

ANNEXURE - (B)



Ajeet Singh & Associates

(Advocates & Legal Consultants)

Ajeet V. Singh

B.Com., LL.B.
ADVOCATE HIGH COURT

Office No. 16/17 & 5A, 1st floor, Sai Chamber, Plot No. 44, Sector 11, CBD Belapur, Navi Mumbai - 400 614.
Tel.: 27576142 Mob.: 9820523077 / 9820459724 Fax No. 022 40242632 E-mail : ajeet_advocate@yahoo.co.in

Date: 7th January 2015

ANNEXURE "B"

TO WHOMSOEVER IT MAY CONCERN

Ref.: Plot No.37, Sector No. 42, Nerul Node, Navi Mumbai Tal.
& Dist. Thane admeasuring about 1279.67 sq.mtrs. or
thereabout.

We have investigated this Title of M/S. RONAK BUILDERS & DEVELOPERS [Partnership Firm] the Licensees of Plot No.37, adm. 1279.67 sq. mtrs. Sector No. 42, Nerul Node, Navi Mumbai Tal. & Dist. Thane have to State as follows:

The City and Industrial Development Authority (hereinafter referred to as "THE CIDCO") is The New Town Development Authority declared for the area designated as a site for the New Township for New Bombay by the Government of Maharashtra in exercise of its power under sub-section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. xxxvii of 1966) hereinafter referred to as "the said Act". The Government of Maharashtra pursuant to section 113 (a) of the said Act, acquiring lands described therein and vesting such lands in the CIDCO for disposal and/or development.

The Employees of CIDCO LTD. have formed the Co-Operative Housing Society consists of Sixteen (16) Members in the name of SNEH BANDHA CO-OPERATIVE HSG.SOC.LTD. a society registered under The Maharashtra Co. Op. Societies Act 1960 bearing Registration No. NBOM/CIDCO/HSG(TC)/3628/JTR/2010-11, having it's registered office at Plot No. 37, Sector-42, Nerul, Navi Mumbai, Tal. & Dist. Thane (hereinafter refer to as THE SAID SOCIETY).

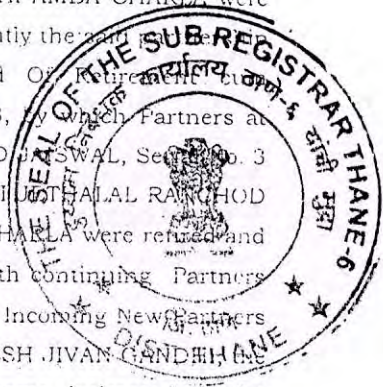
Ajeet Singh
Ajeet

.... Continued

ट. न. न. ६
२०१६
२०१६



The Partnership of Firm known as M/S. RONAK BUILDERS & DEVELOPERS was constituted & registered under the Deed of Partnership dtd. 27th December 2006, originally consists of Two (02) Partners namely (1) SMT. VIDYA DASHRATH JAISWAL & (2) SHRI. JETHALAL RANCHOD PATEL, the said partnership registered under Registration Sr. No. MA-29898 on 12/01/2007. Whereas said Partnership Deed reconstituted by executing Deed Of Administration dtd. 5th April 2010 and (1) SMT. VIDYA DASHRATH JAISWAL (2) DASHRATH NATHUNI PRASAD JAISWAL (3) SHRI. CHAMPSHI AMBA CHARLA were admitted as new partners of the Firm. Subsequently the said Partnership Deed once again reconstituted by executing Deed Of Administration dtd. 11th December 2013, by which Partners at Serial No. 2 SHRI. DASHRATH NATHUNI PRASAD JAISWAL, Serial No. 3 SHRI. VASANT DEVAJI PATEL, Serial No 4. SHRI. JETHALAL RANCHOD PATEL & Serial No. 5 SHRI. CHAMPSHI AMBA CHARLA were retired and business of the Firm & it's entity continued with continuing Partners SMT. VIDYA DASHRATH JAISWAL and Two (02) Incoming New Partners M/S. SAOMYA SHELTERS PVT LTD. & MR. NILESH JIVAN GANDHI. The change in partnership & reconstitution of same intimated to the registrar of the Firm.



In as much as the said land more particularly described in the schedule hereunder written, have been acquired and vested by the Government of Maharashtra in exercise of its statutory powers, as aforesaid, the title of the CIDCO thereto, in my opinion is marketable and free from all encumbrances and reasonable doubts.

