

DATE: 01.10.2015.

**SEARCH REPORT CUM**  
**TITLE CLEARANCE CERTIFICATE**

OF PLOT NO.130, UNDER GAOTHAN EXPANSION SCHEME,  
SECTOR-41, DRONAGIRI, NAVI MUMBAI,  
TALUKA-URAN, DIST. RAIGAD.

I have caused the search through search clerk Mr. Rohit Gangal in the Sub-Registrar office at Panvel-1,2,3,4,5 & Uran on 26.04.2015 for the 13 years, from 2003 to 2015, vide receipt No.2247/2015, dt.24.04.2015 in respect of the Plot No.130, Under Gaothan Expansion Scheme, Sector-41, Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 1249.7 Sq. Mtrs. (search Report is enclosed)

In the year 2003 to 2010 no adverse entry found

Title Report of 12-15 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, 2<sup>nd</sup> 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.

**IN THE YEAR 2011**

3. By an Agreement to Lease dated: 29<sup>th</sup> June, 2011 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. RAMCHANDRA KANA DAKE, 2) SHRI. MOTIRAM KANA DAKE, 3) SHRI. KAMALAKAR KANA DAKE, 4) SMT. PARVATI VASUDEV MHATRE, (therein referred 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% Expansion Scheme, a Plot of Land being Plot No.130, Sector-41, admeasuring 1249.7 Sq. Mtrs. at village Dronagiri, Taluka-Uran, Dist: Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

4. The said Agreement to Lease dated 29<sup>th</sup> June, 2011 has been Registered at the Office of Sub Registrar Assurances Uran, Vide Receipt No.28750, Document No.Uran-918/11, Dated: 04.07.2011.
5. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential cum commercial purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.
6. By First Tripartite Agreement dated 17<sup>th</sup> August, 2011 between the CIDCO THE FIRST PART 1) SHRI. RAMCHANDRA KANA DAKE, 2) SHRI. MOTIRAM KANA DAKE, 3) SHRI. KAMALAKAR KANA DAKE, 4) SMT. PARVATI VASUDEV MHATRE, the Original Allottees of the SECOND PART & the M/S. DADAN ENTERPRISES, through its Partners 1) SHRI. ABDULREHMAN DADAN, 2) MRS. WAHIDA ABDULREHMAN DADAN, 3) MR. ABDULGANI ABDULREHMAN DADAN, 'the New Licensees' of THE THIRD PART.
7. The said Tripartite Agreement dated 17<sup>th</sup> August, 2011 has been Registered at the Office of Sub Registrar Assurance Uran, vide Document No.Uran-1125/2011, Dated. 17.08.2011.
8. The CIDCO has transferred the said Plot in favour M/S. DADAN ENTERPRISES, through its Partners 1) SHRI. ABDULREHMAN DADAN, 2) MRS. WAHIDA ABDULREHMAN DADAN, 3) MR. ABDULGANI ABDULREHMAN DADAN, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/753/2011, Dated: 25.08.2011.

**IN THE YEAR 2014**

9. By Second Tripartite Agreement dated 19<sup>th</sup> November, 2014 between the CIDCO THE FIRST PART M/S. DADAN ENTERPRISES, through its Partners 1) SHRI. ABDULREHMAN DADAN, 2) MRS. WAHIDA ABDULREHMAN DADAN, 3) MR. ABDULGANI ABDULREHMAN DADAN, the New Licensees of the SECOND PART & the M/S. STANDARD LIFESTYLE LLP, through its Partners 1) SHRI. ABDULREHMAN ABDUL QADIR DADAN, 2) MRS. WAHIDA ABDUL REHMAN DADAN, 3) SHRI. ABDUL GANI ABDUL REHMAN DADAN, 4) SHRI. MAHADEV PUNJALAL PATEL, 5) SHRI. VIJAY MAHADEV PATEL, 6) SHRI. SAILESH NARSING CHOUDHARY, 7) SHRI. VASANT DEVJI PATEL, 8) MR. VIJAY GANESH PATEL, 'therein referred to as "the Subsequent New Licensees" and hereinafter referred to as "the Builders" of THE THIRD PART.

