

MH007688138201516E	Government of Maharashtra	Regn. 38 M
Department of Registration and Stamps		
29 Feb 2016	Receipt	Receipt no.: 58188
	Name of the Applicant :	Rajendra Pandharinath Tungatkar
	Details of property of which document has to be searched :	Dist : Raigarh Village : Uran S.No/CTS No/G.No. : 28
	Period of search :	From :2002 To :2016
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH00/688138201516E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/firmSearchChallanWithOutReg.php '		

SEARCH REPORT

RAJENDRA P. TUNGATKAR

(Search Clerk)

28, Ajar Mansion, Ground Floor, Mangesh Shetye Street, Near Daji Kabilibai Institute of Education, Fort, Mumbai 400 001,
Mob: 9967329386, 8898141594

Date: 29/02/2016

To,
Punjab National Bank
Mumbai.Re: Investigation of title of the land bearing Plot No. 28 & 29, Sector. No. 55, situate at Village : Dronagiri, Taluka & District : Raigad.
A/C : Vishwa Green Realtors Pvt. Ltd.

Dear Sir,

As per your instructions, I have taken the search of above mentioned property at Panel 1, 2, 3 & 4 Sub-Registrar Office from 2003 to 2016 (14 Years). During the course of my search, the following details were found :-

2013 to 2015 at Panel 1, 2, 3 & 4 Sub Registrar Office :-

No.	Year	Transaction	No.	Year	Transaction
1	2003	Nil*	8	2010	Nil*
2	2004	Nil*	9	2011	Transaction
3	2005	Nil*	10	2012	Nil*
4	2006	Nil*	11	2013	Nil*
5	2007	Nil*	12	2014	Books are not Ready
6	2008	Transaction	13	2015	Books are Not Ready
7	2009	Nil*	14	2016	Books are Not Ready

Computer2008 } Doc. No. Uran/2145/2008
A.V. : 37000/-
M.V. : 0/-An entry of Agreement
Date : 17/07/2008
Reg. : 17/07/2008

1) CIDCO

To

1) Sahadev L. Patil & Others

Schedule : land bearing Plot No. 28 & 29, Sector. No. 55, situate at Village : Uran, Taluka & District : Raigad.2008 } Doc. No. Uran/2345/2008
A.V. : 37000/-
M.V. : 14389000/-An entry of Development
Date : 04/08/2008
Reg. : 04/08/2008

1) Sahadev L. Patil & Others

2) CIDCO

To

1) M/s. Tirupati Land Infrastructure Pvt. Ltd. through
Paresh Lodya

Schedule : land bearing Plot No. 28 & 29, Sector. No. 55, situate at Village : Uran, Taluka &
District : Raigad.

2011 } Doc. No. Uran/347/2011

A.V. : 37000/-

M.V.: 2407000 /-

An entry of Development

Date : 01/03/2011

Reg.: 01/03/2011

1) M/s. Tirupati Land Infrastructure Pvt. Ltd. through
Paresh Lodya

2) CIDCO

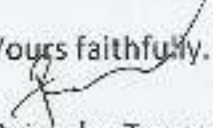
To

1) M/s. Vishwa Green Realtors Pvt. Ltd. through Siddharth
S. Khanna

Schedule : land bearing Plot No. 28 & 29, Sector. No. 55, situate at Village : Uran, Taluka &
District : Raigad.

Note : * This Sign indicate that in the office of the Sub-Registrar most of the records (Index II)
Manual Record found in torn and mutilated condition, so there is a chance of Manual
Mistake.

Yours faithfully.


Rajendra Tungatkar
(Search Clerk)

Date : 29.02.2016

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT we have investigated the title of M/s. Vishwa Green Realtors Pvt. Ltd. with respect to the Land bearing Plots No. 28 & 29, Sector No. 55, admeasuring 2055.53 sq.mtrs., under the 12.5% Scheme in Dronagiri Node, Taluka Uran, Dist. Raigad, and we have to state as under:

1. The City and Industrial Development Corporation of Maharashtra (hereinafter referred to as "CIDCO/the Corporation"), is a New Town Development Authority declared for the area designated as a site for the new Town of Navi Mumbai by the Government of Maharashtra in exercise of its power under sub-section 1(3)(A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966.
2. The State Government is pursuant to Section 113 (A) of the said Act; acquired lands described therein and vested such lands in the Corporation for development and disposed thereof.
3. The Corporation laid down Plots in the Dronagiri Node, Taluka Uran, Dist. Raigad on such piece of land so acquired by the State Government in the Corporation for being leased to its intending lessees.

