

DT.11.08.2016

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE
OF PLOT NO.114, SECTOR-44,
NERUL, NAVI MUMBAI.

I have caused the search through search clerk in the Sub-Registrar office at Thane-3,6,8,9,11 on 11.01.2016 for the 15 years, from 2001 to 2015, vide Search Report No.81/2016, Receipt No.287, dt.11.01.2016, & from 2011 to 2016 for 5 years, vide Search Report No.1615/2016, Receipt No.9832, dt.10.08.2016, in respect of the Plot No.114, Under 12.5% Expansion Scheme, Sector-44, Nerul, Navi Mumbai, Tal. Thane, Dist. Thane, admeasuring 200.08 Sq. Mtrs.

In the year 2001 – 2002 no adverse entry found

Title Report of 2012-2016 is not found because index is not made therefore the documents have checked on day books.

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxvii of 1966) hereinafter referred to as the said Act.
2. By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.
3. By an Agreement to Lease dated: 4th August, 2003, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) SHRI. MAHADEV TUKARAM TANDEL, 2) SHRI. VIKAS MAHADEV TANDEL, 3) SHRI. RAJESH MAHADEV TANDEL, 4) MRS. MANISHA MAHADEV TANDEL, (therein referred to as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Gaothan Expansion Scheme, a Plot of Land being Plot No.114, Sector-44, admeasuring about 200.08 Sq. Mtrs. at Village-Nerul (Karave), Navi Mumbai, Taluka-Thane, Dist. Thane, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai 400705
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4. The said Agreement to Lease dated: 4th August, 2003, has been registered with the Sub Registrar of Assurances Thane -6, by paying proper Stamp Duty and Registration fee, vide Receipt No.6189, Registered Document No.TNN-6-05989-2003, Dt.04.08.2003.
5. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building. The corporation granted permission or licence to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.
6. The said VIKAS MAHADEV TANDEL expired on 20.02.2008 & MANISHA MAHADEV TANDEL expired 29.09.2015 leaving behind 1) SHRI. MAHADEV TUKARAM TANDEL, 2) SMT. LALITA VIKAS TANDEL, 3) KUMAR NISHANT VIKAS TANDEL, 4) KUMARI NEHALI VIKAS TANDEL, 5) SMT. VANITA GAHININATH TANDEL, 6) SMT. KRUPA ANIL PATIL, 7) SHRI. RAJESH MAHADEV TANDEL as their legal heirs.
7. The said 1) SHRI. MAHADEV TUKARAM TANDEL, 2) SMT. LALITA VIKAS TANDEL, 3) KUMAR NISHANT VIKAS TANDEL, 4) KUMARI NEHALI VIKAS TANDEL, 5) SMT. VANITA GAHININATH TANDEL, 6) SMT. KRUPA ANIL PATIL, 7) SHRI. RAJESH MAHADEV TANDEL have obtained legal heirship Certificate from Competent Court vide Misc. Application No.818/2015.
8. The CIDCO has transferred the said Plot in favour of 1) SHRI. MAHADEV TUKARAM TANDEL, 2) SMT. LALITA VIKAS TANDEL, 3) KUMAR NISHANT VIKAS TANDEL, 4) KUMARI NEHALI VIKAS TANDEL, 5) SMT. VANITA GAHININATH TANDEL, 6) SMT. KRUPA ANIL PATIL, 7) SHRI. RAJESH MAHADEV TANDEL, as the legal heirs of 1) VIKAS MAHADEV TANDEL 2) MANISHA MAHADEV TANDEL, vide CIDCO Letter No.CIDCO/ VASAHAT/12.5% SCHEME/ KARAVE/120/2016/6804, Dated 22.03.2016.
9. The Navi Mumbai Municipal Corporation, by its development permission-cum-Commencement Certificate under Reference No. NMMC/TPD/BP/Case No.A-21000/3137/2016, dated: 17.05.2016, granted its permission to develop the said Plot and to construct a building for residential cum Commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building in the name of SHRI. MAHADEV TUKARAM TANDEL & 6 others.

