



# Ajeet Singh & Associates

(Advocates & Legal Consultants)

Ajeet V. Singh

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

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Date: 7<sup>th</sup> January 2015

## ANNEXURE "B"

TO WHOMSOEVER IT MAY CONCERN

Ref.: Plot No.03, admeasuring 2159.78 sq.mtrs.. Situated at  
Sector-42, Nerul Node, Navi Mumbai Tal. & Dist. Thane.

We have investigated this Title of **M/S. SCARLET BUILDERS & DEVELOPERS** [Partnership Firm] the Licensees of Plot No.03, adm. 2159.78 sq. mtrs. Sector No. 42, Nerul Node, Navi Mumbai Tal. & Dist. Thane have to State as follows:

The City and Industrial Development of Maharashtra Ltd. (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. xxxviii of 1966) hereinafter referred to as "the said Act". The Government of Maharashtra is, 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 Twenty Six (26) Members in the name of **M/S. SEAWOOD HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD.**, a society registered under The Maharashtra Co. Op. Societies Act 1960 bearing Registration No. NBOM/CIDCO/HSG(OH)/3288/JTR/2010-11, dtd. 03<sup>rd</sup> May 2010, having it's registered office at Plot No. 03, Sector-42, Nerul, Navi Mumbai, Tal. & Dist. Thane (hereinafter referred to as THE SAID SOCIETY). The said Society as per the CIDCO scheme for the staff to allot the plot for residential/housing purpose to the member of society.

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The society had made an Application being the Proposed Society at that time to the CIDCO for grant of Lease of Plot No.03, adm. 2159.78 sq. mtrs. Sector No. 42, Nerul Node, Navi Mumbai Tal. & Dist. Thane, hereinafter referred to as said Plot) on payment of Lease premium of Rs.1,55,23,563/- [Rupees One Crore Fifty Five Lacs Twenty Three Thousand Five Hundred Sixty Three Only]. The members of the Proposed Society at that time have made their agreed contribution towards the payment of Lease premium of Rs.1,55,23,563/- [Rupees One Crore Fifty Five Lacs Twenty Three Thousand Five Hundred Sixty Three Only] and the said society have made the payment of agreed Lease premium and on receiving of payment of Lease premium the CIDCO Ltd. entered into Agreement to Lease [Residential Purpose Agreement] on 25<sup>th</sup> January 2011 with M/S. SEAWOOD HEIGHTS CO-OPERATIVE HSG.SOC.LTD. and also CIDCO Ltd handed over the possession of said Plot to Society with permission to enter into the plot and to construct the building on it as per approved plan and layout for the benefit of present & future member of society. The said Agreement to Lease duly stamped & registered with concerned Sub-Registrar of Assurances vide under Registration Sr. No. TNN-5/824/2011.

The said Licensee got the building plans for construction of proposed Residential Building thereon duly approved from N.M.M.C. through its Letter bearing Ref. No. NMMC/TPD/BP/CASE NO. A-14038/2186/2011 dtd. 30<sup>th</sup> April 2011. The Licensee M/S. SEAWOOD HEIGHTS CO-OPERATIVE HSG. SOC. LTD. by executing Development Agreement dtd. 28<sup>th</sup> January 2011 has assigned the Development Right of said plot on the written terms & conditions of said Development Agreement in favour of M/S. SCARLET BUILDERS & DEVELOPERS a Partnership Firm through its partners MRS. VIDYA DASHRATH JAISWAL & MR. PULAK VINOD JAYASWAL. The said Development Agreement duly stamped & registered with the Concerned Sub Registrar of Assurances vide under Registration Sr. No. TNN-5 /00849/2011.

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

*Ajeet Singh*  
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We have gone through and perused the aforesaid title documents 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 & 6<sup>th</sup> January 2015 in the Office of Concerned Sub Registrar of Assurance i.e. Thane-III-Vashi, Thane-VI-Belapur, Thane-XI-Nerul, Thane-VIII-Koparkhairne, Thane-IX-Kaiwa and made the payment of Govt. 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.