10. The said Tripartite Agreement dated 19<sup>th</sup> November, 2014 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.2085, Document No.Uran-1557-2014, Dated.24.11.2014

**JINDAL & JINDAL**  
LAW FIRM

B-376/01-02, SECTOR-2,

Vashi, Navi Mumbai, Ahmudawa Bank, Sector 2, Vashi, Navi Mumbai 400705

11. The CIDCO has transferred the said Plot in favour **M/S. STANDARD LIFESTYLE LLP** through its Partners 1) SHRI. ABDUL \*REHMAN ABDUL QADIR DADAN, 2) MRS. WAHIDA ABDUL REHMAN DADAN, 3) SHRI. ABDUL GANI ABDUL REHMAN DADAN, 4) SHRI. MAHADEV PUNJALAL PATEL, 5) SHRI. VIJAY MAHADEV PATEL, 6) SHRI. SAILESH NARSING CHOUDHARY, 7) SHRI. VASANT DEVJI PATEL, 8) MR. VIJAY GANESH PATEL, vide CIDCO Letter No.CIDCO/VASAHA/12.5%SCHEME/DRONAGIRI/ 753/2014, Dated: 25.11.2014.
12. The Builders have entrusted the architect works to "ATUL PATEL & ASSOCIATES" (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.

#### IN THE YEAR 2015

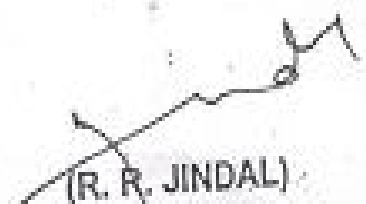
13. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate under Reference No.CIDCO/TPO/BP-10765/2015/890, Dated: 12.08.2015 granted its permission to develop the said plot and to construct a building for residential cum commercial proposes 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.
14. The Building is being constructed of Society office/Gym/Indoor Games on first floor and flats on the upper floors of the plot shall be known as "**ANANT AVENUE**". The Builders shall hand over the gym and society office free of cost to the Society. This area shall not at any point of time be encroached upon by the Society failing which CIDCO is liable to take action against the society. The clause shall be binding on the entire society and its members.
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.

#### SCHEDULE

All that piece or parcel of land known as "**Plot No. 130, Sector H**" in Village **Dronagiri** of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 1249.7 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : 11.00 meter wide Road  
On or towards the South By : Plot No.129, M.S.E.B.  
On or towards the East By : 45.00 meter wide Road  
On or towards the West By : Plot No.131

I am, thereof, of the opinion that the title of the said plot of land being Plot No.130, at Sector-41, Dronagiri, Navi Mumbai, Tal.Uran, District : Raigad, admeasuring 1249.7 Sq. Mtrs., which stands in the name of M/S. STANDARD LIFESTYLE LLP, through its Partners 1) SHRI. ABDUL REHMAN ABDUL QADIR DADAN, 2) MRS. WAHIDA ABDUL REHMAN DADAN, 3) SHRI. ABDUL GANI ABDUL REHMAN DADAN, 4) SHRI. MAHADEV PUNJALAL PATEL, 5) SHRI. VIJAY MAHADEV PATEL, 6) SHRI. SAILESH NARSING CHOUDHARY, 7) SHRI. VASANT DEVJI PATEL, 8) MR. VIJAY GANESH PATEL, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dt. 29<sup>th</sup> June, 2011 and also Tripartite Agreement dt. 19<sup>th</sup> November, 2014.

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

SEARCH REPORT

Date 26/4/2015

ROHIT GANGAL

Tembhi Naka, Kanewadi, Veer Savarkar Path, Gangal House, Thane W

Cell no -9220853811

To

Advocate Jindal

Sir,

Reg: Search report of the land Bearing Plot no 130 Sec-41 Village -  
Dronagiri Tal - Uran Dist -Raigad.

