

*Adv. Leena M. Pradhan*

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105, "Ishwar Krupa", Opp. "Ganesh Nivas",  
Near Thane M.T.N.L., Charai, Thane 400 601.

Date: -05-12-2015

## **SEARCH REPORT**

**Sub:** - SEARCH REPORT IN RESPECT  
OF PLOT BEARING SECTOR  
NO. 23, PLOT NO. 94  
ADMEASURING ABOUT  
399.60 SQ. METERS  
SITUATED LYING, BEING AT  
NODE-TALOJA, TALUKA -  
PANVEL, DIST. RAIGAD.

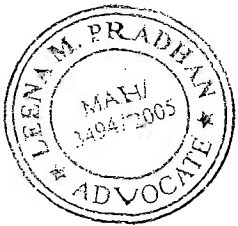
### **TO WHOMSOEVER IT MAY CONCERN**

#### **A) INSTRUCTIONS :**

I, Adv. Leena M. Pradhan, entrusted with the assignment of taking search by Mr. Sanjay Gopal Pandit; Partner of M/s Shree Varad Vinayak Developers; having their registered office at: 702, Yashwant Sankalp CHS Ltd, above Bank of India, Viva College Road, Virar (w) Tal. Vasai, Dist - Thane for the below mentioned property. Accordingly, with instructions and the documents provided to me i.e. copy of Lease Deed, Tripartite Agreements and other relevant documents I have taken search of the said property described below with the intention: -

1. To make sure that the ownership of the property is complete in all respects and also fair and free from any doubts or encumbrance.
2. The property is free from any conflicting interest.
3. The property has clear and marketable title.

1 of 6



**B) DESCRIPTION OF THE PROPERTY :**

All the part and parcel of an **plot admeasuring about 399.60 Sq. meters bearing plot no. 94, Sector 23 situated lying, being at Node – Taloja, Taluka Panvel;** within the jurisdiction of registration and sub-district, Panvel, District and registration Dist of Raigad within the limits of Panvel panchayat Samiti and Raigad Zilla Parishad; and herein after referred to as the "Said Property."

**C) INFORMATION :**

I have gathered information from Mr. Sanjay Gopal Pandit; Partner of M/s Shree Varad Vinayak Developers about the said Property.

**D) DOCUMENTS :**

For the purpose of investigation of title and search of the said property, I have perused the following documents:

- a) Copy of Lease Deed executed between CIDCO and Original Lessee Smt. Sushila Natha Thakur and Others.
- b) Copy of Possession Receipt issued by CIDCO in favor of Original Lessee Smt. Sushila Natha Thakur and Others.
- c) Copy of Tripartite Agreement executed among 1) Smt. Sushila Natha Thakur 2) Miss. Sharmila Natha Thakur 3) Miss. Priti Natha Thakur, CIDCO and New Licensee M/s Shiv Shakti Developers through its Partner Mr. mahadev Velji Patel & Others.

398/0

इतर पावती

Original/Duplicate

Friday, 23 October 2015 10:06 AM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6588

दिनांक: 23/10/2015

गावाचे नाव: तळोजा पाचनंद

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2015

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: मंगेश नाईक

वर्णन मौजे- तळोजा पाचनंद, ता.पनवेल,सेक्टर नं.23, प्लॉट नं.94 -- सन 2003 ते 2015 (13 वर्ष)

शोध व निरीक्षण

रु. 325.00

एकूण:

रु. 325.00

Sub Registrar Panvel 3

1); देयकाचा प्रकार: eChallan रक्कम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004349169201516E दिनांक: 21/10/2015

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२  
पनवेल क्र. ३

- d) Copy of Tripartite Agreement executed among M/s Shiv Shakti Developers through Partners Mr. Mahadev Velji Patel & others, CIDCO & M/s Shree Varad Vinayak Developers through Partners Mr. Sanjay Gopal Pandit & others.
- e) Copies of Corrigendum issued by CIDCO dated 13/05/2013 and 05/10/2015.

