANKAR PATIL, duly stamped & registered at Joint Sub registrar of Assurance, Panvel-4 vide document serial no. PVL4-6209-2014, dated 12.06.2014.
2014	Tripartite Agreement dated 04.07.2014 executed between the CIDCO, & SHRI. BALKRUSHNA SHANKAR PATIL, and M/S. R. D. INFRA, Through its partners Mr. Shri. Ramashish D. Pandey (HUF) & Others Four, duly stamped & registered at Sub registrar of Assurance, Panvel - 4, under Registration No. PVL4- 7056-2014, dated 05.07.2014.
2015	Index II Not Ready
2016	Index II Not Ready
2017	Index II Not Ready

On the basis of the above and on the basis of the documents placed before me, I am of the opinion that the title of land described above is clear and marketable and free from all encumbrances subject to compliance of the terms and conditions of the development permission and of all the rule and regulations and laws for the time being in force.

Place: New Panvel

Date: 11.08.2017

Poonam A. Khare
11/08/2017
POONAM A. KHARE
Advocate
003, SATYAKRIPA CHS Ltd. (E) Panvel
Plot No. 103, Sector -9,
New Panvel (E) - 410206



Poonam A. Khare

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

Mob : 9820408472
Tel : 022-27464548

Ref. No. 38/Pk/Individual/August 2017

Date : 11/8/2017

TITLE CERTIFICATE

Ref.:- In respect of Plot No. 1B, admeasuring about 1150.30 Sq. Mtrs., Village – Taloja (12.5% GES Scheme), Sector - 15, Tal. Panvel, Dist Raigad, to be developed by M/S. R. D. INFRA, Through its partners Mr. Ramashish D. Pandey (HUF) & Others Two.

On request of M/S. R. D. INFRA, Through its partners Mr. Ramashish D. Pandey (HUF) & Others Two, having its office at Disma Office Premises Co-op Society Ltd., 5th Floor, Office No. 506, Plot No. 246, KWC, Kalamboli, Navi Mumbai- 410218. I referred and taken the following notes of the relevant documents produced by them in front of me. The said plot is coming under CIDCO limit and sub-register office at Panvel. The Copy of search note dated 11.08.2017 for the title search enclosed herewith to support my title certificate issued pertaining to title of said plot.

WHEREAS The City Industrial Development Corporation of Maharashtra Ltd, (hereinafter called as “the Corporation” in New Town Development Planning Authority declared for the area designated as site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-section (i) and (3-a) of section 113 of the Maharashtra Regional and Town Planning Act, 1956 (Mah. XXXVII of 1966) hereinafter referred to as “the said Act”.



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Advocate High Court

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Ref. No. _____

..2..

Date : _____

AND WHEREAS the State Government acquiring lands described therein and Vesting such lands in the said corporation (CIDCO), 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 Taloja 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 Original Licensee **SHRI. BALKRUSHNA SHANKAR PATIL**, adult, residing at Taloja Majkur, Taluka Panvel, Dist Raigad, (hereinafter referred to as "**THE ORIGINAL LICENSEE**") entitled to get plot under 12.5% Plot allotment scheme, **CIDCO** had been allotted to "**THE LICENSEE**", Plot No. 1B, Sector - 15, Taloja, Tal. Panvel, Dist. Raigad, as per the File No. **221**, dated **05.06.2014**.

AND WHEREAS **CIDCO** consented to grant the Licensee lease of the above said plot admeasuring 1150.30 Sq. Mtrs. situated at Sector – 15, Taloja, more particularly described in the schedule mentioned hereunder to **SHRI. BALKRUSHNA SHANKAR PATIL** for proper premium of Rs. 3,59,475/- (Rupees Three Lakhs Fifty Nine Thousand Four Hundred & Seventy Five Only) for the purpose of Residential building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease dated **11.06.2014**



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Ref. No. _____

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Date : _____

& the same document is duly registered at Sub - Registrar Office, Panvel - 4, under Registration Sr. No. **PVL4 - 06209 - 2014**, dated **12.06.2014**. The Corporation handed over the possession of the said plot to **SHRI. BALKRUSHNA SHANKAR PATIL**.

