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इतर पावती

Tuesday, 06 September 2022 4:13 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16661

दिनांक: 06/09/2022

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड अभिमन्यु जाधव**

वर्णन अर्ज क्र. 1039/2022 प्लॉट नं 71 सेक्टर 5 मौजे उलवे ता पनवेल जि रायगड शोध सन 2017 ते 2022

पर्यंत (6 वर्षे)

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

1); देयकाचा प्रकार: eChallan रकम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007223503202223E दिनांक: 06/09/2022

बँकेचे नाव व पत्ता:

ADV. ABHIMANYU H. JADHAV

Apt. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,
New Panvel (W), Tal Panvel, Dist. Raigad 410206

Email ID:-abhimanvui71@gmail.com

Contact No:-9320381010

Date: 06/09/2022

SEARCH REPORT

Concern for my client **MR. ANAND CHANDANMAL SONI (HUF)**, I have taken search for Six (6) years of Plot No. 71, Sector No. 05, Village – Ulwe, 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. 16661/2022 dated 06/09/2022 of 6 years i.e. of 2017-2022 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>
2017	i. AGREEMENT TO LEASE dated 27/01/2017 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as " The CIDCO Ltd./ The Corporation "), of the ONE PART AND 1) MR. JANARDHAN TRIMBAK MHATRE , 2) MR. TUKARAM TRIMBAK MHATRE , 3) SMT. CHATURABAI DHAVJI MHATRE , 4) SMT. GEETA DHAVJI MHATRE @ GEETA SAJJAN THAKUR , 5) MR. SATISH DHAVJI MHATRE , 6) MR. SUNIL @ SUSHIL DHAVJI MHATRE , 7) SMT. SUGANDHA DHAVJI MHATRE @ SUGANDHA BHASKAR MHATRE 8) SMT. HAUSHIBAI @ HAUSABAI HARIBHAU MUNGAJI , 9) SMT. SAKHUBAI BHIKAJI @ BHIMAJI PATIL , 10) MR.



	JIVAN RAMA MADHAVI 11) MR. RAMAN RAMA MADHAVI, 12) MR. KAMLAKAR RAMA MADHAVI, 13) SMT. SUNITA MAHADEV MALI, 14) KU. SURAJ KANHA GHARAT @ MADHAVI, 15) KUM. PRANALI KANHA GHARAT @MADHAVI, 16) SMT. SANGITA MAHESH TAREKAR, 17) SMT. CHHAYA SHRAVAN BHOIR, 18) SMT. PRASHALI PRADEEP PATIL, 19) MR. GANESH RAMNATH GHARAT, 20) KU. VRUSHALI @ RUSHALI RAMNATH GHARAT, 21) SMT. INDIRA SANJAY PARINGE AND 22) SMT. BAYOVBAI SHRIDHAR THAKUR hereinafter referred to as "The ORIGINAL LICENSEE" of the OTHER PART in respect of the said plot which was duly stamped & registered before the Sub Registrar of Assurance at Panvel-2 vide its Registration Receipt No. 1057 under Registration Document Serial No. PVL-2-792-2017 dated 27/01/2017; ii. TRIPARTITE AGREEMENT dated 26/07/2017 executed between City and Industrial Development Corporation as the Corporation of FIRST PART and the Original Licensee of SECOND PART and MR. ANAND CHANDANMAL SONI (HUF) (hereinafter referred to as "THE NEW LICENSEE") of THIRD PART in respect of the said plot which was duly stamped and registered with the Sub-Registrar of Assurances at Panvel-2 vide its Registration Receipt No. 10460 under Registration Document Serial No. PVL-2-8698-2017 dated 27/07/2017;
2018-2022	Available Index Checked, No Entry Found.



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 names of **MR. ANAND CHANDANMAL SONI (HUF)** are free from all encumbrances. As on the date of issuing this Search Report, as per my search the title of said Plot is clear & marketable.

SEARCH TAKEN BY



ADV. ABHIMANYU H. JADHAV
ADVOCATE

PLACE: NEW PANVEL, NAVI MUMBAI
Date: 06/09/2022.