PARTNER
JINDAL & JINDAL
LAW FIRM

10. By Tripartite Agreement dated 28th June 2016, between the CIDCO THE FIRST PART, and 1) SHRI. MAHADEV TUKARAM TANDEL, 2) SMT. LALITA VIKAS TANDEL, 3) KUMAR NISHANT VIKAS TANDEL, 4) KUMARI NEHALI VIKAS TANDEL, 5) SMT. VANITA GAHININATH TANDEL, 6) SMT. KRUPA ANIL PATIL, 7) SHRI. RAJESH MAHADEV TANDEL, the Original Allottees the Party of the SECOND PART and M/S. FUTURE HOMES DEVELOPERS, through its Partners 1) SHRI. DEVRAJ GOKUL RAVARIA, 2) SHRI. GOKAR BHURA PATEL, 3) SHRI. PARESHKUMAR RAVJIBHAI PATEL (H.U.F.), through its Karta PARESHKUMAR RAVJIBHAI PATEL, 4) SHRI. LALJI BHACHU PATEL (H.U.F.), through its Karta LALJI BHACHU PATEL, 5) SHRI. TEJSHI MADEVA CHAMARIYA, therein referred to as New Licensees and hereinafter referred to as the 'BUILDERS' the Party of the THIRD PART.
11. The said Tripartite Agreement dated 28th June 2016, has been registered at the Office of Sub Registrar Assurance Thane-6, vide Receipt No.6599, Document No.TNN6-6068-2016, Dt.28.06.2016.
12. The CIDCO has transferred the said Plot in favour of M/S. FUTURE HOMES DEVELOPERS, through its Partners 1) SHRI. DEVRAJ GOKUL RAVARIA, 2) SHRI. GOKAR BHURA PATEL, 3) SHRI. PARESHKUMAR RAVJIBHAI PATEL (H.U.F.), through its Karta PARESHKUMAR RAVJIBHAI PATEL, 4) SHRI. LALJI BHACHU PATEL (H.U.F.), through its Karta LALJI BHACHU PATEL, 5) SHRI. TEJSHI MADEVA CHAMARIYA, vide CIDCO Letter No.CIDCO/ VASAHA/12.5%SCHEME/KARAVE/120/2016/10179, Dated : 01.07.2016.
13. The BUILDERS have entrusted the architect works to "KALPAK ARCHITECTS" (hereinafter called "The Said Architect") & RCC works to "S. R. CONSULTANT", (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
14. The Building being constructed on the above said Plot shall be known as 'FUTURE GOLD'
15. I have made the oral enquiries from the Builders regarding the loan and if any case is pending in the court of law then the Builders replied in negative.

PARTNER
JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector


Vashi, Navi Mumbai.

SCHEDULE

All that piece of land known as Plot No.114, Sector-44, containing by admeasuring about 200.08 Sq. Mtrs. or thereabouts under 12.5% Expansion Scheme at Nerul (Karave), Tal. & Dist. Thane and bounded as follows:-THAT IS TO SAY:

ON OR TOWARDS THE NORTH BY : Plot No.115 & 112
ON OR TOWARDS THE SOUTH BY : 11.00 Mtrs. Wide Road
ON OR TOWARDS THE EAST BY : 11.00 Mtrs. Wide Road
ON OR TOWARDS THE WEST BY : Plot No.113

I am, thereof, of the opinion that the title of the said Plot No.114, situated at Sector-44, Nerul (Karave), Navi Mumbai, admeasuring 200.08. Sq. Mtrs., now stands in the name M/S. FUTURE HOMES DEVELOPERS, through its Partners 1) SHRI. DEVRAJ GOKUL RAVARIA, 2) SHRI. GOKAR BHURA PATEL, 3) SHRI. PARESHKUMAR RAVJIBHAI PATEL (H.U.F.), through its Karta PARESHKUMAR RAVJIBHAI PATEL, 4) SHRI. LALJI BHACHU PATEL (H.U.F.), through its Karta LALJI BHACHU PATEL, 5) SHRI. TEJSHI MADEVA CHAMARIYA, is clear and marketable and free from all encumbrances, subject to the terms and conditions of the said Agreements to Lease as well as the Tripartite Agreements.


(R. R. JINDAL)
Advocate & Notary
(JINDAL & JINDAL LAW FIRM)
PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

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