



S.J. BONDRE & CO.

Add.: Office No.01, 1st Floor, Sai Sharan Complex, Sector-08,, Khanda Colony, New Panvel (West), Dist. Raigad.
Phone:022-27464546, Mob.: 9322593358, E-mail: adv.s.bondre@gmail.com

Date: 01st March, 2018

SEARCH REPORT

On the basis of documents submitted by M/S. S. M. DEVELOPERS, a Partnership Firm, through its Partners 1) MR. ASHISH VAJUBHAI MAVANI, 2) MR. ATUL MANJIBHAI KAPUPARA, 3) MR. ABDUL RASHID IBRAHIM SHAIKH, 4) MR. MAHESH NARAYAN PATEL, 5) MR. PRITESH DURLABHBHAI GAJERA & 6) MR. NITENDRAKUMAR BACHUBHAI VADADORIYA, having address at Shop No.3, Orion Tower, Plot No.120, Sector-50, Seawoods, Nerul, Navi Mumbai, I hereby opine as under:

WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD.) is the New Town Development Authority for Navi Mumbai.
2. The CIDCO LTD. is allotting plot of lands to villagers whose lands have been acquired under the 12.5% G.E. Scheme.
3. The CIDCO Ltd. had leased Plot No.40, admeasuring about 1899.80 Sq. Mtrs. area, situated in Sector-20, at Taloja, Tal. Panvel, Dist. Raigad under 12.5% Gaothan Expansion Scheme to 1) MR. RAMA HARI KENI, 2) MR. BHAGWAN HARI KENI, 3) MR. KESHAV HARI KENI, 4) MR. KAILAS HARI KENI, 5) SMT. RAGHUBAI



S.J. BONDRE & CO.

...2...

Continuation Sheet

BALKRISHNA MHATRE, 6) SAU. MAINABAI RAGHUNATH PATIL & 7) SMT. TARABAI CHINTAMAN KHARKAR therein referred to as "The Original Licensee" as per Agreement to Lease dated 28/04/2017 which was duly registered in the office of Joint Sub-Registrar at Panvel-5, under document Sr. No.4072-2017 & Receipt No.4357 dated 16/05/2017.

4. The Original Licensee 1) MR. RAMA HARI KENI, 2) MR. BHAGWAN HARI KENI, 3) MR. KESHAV HARI KENI, 4) MR. KAILAS HARI KENI, 5) SMT. RAGHUBAI BALKRISHNA MHATRE, 6) SAU. MAINABAI RAGHUNATH PATIL & 7) SMT. TARABAI CHINTAMAN KHARKAR have sold Plot No.40, admeasuring about 1899.80 Sq. Mtrs. area, situated in Sector-20, at Taloja, Tal. Panvel, Dist. Raigad to M/S. S. M. DEVELOPERS, a Partnership Firm, through its Partners 1) MR. ASHISH VAJUBHAI MAVANI, 2) MR. ATUL MANJIBHAI KAPUPARA, 3) MR. ABDUL RASHID IBRAHIM SHAIKH, 4) MR. MAHESH NARAYAN PATEL, 5) MR. PRITESH DURLABHBHAI GAJERA & 6) MR. NITENDRAKUMAR BACHUBHAI VADADORIYA therein referred to as "The New Licensees" as per Tripartite Agreement dated 17/11/2017 which has been duly registered in the office of Joint Sub-Registrar at Panvel-2, under document Sr. No.13193-2017 & Receipt No.15747 dated 17/11/2017.
5. The CIDCO Ltd. has transferred Plot No.40, admeasuring about 1899.80 Sq. Mtrs. area, situated in Sector-20, at Taloja, Tal. Panvel,



ASHISH VAJUBHAI MAVANI, 2) MR. ATUL MANJIBHAI KAPUPARA, 3) MR. ABDUL RASHID IBRAHIM SHAIKH, 4) MR. MAHESH NARAYAN PATEL, 5) MR. PRITESH DURLABHBHAI GAJERA & 6) MR. NITENDRAKUMAR BACHUBHAI VADADORIYA as per Final Order vide its Ref. No.CIDCO/VASAHAT/SATYO/TALOJA/133/2017/24093 dated 24/11/2017.