ADV. ABHIMANYU H. JADHAV

Apt. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,
New Panvel (W), Tal Panvel, Dist. Raigad 410206

Email ID: - abhimanyuj71@gmail.com

Contact No: - 9320381010

Date: 06/09/2022

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect to Plot No. 71, admeasuring about 2049.76 Sq. Mtrs. situated at Sector No. 05, Village - Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken search as per request made by **MR. ANAND CHANDANMAL SONI (HUF)** by making application to Sub Registrar Office, Panvel by Receipt No. 16661/2022 dated 06/09/2022 for 6 years i.e. of 2017-2022 in respect of the property which is described as follows:

1) DESCRIPTION OF PROPERTY:

All that piece and parcel of Land known as Plot No. 71, Sector No. 05, Village - Ulwe, Tal. Panvel, Dist. Raigad, Navi Mumbai (under 12.5% Scheme) admeasuring about 2049.76 Sq. Mts. (hereinafter referred to as "**the said Plot**") and bounded that is to say:

On or towards the North by : 30.00 Mtrs. Wide Road

On or towards the South by : Plot No. 82 & 83

On or towards the East by : Plot No. 72

On or towards the West by : Plot No. 70



2) **DOCUMENTS:**

For the purpose of investigation of title of the said Plot, I also perused the Copies of following documents:

- i) **AGREEMENT TO LEASE** dated **27/01/2017** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "**The CIDCO Ltd./ The Corporation**"), of the ONE PART AND 1) **MR. JANARDHAN TRIMBAK MHATRE**, 2) **MR. TUKARAM TRIMBAK MHATRE**, 3) **SMT. CHATURABAI DHAVJI MHATRE**, 4) **SMT. GEETA DHAVJI MHATRE @ GEETA SAJJAN THAKUR**, 5) **MR. SATISH DHAVJI MHATRE**, 6) **MR. SUNIL @ SUSHIL DHAVJI MHATRE**, 7) **SMT. SUGANDHA DHAVJI MHATRE @ SUGANDHA BHASKAR MHATRE** 8) **SMT. HAUSHIBAI @ HAUSABAI HARIBHAU MUNGAJI**, 9) **SMT. SAKHUBAI BHIKAJI @ BHIMAJI PATIL**, 10) **MR. JIVAN RAMA MADHAVI** 11) **MR. RAMAN RAMA MADHAVI**, 12) **MR. KAMLAKAR RAMA MADHAVI**, 13) **SMT. SUNITA MAHADEV MALI**, 14) **KU. SURAJ KANHA GHARAT @ MADHAVI**, 15) **KUM. PRANALI KANHA GHARAT @ MADHAVI**, 16) **SMT. SANGITA MAHESH TAREKAR**, 17) **SMT. CHHAYA SHRAVAN BHOIR**, 18) **SMT. PRASHALI PRADEEP PATIL**, 19) **MR. GANESH RAMNATH GHARAT**, 20) **KU. VRUSHALI @ RUSHALI RAMNATH GHARAT**, 21) **SMT. INDIRA SANJAY PARINGE** AND 22) **SMT. BAYOVBAI SHRIDHAR THAKUR** (hereinafter referred to as "**The ORIGINAL LICENSEE**") of the OTHER PART in respect of the said plot which was duly stamped & registered before the Sub Registrar of Assurance at Panvel-2 vide its Registration Receipt No. 1057 under Registration Document Serial No. **PVL-2-792-2017** dated **27/01/2017**.
- ii) **TRIPARTITE AGREEMENT** dated **26/07/2017** executed between City and Industrial Development Corporation as the Corporation of FIRST PART and the Original Licensee of SECOND PART and **MR. ANAND CHANDANMAL SONI (HUF)** (hereinafter referred to as "**THE NEW LICENSEE**") of THIRD PART in respect of the said plot which was duly



stamped and registered with the Sub-Registrar of Assurances at Panvel-2 vide its Registration Receipt No. 10460 under Registration Document Serial No. **PVL-2-8698-2017 dated 27/07/2017**;

