

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai- 400 706. mob- 9324861992

Dated : 16/08/2018

SEARCH CUM TITLE CERTIFICATE

To,

M/S. SATPANTH BUILD
AT- SHOP NO 04, MEGHANA SHIVAM,
PLOT NO 12, SECTOR NO 04,
KARANJADE, TALUKA - PANVEL
DISTRICT - RAIGAD.

Sir,

Sub :- Search cum Title report in respect of Plot No.- 43,
Sector No. 03, Village - Karanjade, Taluka -Panvel, District -
Raigad.

I have taken the search of the aforesaid property at Sub-Registrar Office Panvel - 1 from January 1989 to June, 2017, (most of registers of this office are in torn conditions) search at Sub-Registrar Office Panvel-2 from January 2002 to June, 2017 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Panvel -3 from January 2005 to June, 2017 and search at Sub-registrar Office Panvel -4 from August, 2012 to June, 2017 and search at Sub-registrar Office Panvel -5 from January 2013 to June, 2017 (some records of 2017 & 2018 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

- 1) Document No. Pvl-1720/2018 registered on 07/02/2018 (for the Area 849.81 Sq. Mts.) is an Agreement to lease executed by CIDCO in favor of 1) SHRI BAMA BALU KOLI 2) SHRI DHARMA BALU KOLI 3) SHRI KRISHNA BALU KOLI 4) SHRI NARAYAN BALU KOLI & 5) SHRI HARISHCHANDRA BALU KOLI in the records of Sub-Registrar Panvel - 4 for the Plot bearing number 43, situated at Sector No. 03, Village - Karanjade, Taluka - Panvel, District - Raigad. The Market Value is Rs. 0.00/-. Consideration amount is _


RAMAKANT G. PAWAR
B.Com, LL.B
ADVOCATE HIGH COURT

: 2 :

Rs. 17000/- & the stamp duty paid is Rs. 1100/- and Registration fee paid is Rs. 170/-.

- 2) Document No. PVL-8625/2018, registered on 11/07/2018 (for the area 849.81 Sq. Mts.) is a Tripartite Agreement executed by CIDCO LTD and 1) SHRI BAMA BALU KOLI 2) SHRI DHARMA BALU KOLI 3) SHRI KRISHNA BALU KOLI 4) SHRI NARAYAN BALU KOLI & 5) SHRI HARISHCHANDRA BALU KOLI in favour of M/S. SATPANTH BUILD through its partners (1) SHRI HIMANSHU SHIVLAL PATEL & 2) SMT. HEENA HIMANSHU PATEL in the records of Sub-Registrar Panvel -4 for the Plot of land bearing number 43, situated at Sector No. 03, Village - Karanjade, Taluka - Panvel, District - Raigad. The Market Value is Rs. 16316352/-. Consideration amount is Rs. 17000/- & the stamp duty paid is Rs. 816000/- and Registration fee paid is Rs. 30000/-.

Flow of Title

By an Agreement to Lease dated 06/02/2018 (hereinafter called "THE SAID AGREEMENT TO LEASE") entered into between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (therein and hereinafter referred to as "THE CORPORATION") of the One Part and 1) SHRI BAMA BALU KOLI 2) SHRI DHARMA BALU KOLI 3) SHRI KRISHNA BALU KOLI 4) SHRI NARAYAN BALU KOLI & 5) SHRI HARISHCHANDRA BALU KOLI therein referred to as "THE LICENSEES" and hereinafter referred to as "THE ORIGINAL LICENSEE") of the Other Part, the Corporation agreed to grant a lease of the Plot of land bearing number 43, admeasuring 849.81 Sq. Mts., situated at Sector No.-03, Village- Karanjade, Tal.-Panvel, Dist.-Raigad In favour of the said Original Licensees at or for the consideration as mentioned in the said Agreement to Lease and on performing and complying with all the terms and


RAMAKANT G. PAWAR
B.Com, LL. B
ADVOCATE HIGH COURT

: 3 :

Conditions of the said Agreement to Lease, the Corporation on 06/02/2017 placed the said plot in possession of the said Original Licensees. The said Agreement to Lease is duly registered before the Joint Sub Registrar of Assurances at Panvel under its Receipt No.-2422, Doc. No. PVL-4-1720-2018 on 07/02/2018;

By virtue of the Tripartite Agreement dated 11/07/2018, the rights, title, interest and benefits of the said Plot of land has been transferred and assigned in favour of M/S. SATPANTH BUILD, (therein and hereinafter referred to as "THE NEW LICENSEES") as per the terms and conditions mentioned therein and CIDCO vide its letter bearing reference number CIDCO/Vasahat/12.5% Scheme/ Karanjade/691/2018/27566, dated 26/07/2018, has substituted the New Licensees M/S. SATPANTH BUILD, instead and in place of the aforesaid Original Licensees for the said plot of land. The said Tripartite Agreement is duly registered before the Sub Registrar of Assurances at Panvel - 4 under its Doc. No. Pvl-4-8625-2018 on 11/07/2018;

That It has been represented and warranted by you to the undersigned that there are no proceedings pending against the said plot of land in any court of law or before any other authority and you have not received any notice from any body having any claim of any kind on the said plot of land.

On the basis of the above and on the basis of the documents placed before me by you and subject to compliances of all the laws, I am of the opinion that subject to the terms and conditions of the aforesaid documents and what is stated above, the title of land described below is clear and marketable and free from all encumbrances.


RAMAKANT G. PAWAR
B.Com, LL. B
ADVOCATE HIGH COURT

RAMAKANT G. PAWAR

B.Com, LL. B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai- 400 706. mob- 9324861992

: 4 :

"This certificate has been issued on the basis of the copy of the documents placed before me at that particular point of time and without any liability on the part of the undersigned.

I enclose receipt No. 12613, dated 07/08/2018 for Rs. 750 deposited for search at sub registrar Office, Panvel-4, vide a challan No. MH004645140201819M.

The Schedule above referred to

All that piece and parcel of land bearing Plot No. 43, Sector No. 03, Village - Karanjade, Taluka -Panvel, District - Raigad, admeasuring about 849.81 Sq. Mts. or thereabout bounded as follows; i.e. to say:

On or towards the North by : Plot No. 43B & 44.

On or towards the South by : Proposed DFCC Boundary.

On or towards the East by : Plot No. 45 & 46

On or towards the West by : 9 Mtr. wide road

Dated this 16th day of August, 2018.

Yours Truly,


RAMAKANT G. PAWAR
Advocate.

RAMAKANT G. PAWAR
B.Com, LL. B
ADVOCATE HIGH COURT