

Search Report

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इतर पावती

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नोदणी क्र. 39म

Regn. 39M

पावती क्र. 14087 दिनांक 10/09/2018

गावाचे नाव

दस्तावेजाचा अनुक्रमांक पवत2-0-2018

दस्तावेजाचा प्रकार

सादर करणाऱ्याचे नाव राहुल जिंदाल

वर्णन शोध अर्ज क्र.1049/18, मौजे-उलवे, ता.पनवेल, जि.रायगड पेथीत प्लॉट नं.29, सेक्टर नं.17, सन 2005 ते 2018, 13 वर्षे

SEARCH FEE

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1. देयकाचा प्रकार: eChallan रक्कम: रु.325/-

डीडी घनादेश पे ऑर्डर क्रमांक: MH10058580842018191 दिनांक 10/09/2018

वैकीचे नाव व पत्ता:

सह दुय्यम निबंधक बर्ग-२
(पनवेल-२)

Date: 12.09.2018

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE
OF GES PLOT NO.29,
SECTOR-17, ULWE, NAVI MUMBAI.
AREA : 1599.51 SQ. MTRS.

I have carried out search of title of the GES Plot No.29, Sector-17, Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 1599.51 Sq. Mtrs which now stands in the name of 1) M/S. BHAKTI ENTERPRISES through its Partners 1) MR. JETHA KARAMSHI BERA, 2) MR. VASHRAM PETHA PATEL, 3) MR. VALJI LADHA RAVAT, 4) MR. JAGDISH ODHAVJI THAKKAR, 5) MR. CHANDULAL NAVJIBHAI PATEL, 2) M/S. BHOSALE HOMES through its Partners through its Partners 1) MR. BABASAHEB MAHADEV BHOSALE, 2) SMT. LEENA ARJUN GARAD, having Office at i) B-1, Sailila Society, 90 Feet Road, Near Tiwari Hospital, Sakinaka, Mumbai - 400 072, ii) A-402, 4th Floor, Shiv Chamber, Plot No.21, Sector - 11, CBD-Belapur, Navi Mumbai, in the Sub-Registrar office at PVL- 1, 2, 3, 4, 5, for the last 13 years (from 2005 to 2018) vide Receipt No.14087, Document No. PVL 2-0-2018, Dt. 10.09.2018.

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-400021, 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. - xxxviii 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.

By an Agreement to Lease dated: 1st March 2012, 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) SMT. KUSUM SAVALARAM MOKAL,

JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector 2, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705.
Vashi, Navi Mumbai. Tel.: 022 2782 5356 / 59 / Mob. 9987058727

• Email: jindaloffice@gmail.com • Website: www.rjindal.com

2) MR. LATA ANANT GHARAT, 3) MR. PARSHURAM VITTHAL PATIL, (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 GES Plot No. 29, Sector-17, Ulwe, Navi Mumbai, admeasuring 1599.51 Sq. Mtrs. under the 12.5% Expansion Scheme at village Ulwe, Taluka-Panvel, Dist. Raigad, Navi Mumbai, (hereinafter referred to as 'THE SAID PLOT') THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation. The said Agreement to Lease dated: 1st March 2012, has been Registered at the Office of Sub Registrar Assurance Panvel-3, Vide Receipt No.2703, Document No.PVL3-02663-2012, Dated: 13.03.2012. The Physical possession of the plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential 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.

4. The said Original Allottee have assigned all their rights in & upon the said plot in favour of M/S. BHOSALE HOMES, through its Partners 1) MR. BABASAHEB MAHADEV BHOSALE, 2) SMT. LEENA ARJUN GARAD for proper consideration by executing a Tripartite Agreement dated 29th June 2012, between the CIDCO THE FIRST PART, 1) SMT. KUSUM SAVALARAM MOKAL, 2) MR. LATA ANANT GHARAT, 3) MR. PARSHURAM VITTHAL PATIL, the Original Allottees of the SECOND PART AND the M/S. BHOSALE HOMES, through its Partners 1) MR. BABASAHEB MAHADEV BHOSALE, 2) SMT. LEENA ARJUN GARAD, the New Licensee of THE THIRD PART. The said original Allottees have assigned all their rights and interests in and upon the said Plot to M/S. BHOSALE HOMES, through its Partners 1) MR. BABASAHEB MAHADEV BHOSALE, 2) SMT. LEENA ARJUN GARAD, the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement and The said Tripartite Agreement dated 29th June 2012, has been Registered at the Office of Sub Registrar Assurance Panvel-1 vide Receipt No.8570, Document No. PVL1-08038-2012, Dated.: 29.06.2012.