- iii) Final Order Letter bearing No. CIDCO/VASAHAT/SATYO/ULWE/889/2017/21948 dated 21/08/2017 issued by CIDCO Ltd. in the names of **MR. ANAND CHANDANMAL SONI (HUF)** as the New Licensee;
- iv) Development permission along with **Commencement Certificate** issued by Associate Planner, CIDCO Ltd., dated 16/06/2022 vide their letter bearing reference no. **CIDCO/BP-16011/TPO(NM)/2018/9483** in respect of Plot No. 71, Sector No. 05, Village - Ulwe, Tal. Panvel, Dist. Raigad, Navi Mumbai in favour of **MR. ANAND CHANDANMAL SONI (HUF)**.

And I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is company incorporated under the provision of Companies Act 1966 (hereinafter referred to as "CIDCO LTD./The Corporation") having its registered office at Nirmal 2nd floor, Nariman Point, Mumbai 400021.

The Corporation is the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra (hereinafter referred to as the "**State Government**") in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act").

That the state Government has acquired land within the designated area of New Bombay and vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113(A) of the Said Act.

That the immovable property consisting of Plot No. 71, (under 12.5% Scheme) admeasuring about 2049.76 Sq. Mts. situated at Sector No. 05,



Ulwe, Tal. Panvel, Dist. Raigad, Navi Mumbai was allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of "the Original Licensee" under the Agreement to Lease dated 27/01/2017 and transfer the said plot in favour of **MR. ANAND CHANDANMAL SONI (HUF)** the New Licensee under the Tripartite Agreement dated 26/07/2017. The Cidco Ltd. granted permission to the New Licensee for construction of building in accordance with the plans sanctioned by Associate Planner, CIDCO Ltd. By virtue of the Plot allotted by the CIDCO and further by virtue of the said Agreement to lease and the Tripartite agreement the said New Licensee have a clear and marketable title and the said Plot is without any encumbrances. Therefore said **MR. ANAND CHANDANMAL SONI (HUF)** are entitled to develop the said plot and to construct the building/s thereon accordance with the plans sanctioned or to be sanctioned by the CIDCO Ltd.

On the basis of the above documents placed before me, I hereby certify that **MR. ANAND CHANDANMAL SONI (HUF)** are entitled to develop the said property and the title of the said property/Plot is clear & marketable.



ADV. ABHIMANYU H. JADHAV

ADVOCATE

PLACE: NEW PANVEL, NAVI MUMBAI

Date: 06/09/2022.



ADV. ABHIMANYU H. JADHAV

Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,
New Panvel (W), Tal. Panvel, Dist. Raigad 410206
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

To,
Maharashtra Real Estate Regulatory Authority (MahaRERA),
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

Date: 06/09/2022

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. 71, admeasuring about 2049.76 Sq. Mtrs, in Sector - 05, situated at Ulwe, Tal. Panvel, Dist. Raigad.

I have investigated the title of the said plot on the request of the **MR. ANAND CHANDANMAL SONI (HUF)** (hereinafter referred as "the Builders/Developers") and following documents i.e.:-

1) DESCRIPTION OF THE PROPERTY: -

Plot no. 71, admeasuring about 2049.79 Sq. Mtrs, in Sector - 05, situated at Ulwe, Tal. Panvel, Dist. Raigad (hereinafter referred as "the said plot").

2) THE DOCUMENTS OF ALLOTMENT OF PLOT: -

A. AGREEMENT TO LEASE dated **27/01/2017** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "The CIDCO Ltd./ The Corporation"), of the ONE PART AND 1) MR. JANARDHAN TRIMBAK MHATRE, 2) MR. TUKARAM TRIMBAK MHATRE, 3) SMT. CHATURABAI DHAVJI MHATRE, 4) SMT. GEETA DHAVJI MHATRE @ GEETA SAJJAN THAKUR, 5) MR. SATISH DHAVJI MHATRE, 6) MR. SUNIL @ SUSHIL DHAVJI MHATRE, 7) SMT. SUGANDHA DHAVJI MHATRE @ SUGANDHA BHASKAR MHATRE 8) SMT. HAUSHIBAI @ HAUSABAI HARIBHAU MUNGAJI, 9) SMT. SAKHUBAI BHIKAJI @ BHIMAJI PATIL, 10) MR. JIVAN RAMA MADHAVI 11) MR. RAMAN RAMA MADHAVI, 12) MR. KAMLAKAR RAMA MADHAVI, 13) SMT. SUNITA MAHADEV MALI, 14) KU. SURAJ KANHA GHARAT @ MADHAVI, 15) KUM. PRANALI KANHA GHARAT