AND WHEREAS vide a Tripartite Agreement dated **04.07.2014** executed between the **CIDCO**, the Original licensees **SHRI. BALKRUSHNA SHANKAR PATIL**, and the New Licensees **M/S. R. D. INFRA**, through its Partners, (1) MR. RAMASHISH D. PANDEY (HUF) (2) Mr. SACHIN RAMASHISH PANDEY (3) MR. PRAKASH MURJIBHAI PATEL (4) MR. KIRTI MURJIBHAI PATEL (5) MR. PRAKASH KALURAM PRAJAPATI. The same document is duly stamped & registered at Sub registrar of Assurance, Panvel - 4, under Registration No. **PVL4- 7056-2014**, dated **05.07.2014**. The **CIDCO** leased the said Plot No. 1B, Sector - 15, Taloja, Tal. Panvel, Dist. Raigad to **M/S. R. D. INFRA**, Through its partners **Mr. Shri. Ramashish D. Pandey (HUF) & Others Four** and issued final transfer order Vide its Ref. No. **CIDCO/ VASAHAAT/ SATYO/ TALOJA- 221/2014**, dated **14.07.2014** and transferred the said plot in the name of **M/S. R. D. INFRA**, Through its partners **Mr. Shri. Ramashish D. Pandey (HUF) & Others Four**.

AND WHEREAS Two Partners **MR. PRAKASH MURJIBHAI PATEL & MR. KIRTI MURJIBHAI PATEL** hereby declare that they have been retired from the Partnership as per retirement deed dated 18.12.2014 leaving the continuing partners to continue in the same name & style. Thereafter **CIDCO** issued



Poonam A. Khare

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..4..

Date : _____

corrigendum letter in favour of **M/S. R. D. INFRA**, through its Partners, (1) MR. RAMASHISH D. PANDEY (HUF) (2) Mr. SACHIN RAMASHISH PANDEY (3) MR. PRAKASH KALURAM PRAJAPATI, Vide its letter Ref. No. **CIDCO/ VASAHA/ SATYO/ TALOJA-221/2015**, dated **13.02.2015**.

AND WHEREAS as per the Development permission & commencement certificate Ref. No. **CIDCO/ BP-15459/TPO(NM&K)/ 2017/ 1703**, dated **13.06.2017**, and can commenced the construction of building named "**PARVATI HOMES**" consisting of G + 07 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. **1B**, Sector - 15, Taloja (12.5% GES Scheme), Tal. - Panvel, Dist. - Raigad, of **M/S. R. D. INFRA**, Through its partners Mr. Shri. Ramashish D. Pandey (HUF) & Others Two, are having clear and Marketable title and free from all encumbrances, mortgages, charges and/or claims, subject to **CIDCO's** terms and conditions of Agreement to lease.

Place: Panvel

Date: 11.08.2017

Poonam A. Khare
11/08/2017
POONAM A. KHARE
Advocate
003, (ADVOCATE) Plotment
Plot No. 103, Sector -9,
New Panvel (E) - 410206

Manoj Mahadik

Room No 283 Shubhash Nagar Colony , Acharya College Marg Chembur

To,

Adv. Poonam Khare.

Reg: Search report of the Land, Plot No: 1B, Sec: 15,

Building Name: Parvati Homes,

Village Name: Taloja Pachnand, 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 2006 to 2017 the years from i.e. last 13 years and I have found the details as under:-

I have paid Government fees 300 Rs on Date: 11/08/2017 & Receipt No: 12577/2017 for your record and Information.

Account Name: M/S R D Infra.

Years	Transaction (Sub -Registrar Panvel-1,2,3,4,5.)				
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 Transaction As Below,				
2015	Index II Not Ready.				
2016	Index II Not Ready.				
2017	Index II Not Ready.				
Transaction	Description of Property	Seller's Name	Purchaser's Name	Date of Agreement	Registration No&Date
2014	Sec: 15, Plot No: 1B, Area: 1150.32 Sq Mtr.	Balkrushna Shankar Patil.	Cidco Ltd Through Its D. B. Jaybhaye.	Agreement To Lease 11/06/2014 Agreement Value: 359475/- Market Value: 359475/-	12/06/2014 PVL-4 6209/2014
2014	Sec: 15, Plot No: 1B, Area: 1150.32 Sq Mtr.	Balkrushna Shankar Patil, & Cidco Ltd	M/S R D Infra Through Its Partner Ramashish D.	Tripartite Agreement 05/07/2014 Agreement Value:	05/07/2014 PVL-4 7056/2014



		Through Its V. S. Marathe.	Pandey HUF, & Others.	359475/- Market Value: 12884000/-	
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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 Mahadik
Manoj Mahadik.
Search Clerk.

POONAM A. KHARE
POONAM A. KHARE
Advocate
903, Satyakraj Apartment
Plot No. 103, Sector -9,
New Panvel (E) - 410206