**E) SEARCH :**

Further with view to investigate the title of M/s Shree Varad Vinayak Developers through Partner Mr. Sanjay Gopal Pandit; I have also caused a search to be taken in the office of Sub-Registrar Panvel through appointed title investigator Mr. Mangesh S. Naik pertaining to the Said Plot for the period of 2003 to 2015 vide receipt no. 6588 taken from the Office of Sub-Registrar of Assurances, Panvel no. 3 and dated 23/10/2015; copy of the same is attached herewith and inspected the relevant documents which were available in respect of said property.

The appointed searcher has gone through the record available at office of Sub-Registrar for the period of 2003 to 2015. In respect of availability of record at the Office of Sub-Registrar; it is pertinent to note that, at office no. 1 record of 2012 to 2014 has been send to binding hence it is not available for perusal and also the record of 2015 is not yet made available for the inspection in any of the concerned offices. Hence, subject to availability of record, during the



search, the appointed searcher did not come across any adverse transaction encumbering the said property in any manner.

However, the entry of Agreement to Lease executed between CIDCO and Original licensee Smt. Sushila Natha Thakur and Others is verified and confirmed during the said search. The said document is duly registered at serial no. 6467 of 2010 on 30-06-2010 at the Office of Sub-Registrar of Assurances, Panvel no. 3. So also the entry of Tripartite Agreement executed among Smt. Sushila Natha Thakur and Others, CIDCO & Shvi Shakti Developers through its Partners Mr. Mahadev Velji Patel & others is verified. Also entry of tripartite agreement executed among M/s Shiv Shakti Developers through Partners Mr. Mahadev Velji Patel & others, CIDCO & M/s Shree Varad Vinayak Developers through Partners Mr. Sanjay Gopal Pandit & others is verified and confirmed. The said documents are duly registered at serial no. 7378 of 2010 on 27-07-2010 at the Office of Sub-Registrar of Assurances, Panvel no. 3 and at Serial no. 1711 of on 25-02-2013 at the office of Sub - Registrar of Assurances, Panvel no.4 respectively.

The above mentioned Tripartite Agreement bearing no. PVL- 4 - 1711/2013 is executed subject to pending litigation bearing no. RCS 189/2010 and SCS 344/2010 and also to the order passed thereof.

It is to be noted that, the parties in suit bearing no. RCS 189/2010 arrived at the amicable settlement of dispute and agreed to the deletion of the Said Plot from the said suit and the amendment to



the effect was carried on and order to the effect was passed at exhibit 49/A in the Said Suit. Accordingly a corrigendum dated 13/05/2013 to that effect has been passed by CIDCO.

Further, SCS 344/2010 has been withdrawn unconditionally & a corrigendum to that effect has been passed by CIDCO dated 5/10/2015.

Hence, at present the Said Plot is not subjected to any litigation of whatsoever nature.

**F) CONCLUSION :**

On the basis of the perusal of the documents referred to above, the information collected so also search taken as stated above, I am of the opinion that,

- i) The said Property is free from encumbrance and is having clear and marketable title.
- ii) M/s. Shree Varad Vinayak Developers through its Partners Mr. Sanjay Gopal Pandit, Mr. Manik Anilkumar Safaya, Mrs. Kshitija Rajendra Mane and Mrs. Neeta Alap Agnihotri is seized, possessed, well occupied and have development rights of the said property.
- iii) The title of Shree Varad Vinayak Developers through Partner Mr. Sanjay Gopal Pandit, Mr. Manik Anilkumar Safaya, Mrs. Kshitija Rajendra Mane and Mrs. Neeta Alap Agnihotri in respect of plot



admeasuring about 399.60 Sq. meters bearing plot no. 94,  
Sector 23 situated lying, being at Village – Taloja, Taluka Panvel  
is clear and marketable.

Hence, this search report is issued.



  
**Adv. Leena M. Pradhan**

**LEENA M. PRADHAN**

Advocate

Roll No. MAH/3494/2005  
105, Ishwar Krupa, Near Ganesh  
Talkies, Charai, Thane (W),