@MADHAVI, 16) SMT. SANGITA MAHESH TAREKAR, 17) SMT. CHHAYA SHRAVAN BHOIR, 18) SMT. PRASHALI PRADEEP PATIL, 19) MR. GANESH RAMNATH GHARAT, 20) KU. VRUSHALI @ RUSHALI RAMNATH GHARAT, 21) SMT. INDIRA SANJAY PARINGE AND 22) SMT. BAYOVBAI SHRIDHAR THAKUR hereinafter referred to as "The ORIGINAL LICENSEE" of the OTHER PART in respect of the said plot which was duly stamped & registered before the Sub Registrar of Assurance at Panvel-2 vide its Registration Receipt No. 1057 under Registration Document Serial No. **PVL-2-792-2017** dated **27/01/2017**.

B. TRIPARTITE AGREEMENT dated 26/07/2017 executed between City and Industrial Development Corporation as the Corporation of FIRST PART and the Original Licensee of SECOND PART and **MR. ANAND CHANDANMAL SONI (HUF)** (hereinafter referred to as "THE NEW LICENSEE") of THIRD PART in respect of the said plot which was duly stamped and registered with the Sub-Registrar of Assurances at Panvel-2 vide its Registration Receipt No. 10460 under Registration Document Serial No. **PVL-2-8698-2017** dated **27/07/2017**;

C. Final Order Letter bearing No. CIDCO/VASAHAT/SATYO/ULWE/889/2017/21948 dated 21/08/2017 issued by CIDCO Ltd. in the names of **MR. ANAND CHANDANMAL SONI (HUF)** as the New Licensee;

D. Development permission along with Commencement Certificate issued by Associate Planner CIDCO Ltd., dated 16/06/2022 vide their letter bearing reference no. **CIDCO/BP-16011/TPO(NM)/2018/9483** in respect of Plot No. 71, Sector No. 05, Village - Ulwe, Tal. Panvel, Dist. Raigad, Navi Mumbai in favour of **MR. ANAND CHANDANMAL SONI (HUF)**.

3) **7 / 12 extract of property card** issued by _____ dated _____ mutation entry no. _____: NA.

4) Search Report for 06 years from 2017 till 2022.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot I am of the opinion that the title of **MR. ANAND CHANDANMAL SONI (HUF)** is clear & marketable.

Owners of the Land/Plot:

(1) Vide Tripartite Agreement executed on dated 26/07/2017, **MR. ANAND CHANDANMAL SONI (HUF)**, in respect of the said Property.



(2) Qualifying comments / remarks if any: NA.

3/- The report reflecting the flow of the title of **MR. ANAND CHANDANMAL SONI (HUF)** on the said plot is enclosed herewith as annexure.

Encl: Annexure.

Date: 06/09/2022

Yours Faithfully,



ADV. ABHIMANYU H. JADHAV
ADVOCATE
PLACE: NEW PANVEL, NAVI MUMBAI



ADV. ABHIMANYU H. JADHAV

Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,
New Panvel (W), Tal. Panvel, Dist. Raigad 410206
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

FORMAT -A
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND/PLOT

Sr. No.

- (1) 7 / 12 extract / P.R. Card as on date of application for registration.
- (2) Mutation Entry No. : NA
- (3) Search report for 06 years from 2017 TO 2022 Taken from Sub Registrar Office, Panvel-3 under Receipt No. 16661 dated 06/09/2022.
- (4) Any other relevant title: NA
- (5) Litigations if any: NA.

Date: 06/09/2022

Yours truly,



ADV. ABHIMANYU H. JADHAV
ADVOCATE
PLACE: NEW PANVEL, NAVI MUMBAI