5. The CIDCO has transferred the said Plot in favour M/S. BHOSALE HOMES, through its Partners 1) MR. BABASAHEB MAHADEV BHOSALE, 2) SMT. LEENA ARJUN GARAD, vide CIDCO Letter No. B-3/6/01-02, Sec 155/557, Dated: 16.07.2012.

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6. On obtaining the requisite permission from the CIDCO, the said New Licensee M/S. BHOSALE HOMES, through its Partners 1) MR. BABASAHEB MAHADEV BHOSALE, 2) SMT. LEENA ARJUN GARAD, have agreed to assigned his/its 50% rights in and upon the said Plot No.29, Sector- 17, admeasuring 1599.51 Sq. Mtrs. at village Ulwe, Navi Mumbai, Taluka-Panvel, Dist. Raigad, in favour of M/S. BHAKTI ENTERPRISES, (PAN NO. AARFB3996P), through its Partners 1) MR. JETHA KARAMSHI BERA, 2) MR. VASHRAM PETHA PATEL, 3) MR. VALJI LADHA RAVAT, 4) MR. JAGDISH ODHAVJI THAKKAR, 5) MR. CHANDULAL NAVJIBHAI PATEL, as per the terms and conditions mentioned therein.
7. By Second Tripartite Agreement dated : 1st day of February 2018, between the CIDCO THE FIRST PART, M/S. BHOSALE HOMES, the New Licensees of the SECOND PART & the M/S. BHAKTI ENTERPRISES, (PAN NO. AARFB3996P), through its Partners, 1) MR. JETHA KARAMSHI BERA, 2) MR. VASHRAM PETHA PATEL, 3) MR. VALJI LADHA RAVAT, 4) MR. JAGDISH ODHAVJI THAKKAR, 5) MR. CHANDULAL NAVJIBHAI PATEL, "therein referred to as the Subsequent New Licensee" of THE THIRD PART. The said New Licensee has assigned all his/its 50% right and interest in and upon the said Plot to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and said Tripartite Agreement.
8. The said Tripartite Agreement dated 1st day of February 2018, has been registered at the Office of Sub Registrar Assurance, Panvel-4 vide Receipt No.2031, Document No.PVL 4-1441-2018, Dated 01.02.2018.
9. The CIDCO has transferred the 50% rights, in and upon the said Plot in favour M/S. BHAKTI ENTERPRISES, through its Partners 1) MR. JETHA KARAMSHI BERA, 2) MR. VASHRAM PETHA PATEL, 3) MR. VALJI LADHA RAVAT, 4) MR. JAGDISH ODHAVJI THAKKAR, 5) MR. CHANDULAL NAVJIBHAI PATEL, vide its CIDCO Letter NO. CIDCO/VASAHAT/12.5% SCHEME/ULWE/155/2018/ 23628, Dated 14.02.2018.
10. The said 1) M/S. BHOSALE HOMES, through its Partners i) MR. BABASAHEB MAHADEV BHOSALE, ii) SMT. LEENA ARJUN GARAD, and 2) M/S. BHAKTI ENTERPRISES, through its Partners i) MR. JETHA KARAMSHI BERA, ii) MR. VASHRAM PETHA PATEL,

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iii) MR. VALJI LADHA RAVAT, iv) MR. JAGDISH ODHAVJI THAKKAR, v) MR. CHANDULAL NAVJIBHAI PATEL are fully seized and well possessed to hold the said Plot.

11. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No. CIDCO /BP-15811/ TPO (NM&K)/2018/2997, Dated: 07.08.2018,, granted its permission to develop the said plot and to construct a building 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.

SCHEDULE

All that piece or parcel of land known as Plot No. 29 Sector-17, in Village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 1599.51 Sq. Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : Plot No.30
On or towards the South By : Plot No. 28
On or towards the East By : 24.00 Mtrs. wide Road
On or towards the West By : Plot No.3 & 4

I am, thereof, of the opinion that the title of the said plot of land being Plot No.29, at Sector 17, Ulwe, Navi Mumbai, admeasuring 1599.51 Mtrs. each, which stands in the name of 1) M/S. BHOSALE HOMES, through its Partners i) MR. BABASAHEB MAHADEV BHOSALE, ii) SMT. LEENA ARJUN GARAD, and 2) M/S. BHAKTI ENTERPRISES, through its Partners i) MR. JETHA KARAMSHI BERA, ii) MR. VASHRAM PETHA PATEL, iii) MR. VALJI LADHA RAVAT, iv) MR. JAGDISH ODHAVJI THAKKAR, v) MR. CHANDULAL NAVJIBHAI PATEL, is clear and marketable and is free from all encumbrances subject to Agreement to Lease and Tripartite Agreements.


(R. R. JINDAL)
JINDAL & JINDAL
LAW FIRM
PARTNER
JINDAL & JINDAL
LAW FIRM