

K. P. SAYED

(M. A., L L. M.)

Advocate, High Court, Mumbai

Shop No.06, Neel Empire CHS Ltd.,
Plot No.3A/4, Near IDBI Bank &
Jhama Sweets, Sector-25, Nerul (E),
Navi Mumbai Mob:9321731273
adv.kpsayed@gmail.com

Date: 09/09/2018

To,
M/s. Aman Developers,
through its Proprietor,
Mr. Manojkumar Singh
Shop No.2, Gayatri Archana,
Plot No.136, Sector-44, Near S. S. High School,
Seawoods (West), Navi Mumbai 400706

Subject: Search Report in respect of all that piece and parcel of land bearing Plot No.A-35, admeasuring about 149.87 Sq. Mtrs., situated at Sector-16 at Ulwe Node, Taluka-Panvel, Dist- Raigad.

Dear Sir,

As per your instruction, through my clerk I have taken the search of the aforesaid Plot at the various Sub-Registrar Office Panvel. My clerk has gone through the available Index Register kept in the various offices of the above Sub-Registrar Offices. My clerk has taken the search of the register since 2004 to 2018 the years i.e. from last 15 years and found the details regarding the above said property/Plot which is as under:-

Account/Plot holder name: M/s. Aman Developers through its Proprietor Mr. Manojkumar Singh.

| Years | Transaction (Sub-Registrar Office Panvel- 1, 2, 3, 4 & 5.) |
|-------|---|
| 2004 | Available Index II checked no transaction detected |
| 2005 | Available Index II checked no transaction detected |
| 2006 | Available Index II checked no transaction detected |
| 2007 | Available Index II checked no transaction detected |
| 2008 | Available Index II checked no transaction detected |
| 2009 | Available Index II checked no transaction detected |
| 2010 | Available Index II checked no transaction detected |
| 2011 | Available Index II checked no transaction detected |



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| 2012 | Available Index II checked no transaction detected |
| 2013 | Available Index II checked no transaction detected |
| 2014 | Available Index II checked no transaction detected |
| 2015 | Available Index II Checked, Transaction written herein below |
| 2016 | Available Index II Checked, Transaction written herein below |
| 2017 | Available Index II Checked, Transaction written herein below |
| 2018 | Available Index II checked no transaction detected till 09 th September, 2018. |

Entry: (Old Plot History)

| | |
|---|---|
| Village | Ulwe |
| Sub-Registrar Office | Panvel -3 |
| Nature of Deed | Agreement to Lease |
| Plot No. | Plot No.B-16, situated at Sector-15, Ulwe, Taluka-Panvel, Dist- Raigad. |
| Area | 149.99 Sq. Mtrs. |
| Agreement Value | Nil- |
| Market Value | Nil- |
| Consideration/Premium Amount paid to the CIDCO Ltd. | Rs.1,875/- (Rupees One Thousand Eight Hundred Seventy Five Only) |
| Name of the Executing Party | M/s. City and Industrial Development Corporation of Maharashtra Ltd. (Cidco Ltd.) |
| Name of the Claiming Party | Shri. Kashinath Shankar Thokal (the Original Licensee) |
| Date of Execution | 08/10/2015 |
| Date of Registration | 01/12/2015 |
| Sr. No./Volume & Page | PVL3-6726-2015 |

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|-----------------------|---|
| Village | Ulwe |
| Sub-Registrar Office | Panvel -4 |
| Nature of Deed | Tripartite Agreement |
| Plot No. | Plot No.B-16, situated at Sector-15, Ulwe, Taluka-Panvel, Dist- Raigad. |
| Area | 149.99 Sq. Mtrs. |
| Agreement Value | Rs.1875/- |
| Market Value | Rs.26,40,000/- |
| Consideration/Premium | Rs.1,875/- (Rupees One Thousand |



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| Amount paid to the CIDCO Ltd. | Eight Hundred Seventy Five Only) |
| Name of the Executing Party | The Cidco Ltd. & Shri. Kashinath Shankar Thokal (the Original Licensee) |
| Name of the Claiming Party | M/s. Aman Developers through its Proprietor Mr. Manojkumar Singh (the New Licensee) |
| Date of Execution | 21/01/2016 |
| Date of Registration | 21/01/2016 |
| Sr. No./Volume & Page | PVL4-697-2016 |

New Plot History:

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| Village | Ulwe |
| Sub-Registrar Office | Panvel -4 |
| Nature of Deed | Deed of Modification in respect of Cancellation of earlier allotted Plot No.B-16, Sector-15, Ulwe and allotment of new Plot No.A-35, Sector-16, Ulwe Node, Sector16) |
| Plot No. | Plot No.A-35, Sector-16, Ulwe, Taluka-Panvel, Dist- Raigad |
| Area | 149.87 Sq. Mtrs. |
| Agreement Value | Nil |
| Market Value | Rs.29,14,500/- |
| Consideration/Premium Amount paid to the CIDCO LTD. | Nil |
| Name of the Executing Party | M/s. City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO Ltd.) |
| Name of the Claiming Party | M/s. Aman Developers through its Proprietor Mr. Manojkumar Singh |
| Date of Execution | 01/11/2017 |
| Date of Registration | 01/11/2017 |
| Sr. No./Volume & Page | PVL4-12380-2017 |



Due to some technical reasons, the Cidco Ltd. by registered Deed of Modification dated 01/11/2017 Cidco Ltd. has cancelled the previous Plot No.B-16, situated in Sector-15, Ulwe Node and allotted to the M/s. Aman Developers through its Proprietor Mr. Manojkumar Singh and allotted him a new Plot No.A-35, admeasuring 149.87 Sq. Mtrs., situated in Sector-15, Ulwe Node, Taluka- Panvel, Dist. Raigad in lieu of previous Plot No.B-16.

All other terms and conditions of the Agreement to Lease dated 08/10/2015 and the Tripartite Agreement dated 21/01/2016 shall be remain same and be binding upon M/s. Aman Developers through its Prop. Mr. Manojkumar Singh.

I did not find any other transaction recorded on the abovementioned Plot in the available records of the abovementioned registrar offices and the said Plot of Lands is free from all encumbrances.

This search report is required in the value and submitted from the records available on as is where is basis at that particular point of time and without any liability on the part of the undersigned.

I enclose receipt No.11593, dated 31/08/2018 for Rs.375/- deposited for search of 15 years i.e. from 2004 to 2018 at Sub-Registrar Office, Panvel-3.



Yours Truly,

Adv. K. P. SAYED

Advocate, High Court

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