As per your instruction, I have taken search of the above said property in the Sub-registrar office at Panvel-1,2,3,4,5 & Uran. I have gone through the available Index Registrar kept in the office. The search was taken from 2003 to 2015 the years from i.e. last 13 years and I have found the details as under:-

Years	Transaction (Sub-Registrar Pvl- -1)
2005	Available Index II checked
2006	Available Index II checked
2007	Available Index II checked
2008	Available Index II checked
2009	Available Index II checked
2010	Available Index II checked
2011	Available Index II checked
2012	Index II Not Ready, therefore Index II Could Not Be checked
2013	Index II Not Ready, therefore Index II Could Not Be checked
2014	Index II Not Ready, therefore Index II Could Not Be checked
2015	Index II Not Ready, therefore Index II Could Not Be checked

Years	Transaction (Sub-Registrar Pvl- -2)
2003	Available Index II checked
2004	Available Index II checked
2005	Available Index II checked
2006	Available Index II checked
2007	Available Index II checked
2008	Available Index II checked
2009	Available Index II checked
2010	Available Index II checked
2011	Available Index II checked
2012	Index II Not Ready, therefore Index II Could Not Be checked
2013	Index II Not Ready, therefore Index II Could Not Be checked
2014	Index II Not Ready, therefore Index II Could Not Be checked
2015	Index II Not Ready, therefore Index II Could Not Be checked

Years	Transaction (Sub-Registrar Pvl- -3,4,5)
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(वि. वि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. सहस्र मं.  
Gen 113 (nc)

मूळ प्रत  
ORIGINAL COPY

[अहस्तांतरणीय]  
[NON-TRANSFERABLE]

शासनास केलेल्या प्रवावाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... पनवेल..... दिनांक/Date..... २८/११/२०१५.....

Received from..... श्री. वि. जांगल.....

₹./Rs..... ३२५/-..... (रुपये/Rupees)..... त्रिवरी पंचवटसमाज.....

on account of..... भोज श्रेणीमि सॉफ्टवेअर - ३३० सेक्टर.....

रोखपावळ व लेखापाल  
Cashier or Accountant..... सन २०३१-२०१५  
(२५/११)

.....  
(पदावली/Designation)

सहदुय्यम निबंधक वर्ग-२  
(पनवेल २)

वे. क्र. पु. -१०,००० पु. (२००० धारणी) - १-२०१२ - १०/११ - २०१५

1125464

28/04/2015

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : दु.नि. उरण

दस्त क्रमांक : 1125/2011

नोंदणी :

Regn:63m

गावाचे नाव : उरण

(1)चिलेखाचा प्रकार	विकासनकरारनामा
(2)मोबदला	रु.20000
(3) बाजारभाव(भाडेपट्ट्याच्या व्यतिरिक्तपट्टाकर आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 22682500
(4) अ-मापन,पॉटहिनस व घरक्रमांक(असल्यास)	पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: मौजे दोंगागिरी उरण, ता. उरण, जि. रायगड येथील प्लॉट नं. 13। सेक्टर 41, एकुण क्षेत्र, 1249.7 चौ.मी.
(5) क्षेत्रफळ	1249.7 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिडन देवणा-या पक्षकाराचे नाव किंवा दिवाणी.न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:-सिडको लॉक ट्रस्ट ऑफिसर श्री. एम. एम भोईर --,पार्वती वासुदेव म्हावे --,कमळाकर काना डाके --,मोहोराम काना डाके --,रामचंद्र काना डाके --
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-मो. दादन इंटरप्रायझेस लॉक भागीदार अब्दुल रहेमान दादन --
(9) दस्तऐवज करून दिल्याचा दिनांक	17/08/2011
(10)दस्त नोंदणी केल्याचा दिनांक	17/08/2011
(11)अनुक्रमांक,खंड व पृष्ठ	1125/2011
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1134500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000