4. That the Property situated at Plots No. 28 & 29, Sector No. 55, Dronagiri Node, Taluka Uran, Dist. Raigad (hereinafter referred to as "the said Plots") belongs to City And Industrial Development Corporation of Maharashtra Limited.
5. That certain land belonging to Shri. Sahadeo Laxman Patil & 11 Ors. (hereinafter referred to as "Original Licensee") were acquired by Special Land Acquisition Officer, Panvel for the development of Navi Mumbai. That in terms of the Government Resolution, 12.5 % of the developed land were allotted to the persons whose lands were acquired. The above mentioned land under investigation (hereinafter referred as 'said plots') was allotted to Original Licensee, vide Allotment Letter dated 10.07.2008. Possession of the said Plots was granted to the Original Licensee, vide possession receipt dated 15.07.2008.
6. Vide Agreement to Lease dated 16.07.2008, CIDCO agreed to grant lease of the said Plots to the Original Licensee under the Gaothan Expansion Scheme (Presently 12.5% scheme). The Original Licensee paid to CIDCO lease premium of Rs.37,000/- and the CIDCO delivered the possession of the said Plots. The said Agreement is registered before the Sub-Registrar, Uran bearing No. URN -2145 -2008 on 17.07.2008.
7. As per the terms and conditions of the Agreement, the licensee shall construct buildings in the said property for residential purpose after obtaining

V

necessary permission from the CIDCO and Municipal Corporation. That after the completion of construction, CIDCO shall grant lease of the said property in favour of the Licensee.

8. Thereafter vide Tri-Partie Agreement dated 04.08.2008 entered into amongst CIDCO, Original Licensee and M/s. Tirupati Land Infrastructure Pvt. Ltd. (hereinafter referred to as "New Licensee"), the benefits of Agreement to lease in favour of the Original Licensee was transferred to the New Licensee. The said Agreement is registered before the Sub-Registrar of Assurance, URAN bearing No. URN- 2345-2008 on 04.08.2008.
9. We have perused the copy of the Receipt dated 15.02.2011 issued by the CIDCO in favour of the New Licensee towards the documentation charges.
10. Thereafter as per the Tri-Partie Agreement dated 24.02.2011 entered into between CIDCO, New Licensee & M/s. Vishwa Green Realtors Pvt. Ltd. (hereinafter referred to as "the Developer"), the benefits of the Agreement to lease was transferred by the New Licensees in favour of the Developers. The said Agreement is registered before the Sub-Registrar of Assurance, URAN bearing No. URN- 347-2011. Rs.30,340/- is paid towards registration fees and an amount of Rs.12,39,750/- is paid towards Stamp Duty.
11. CIDCO has thereafter allotted the said Property to the Developer, vide Allotment Letter dated 03.03.2011.

12. The Developers on the strength of the Tri-Partie Agreement has become a License with respect to the above mentioned Property and are competent to develop the Property after obtaining necessary permission CIDCO/Municipal Corporation. On complying with the terms and conditions of the said Agreement to lease, a Lease Deed shall be executed by CIDCO in favour of the Builder.
13. We have also caused to conduct search in the concerned offices of the Sub-Registrar. We rely upon the said Report, which based on the available index, does not mention any adverse registered encumbrances, except with respect of the Flats/Shops.
14. Under these circumstances and subject to what is stated above, we are of the opinion that the Title of M/s. Vishwa Green Realtors Pvt. Ltd. as a licensee in respect of the said Plots bearing No. 28 & 29 is CLEAR, MARKETABLE and FREE from all registered adverse encumbrances and on complying with the terms and conditions of the Agreement to Lease dated 16.07.2008, M/s. Vishwa Green Realtors Pvt. Ltd. is entitled to obtain lease from CIDCO.

Yours truly,

FOR INTRALEGAL

Advocate