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इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Tuesday, 17 December 2019 7:45 AM

Regn.: 39M

पावती क्र.: 22713

दिनांक: 17/12/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍड तनपुरे ताई मुगटराव

वर्णन अर्ज क्र 2445/2019 प्लॉट नं 169 से 01 पुष्पक वडघर पनवेल सन 2007 ते 2019 13 वर्षे

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२

1); देयकाचा प्रकार: eChallan रकम: रु.325/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009485667201920E दिनांक: 17/12/2019

पनवेल क्र.३

बँकेचे नाव व पत्ता:



ADV.TANPURE TAI MUGUTRAO (Advocate High Court)

Address:- Office No. 13, Varad Vinayak Complex., Plot No. 04, Sector-05, New Panvel, Panvel, Raigad

SEARCH REPORT

Concern for my client **M/S. LAKSHADEEP REALTY** Through its Partners **1) MR. JASH DEEPAK ARORA, 2) MISS. GARGI DEEPAK ARORA D/o. DEEPAK CHAMANLAL ARORA, 3) MRS. DAMAYANTI KANTILAL MAKANI W/o. KANTILAL MAKANI AND 4) MR. JIGNESH CHANDRAKANT PATEL S/o. CHANDRAKANT PATEL.** I have taken search for Thirteen years of Plot No. 169, Sector No. 1, At. Pushpak- Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai within the limits of Sub- Registrar of assurance Panvel by making application to Sub Registrar Office, Panvel under Receipt No. 22713 dated 17/12/2019 for 13 years i.e. from 2007 to 2019 in respect of the above said Property which is described as follows:

I did not find any adverse entry regarding conveyance or any other transaction whatsoever nature in respect of the above-mentioned property.

<u>YEAR</u>	<u>TRANSACTION</u>
2007	NO ENTRY FOUND
2008	NO ENTRY FOUND
2009	NO ENTRY FOUND
2010	NO ENTRY FOUND
2011	NO ENTRY FOUND
2012	NO ENTRY FOUND
2013	NO ENTRY FOUND
2014	NO ENTRY FOUND
2015	NO ENTRY FOUND

ADV. TANPURE TAI MUGUTRAO
(ADVOCATE HIGH COURT)

MAH/868/2014

SHOP NO. 13, VARAD VINAYAK,
PLOT NO.04, SECTOR-05, NEW PANVEL (E).

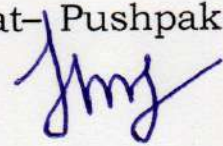
2016 NO ENTRY FOUND

2017 NO ENTRY FOUND

2018 i) **AGREEMENT TO LEASE** dated **29th January 2018** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART AND **1) MR. SUHAS BHARAT GHARAT, 2) SURAJ SUHAS GHARAT AND 3) VILAS BHARAT GHARAT** of the Other Part hereinafter referred to as "THE ORIGINAL LICENSEES" of the OTHER PART, therein called "THE LICENSEES" the said Original Licensees which was registered before the Sub-Registrar of Assurance at Panvel -5 under Registration Document Serial No. PVL-5-1085-2018 dated 29/01/2018.

ii) AND WHEREAS the said Original Licensee i.e. **1) MR. SUHAS BHARAT GHARAT, 2) SURAJ SUHAS GHARAT AND 3) VILAS BHARAT GHARAT**, by virtue of the **Development Agreement** dated **20th APRIL 2018** has sold, transferred and assigned all their development rights, title, interest and benefits of the said plot of land in favour of the developers i.e. **M/S. LAKSHADEEP REALTY** Through its Partners **1) MR. JASH DEEPAK ARORA, 2) MISS. GARGI DEEPAK ARORA** D/o. DEEPAK CHAMANLAL ARORA, **3) MRS. DAMAYANTI KANTILAL MAKANI** W/o. KANTILAL MAKANI AND **4) MR. JIGNESH CHANDRAKANT PATEL** S/o. CHANDRAKANT PATEL and the same was duly stamped and registered with the Sub-Registrar of Assurances at Panvel-1, vide its Registration Receipt No. 5271 and Registration Document Serial No. PVL-1-4321-2018 dated 20/04/2018.

2019 i) Development permission along with **Commencement Certificate** issued by Associates Planner (BP), Navi Mumbai, dated 14/09/2019 of Plot No. 169, Sector No. 1, at- Pushpak- Vadghar,



ii) AND WHEREAS by an **Supplementary Agreement** dated **13 December 2019** between **1) MR. SUHAS BHARAT GHARAT, 2) SURAJ SUHAS GHARAT AND 3) VILAS BHARAT GHARAT** as the party of the first part and **M/S. LAKSHADEEP REALTY** Through its Partner **MRS. DAMAYANTI KANTILAL MAKANI** W/o. KANTILAL MAKANI as the second part and the flats and shops were divided as per the terms and condition mentioned in the said agreement between both the parties and the said Supplementary Agreement was registered with the Sub Registrar of Assurances Panvel 2 vide registration serial no PVL/2/16202/2019 on dated 13/12/2019.

As looking at the records and after confirming and investigating the title I am of the opinion that the said Plot presently standing in the name of **1) MR. SUHAS BHARAT GHARAT, 2) SURAJ SUHAS GHARAT AND 3) VILAS BHARAT GHARAT** are the owner of the said plot and **M/S. LAKSHADEEP REALTY** Through its Partners **1) MR. JASH DEEPAK ARORA, 2) MISS. GARGI DEEPAK ARORA** D/o. DEEPAK CHAMANLAL ARORA, **3) MRS. DAMAYANTI KANTILAL MAKANI** W/o. KANTILAL MAKANI AND **4) MR. JIGNESH CHANDRAKANT PATEL** S/o. CHANDRAKANT PATEL are entitled to develop the said property and the title of the said property is clear, marketable and free from all encumbrances.

SEARCH TAKEN BY

ADV. TANPURE TAI MUGUTRAO

ADVOCATE

PLACE: NEW PANVEL, NAVI MUMBAI

Date : 17/12/2019