We are therefore of the opinion that the title of the said plot with **M/S. SEAWOOD HEIGHTS CO-OPERATIVE HSG.SOC.LTD** the Licensees of the above mentioned property is free from all encumbrances, Mortgages, charges and/or claims and subject to CIDCO NOC & Confirmation, the development right of plot assigned to Developers **M/S. SCARLET BUILDERS & DEVELOPERS**, Who has agreed to develop the same by constructing building thereon subject payment of contribution towards cost of construction & land cost to be paid by the present & Future Members as per schedule of payment.

*THE SCHEDULE ABOVE REFERRED TO*

All that piece or parcel of land known as Plot No. 03, Sector No. 42, Nerul, Navi Mumbai containing by admeasuring about 2159.78 sq.mtrs. or thereabout and bounded as follows:

On the North by	:	Plot No.3B & 3Q mtrts Road
On the South by	:	11 mtrts wide Road
On the East by	:	Plot No.01 & 02
On the West by	:	Plot No.04 & Plot No. 3A

For AJEET SINGH & ASSOCIATES

*Ajeet Singh*  
AJEET. V. SINGH  
(ADVOCATE)

*Ajeet V. Singh*  
B Com, L.L.B.  
ADVOCATE HIGH COURT  
17, 1st Floor, Sai Chamber, Sector-11,  
Plot No 44, C. B. D. Belapur

Encl. : Search Report taken through **MR. VINAY MANKAME**

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## 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

**Note:**

- Registered Document M/S. CIDCO LTD. to SEAWOOD CO. OPERATIVE CHS said Agreement has been registered dtd. 28<sup>th</sup> January 2011 with the Sub Registrar, Thane - 5 under as per you provided Doc. 824/2011 dtd. 28<sup>th</sup> January 2011, this Document number verified by system.
- Registered Development Agreement [Document] of M/S. SEAWOOD CO. OPERATIVE CHS to M/S. SCARLET BUILDERS & DEVELOPERS said Agreement has been registered dtd. 28<sup>th</sup> January 2011 with the Sub Registrar, Thane - 5 vide under Registration Sr. No. 849/2011 dtd. 28<sup>th</sup> January 2011, this Document number verified by system.
- Computerized Index are not properly maintained in Sub Registrar Office at Thane-3, Thane-6, Thane-11, Thane-8 & Thane-9.

For AJEET SINGH &amp; ASSOCIATES

MR. AJEET V. SINGH

[ADVOCATE]

*Ajeet V. Singh*  
 B Com., L.L.B.  
 ADVOCATE HIGH COURT  
 17, 1st Floor, Sai Chamber Sector-11,  
 Plot No 44, C B D Belapur,  
 Navi Mumbai- 400614 Ph. No. 27576142.

# 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: 06/01/2015**

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

**Sir,**

**Reg:- Search of the Plot No- 03, Sector – 42 , Village Nerul,  
Navi Mumbai Admeasuring 2159.78 Sq.Mtrs , Tal & Dist.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

**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 .

**TRANSACTION**  
**( Sub- Registrar, Thane - 8 , Koperkhairne)**

- 1) In sub Registrar Thane 8 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 - 9, Kalwa )**

- 1) In sub Registrar Thane 9 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.

**NOTE:**

- 1) Registered Document **CIDCO Ltd** to **M/s. Seewood Co- Op CHS** said agreement has been registered dated 28/01/2011 with the Sub- Registrar, Thane -5 under as per you provided Doc. No.824/2011 Dated 28/01/2011 by & Through **Agreement for sale**, this document number verified by system
- 2) Registered Document **M/s. Seewood Co- Op CHS** to **M/s Skylark Builders & Developers** said agreement has been registered dated 28/01/2011 with the Sub- Registrar, Thane -5 under as per you provided Doc. No.849/2011 Dated 28/01/2011 by & Through **Tripartite Agreement**, this document number verified by system
- 3) Computerized Index are not properly maintained in Sub Registrar **Office at Thane-3, Thane 6, Thane - 11 , Thane - 8 and Thane - 9.**



**Mr. Vinay Mankame**  
**Property Investigator**