We have gone through and perused the aforesaid title document related to the said plot and also taken the title search of plot through MR. VINAY MANKAME, Search Clerk for a period Year 2011 to 2014 in the Office of Concerned Sub Registrar of Assurance i.e. Thane-VI-Vashi, Thane-VI-Belapur, Thane-XI-Nerul, Thane-VIII-Koparkhairne, Thane-IX-Kalwa and made the payment of Cost. Fees to that effect. While Search its found that there is no document executed and registered about the assignment, transfer, sale mortgage of said Plot in favour of any other party except the document herein perused by us. The copy of search note and payment receipt for title search enclosed herewith to support our title search certificate issued pertaining to title of said plot.

ट. न. न. ६	
२९९८	२०१६
ml	ur

(Handwritten signature)

.... Continued

SEARCH REPORT

TRANSACTION (Sub- Registrar, Thane - 3 Vashi)	
1.	In Sub Registrar Thane -3 from 2011 to 2014 in last i.e. 04 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

TRANSACTION (Sub- Registrar, Thane - 6 Belapur)	
Due to Renovation the Sub Registrar Office of Thane - 6 has been closed	

TRANSACTION (Sub- Registrar, Thane - 11 Nerul)	
1	In Sub Registrar Thane-11 from 2011 to 2014 in last i.e. 04 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

TRANSACTION (Sub- Registrar, Thane - 8 Koparkhairne)	
1.	In Sub Registrar Thane-8 from 2011 to 2014 in last i.e. 04 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready

TRANSACTION (Sub- Registrar, Thane - 9 Kalwa)	
1.	In Sub Registrar Thane-9 from 2011 to 2014 in last i.e. 04 Years as according to available records all records had been checked.
2.	Current Year 2014 record is not ready



ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH WE HAVE FOUND IN SEARCH ARE GIVEN AS BELOW :-

Village	Nerul
Sub Registrar Office	Thane - 11
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 37, Sector 42
Area	1279.67 sq. mtr.
Name of the Executing Party	CIDCO Ltd.
Name of Claiming Party	Sneh Bandha Co-Operative Hsg. Soc.Ltd
Date of Execution	3 rd January 2011
Date of Registration	5 th January 2011
Serial No /Volume and Page	28/2011
Value	91,99,210/-
Market value	91,99,210/-
Stamp duty	4,60,000/-
Registration fees	30,000/-

ट. न. न. ६	
२०१६	२०१६
re	Ur

Jeet Singh

.... Continued

SEARCH REPORT

From: Mr. Vinay Mankame, Property Investigator

Shop No.B-4, Shree Ballaleshwar Bldg, Tilak Road, Savarkar Chowk, Panvel, 410206

Cell No.8652521413 /9920171724

Email I.D. vinaymankame21@gmail.com

Date: 26/12/2014

To,
Adv. Ajeet Singh,
Belapur, Navi Mumbai.

Sir,

Reg:- Search of the Plot No- 37, Sector - 17, Sub Sector - 17, Navi Mumbai Admeasuring 1277 Sq. Meters, Thane.

Period Of Search : 2011 to 2014 (4 years)

As per your instruction, I have taken search of the above said property in the Sub-Registrar office at Thane The search was taken for the year from 2011 to 2014 i.e. last 4 years. I have gone through the available Index - II Register kept in the said Office. I have found the details as under:-



TRANSACTION (Sub- Registrar, Thane - 3, Vashi)
1) In sub Registrar Thane 3 from 2011 to 2014 in last i.e.4 years as according to available records all records had been checked. 2) Current year 2014 record is not ready.

TRANSACTION (Sub- Registrar, Thane - 6 , Belapur)
Due to renovation the Sub Register office of Thane - 6 has been closed

ट. न. न. ६	
२०११	२०१६
५९	७०

TRANSACTION (Sub- Registrar, Thane - 11, Nerul)
1) In sub Registrar Thane 11 from 2011 to 2014 in last i.e. 4 years as according to available records all records had been checked. 2) Current year 2014 record is not ready .

Village	Nerul
Sub Registrar Office	Thane - 5
Nature of Deed	Tripartie Agreement
Survey Sub Division And House No.	Plot No. 37, Sector - 42
Area	1279.67 Sq.Mtrs
Name of the Executing Party	M/s. SnehBandh, & Co- Op CHS
Name of Claiming Party	M/s. Ronak Buliders & Developers
Date of Execution	14/01/2011
Date of Registration	14/01/2011
Serial No/ Volume and page	411/2011
Value	
Market value	
Stamp duty	
Registration fees	



NOTE:

- 1) Computerized Index are not properly maintained in Sub Registrar Office at Thane-3, Thane 6, Thane - 11, Thane - 8 and Thane - 9.

(Handwritten Signature)

Mr. Vinay Mankame
Property Investigator

ट. न. न. ६	
२०१६	२०१६
५३	५३