Now I hereby opine as under:

The title of property bearing Plot No.40, admeasuring about 1899.80 Sq. Mtrs. area, situated in Sector-20, at Taloja, Tal. Panvel, Dist. Raigad in the name of M/S. S. M. DEVELOPERS, a Partnership Firm, through its Partners 1) MR. ASHISH VAJUBHAI MAVANI, 2) MR. ATUL MANJIBHAI KAPUPARA, 3) MR. ABDUL RASHID IBRAHIM SHAIKH, 4) MR. MAHESH NARAYAN PATEL, 5) MR. PRITESH DURLABHBHAI GAJERA & 6) MR. NITENDRAKUMAR BACHUBHAI VADADORIYA subject to the terms and conditions of the Agreement to Lease dated 28/04/2017 & per Tripartite Agreement dated 17/11/2017 appear to be free, clear, legal and marketable.

Place: New Panvel
Date:01/03/2018



For S.J. BONDRE & CO.

S. J. Bondre
ADVOCATE
(S. J. BONDRE)
ADVOCATE

HARI KENI, 4) MR. KAILAS HARI KENI, 5) SMT. RAGHUBAI BALKRISHNA MHATRE, 6) SAU. MAINABAI RAGHUNATH PATIL & 7) SMT. TARABAI CHINTAMAN KHARKAR therein referred to as "The Original Licensee" as per Agreement to Lease dated 28/04/2017 which was duly registered in the office of Joint Sub-Registrar at Panvel-5, under document Sr. No.4072-2017 & Receipt No.4357 dated 16/05/2017.

4. The Original Licensee 1) MR. RAMA HARI KENI, 2) MR. BHAGWAN HARI KENI, 3) MR. KESHAV HARI KENI, 4) MR. KAILAS HARI KENI, 5) SMT. RAGHUBAI BALKRISHNA MHATRE, 6) SAU. MAINABAI RAGHUNATH PATIL & 7) SMT. TARABAI CHINTAMAN KHARKAR have sold Plot No.40, admeasuring about 1899.80 Sq. Mtrs. area, situated in Sector-20, at Taloja, Tal. Panvel, Dist. Raigad to M/S. S. M. DEVELOPERS, a Partnership Firm, through its Partners 1) MR. ASHISH VAJUBHAI MAVANI, 2) MR. ATUL MANJIBHAI KAPUPARA, 3) MR. ABDUL RASHID IBRAHIM SHAIKH, 4) MR. MAHESH NARAYAN PATEL, 5) MR. PRITESH DURLABHBHAI GAJERA & 6) MR. NITENDRAKUMAR BACHUBHAI VADADORIYA therein referred to as "The New Licensees" as per Tripartite Agreement dated 17/11/2017 which has been duly registered in the office of Joint Sub-Registrar at Panvel-2, under document Sr. No.13193-2017 & Receipt No.15747 dated 17/11/2017.

5. The CIDCO Ltd. has transferred Plot No.40, admeasuring about 1899.80 Sq. Mtrs. area, situated in Sector-20, at Taloja, Tal. Panvel, Dist. Raigad in favour of New Licensees M/S. S. M. DEVELOPERS, a Partnership Firm, through its Partners 1) MR.



S.J. BONDRE & CO.

...5...

Continuation Sheet

KAPUPARÁ, 3) MR. ABDUL RASHID IBRAHIM SHAIKH, 4) MR. MAHESH NARAYAN PATEL, 5) MR. PRITESH DURLABHBHAI GAJERA & 6) MR. NITENDRAKUMAR BACHUBHAI VADADORIYA. The said property is free from all encumbrances, lien, charges and clear and marketable title as on this date.

Place : New Panvel
Date : 01st March, 2018.



SEARCH TAKEN BY
For S.J. BONDRE & CO.
S. J. Bondre
ADVOCATE
PROPRIETOR



S.J. BONDRE & CO.

Add.: Office No.01, 1st Floor, Sai Sharan Complex, Sector-08,, Khanda Colony, New Panvel (West), Dist. Raigad.
Phone:022-27464546, Mob.:9322593358, E-mail: adv.s.bondre@gmail.com

Dated 01st March, 2018

TITLE REPORT

On the basis of documents submitted by M/S. S. M. DEVELOPERS, a Partnership Firm, through its Partners 1) MR. ASHISH VAJUBHAI MAVANI, 2) MR. ATUL MANJIBHAI KAPUPARA, 3) MR. ABDUL RASHID IBRAHIM SHAIKH, 4) MR. MAHESH NARAYAN PATEL, 5) MR. PRITESH DURLABHBHAI GAJERA & 6) MR. NITENDRAKUMAR BACHUBHAI VADADORIYA, having address at Shop No.3, Orion Tower, Plot No.120, Sector-50, Seawoods, Nerul, Navi Mumbai, I hereby opine as under:

WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD.) is the New Town Development Authority for Navi Mumbai.
2. The CIDCO LTD. is allotting plot of lands to villagers whose lands have been acquired under the 12.5% G.E. Scheme.
3. The CIDCO Ltd. had leased Plot No.40, admeasuring about 1899.80 Sq. Mtrs. area, situated in Sector-20, at Taloja, Tal. Panvel, Dist. Raigad under 12.5% Gaothan Expansion Scheme to 1) MR. RAMA HARI KENI, 2) MR. BHAGWAN HARI KENI, 3) MR. KESHAV



29.	2017	<p>a) Agreement to Lease dated 28/04/2017 executed between CIDCO Ltd. therein referred to as "The Corporation" party of the First part and MR. RAMA HARI KENI & OTHER 6 therein referred to as "The Original Licensees" party of the Second part and registered at Sub Registrar Panvel-5, under document Sr. No.4072-2017 & Receipt No.4357 dated 16/05/2017.</p> <p>b) Tripartite Agreement dated 17/11/2017 executed between CIDCO Ltd. therein referred to as "The Corporation" party of the First part and MR. RAMA HARI KENI & OTHER 6 therein referred to as "The Original Licensees" party of the Second part and M/S. S. M. DEVELOPERS, a Partnership Firm, through its Partners MR. ASHISH VAJUBHAI MAVANI & OTHER 5 therein referred to as "The New Licensees" party of the Third part and said Tripartite Agreement duly registered in the office of Joint Sub-Registrar at Panvel-2, under document Sr. No.13193-2017 & Receipt No.15747 dated 17/11/2017.</p>
30.	2018	NIL

It is stated that the above said property in pursuant to section 113(A) of the Maharashtra Regional and Town Planning Act 1966, originally owned by the Government of Maharashtra in the name of City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) who under Tripartite Agreement assigned the above plot of land to M/S. S. M. DEVELOPERS, a Partnership Firm, through its Partners 1) MR. ASHISH VAJUBHAI MAVANI, 2) MR. ATUL MANJIBHAI KAPUPARA, 3) MR. ABDUL RASHID IBRAHIM SHAIKH, 4) MR. MAHESH NARAYAN PATEL, 5) MR. PRITESH DURLABHBHAI GAJERA & 6) MR. NITENDRAKUMAR BACHUBHAI VADADORIYA.

Hence it is stated from the record with Sub-Registrar, the ownership of the property bearing Plot No.40, admeasuring about 1899.80 Sq. Mtrs. area, situated in Sector-20, at Taloja, Tal. Panvel, Dist. Raigad is lying in name of M/S. S. M. DEVELOPERS, a Partnership Firm, through its Partners 1) MR. ASHISH VAJUBHAI MAVANI, 2) MR. ATUL MANJIBHAI



Dist. Raigad in favour of New Licensees M/S. S. M. DEVELOPERS, a Partnership Firm, through its Partners 1) MR. ASHISH VAJUBHAI MAVANI, 2) MR. ATUL MANJIBHAI KAPUPARA, 3) MR. ABDUL RASHID IBRAHIM SHAIKH, 4) MR. MAHESH NARAYAN PATEL, 5) MR. PRITESH DURLABHBHAI GAJERA & 6) MR. NITENDRAKUMAR BACHUBHAI VADADORIYA as per Final Order vide its Ref. No.CIDCO/VASAHAT/SATYO/TALOJA/133/2017/24093 dated 24/11/2017.

I have taken search in respect of the said property the last 30 years that is from 1989 to 2018, in office of the Sub-Registrar Panvel-3 in the Register Index II, under Application No.0/2018 & Receipt No.2239 dated 28/02/2018, the original copy of the same is enclosed with this report. I did not found any entry regarding conveyance or any other transaction whatsoever nature in respect of the above-mentioned property.

SR. NO.	YEAR	TRANSACTION	SR. NO.	YEAR	TRANSACTION
1.	1989	NIL	2.	1990	NIL
3.	1991	NIL	4.	1992	NIL
5.	1993	NIL	6.	1994	NIL
7.	1995	NIL	8.	1996	NIL
9.	1997	NIL	10.	1998	NIL
11.	1999	NIL	12.	2000	NIL
13.	2001	NIL	14.	2002	NIL
15.	2003	NIL	16.	2004	NIL
17.	2005	NIL	18.	2006	NIL
19.	2007	NIL	20.	2008	NIL
21.	2009	NIL	22.	2010	NIL
23.	2011	NIL	24.	2012	NIL
25.	2013	NIL	26.	2014	NIL
27.	2015	NIL	28.	2016	NIL

