

SEARCH REPORT & TITLE CERTIFICATE

Sub: - Search Report & Title Certificate with Respect to Plot No. 43A, Sector-R-5 lying and being at Village Vadghar, Tal. Panvel, Dist. Raigad.

TO WHOMSOEVER IT MAY CONCERN**1) INSTRUCTIONS :**

On the request of **M/S. SWARAJ DEVELOPERS**, through its Proprietor **Mr. Sajan Machindra Gharat**, having it's Office at **Plot no.43A, Sector R/5,Vadghar , Pushpaknagar, Tal-Panvel, Dist Raigad.** hereinafter called and referred to as (said "PROMOTERS"), I, have taken search in respect of the Property which is described as follows.

2) DESCRIPTION OF PROPERTY:-

All that piece and parcel of land known as **Plot No. 43A**, admeasuring 370 square meters thereabout situated at **Sector No. R-5, Village Vadghar, Tal. Panvel, Dist. Raigad** and bounded that is to say:

North	:	Plot No. 43B.
South	:	prop 9 meters wide Road
East	:	Plot No. 43
West	:	prop 9 meters wide Road

(Herein individual plot is referred to as referred to as the "Said Plot" and collectively referred to as "Said Plots")

3) SEARCH :

Accordingly, my office has carried out search of the Index No. II as maintained in the office of Sub-Registrar of Assurances at Panvel 1, 2, 3, 4 & 5 and Registrar of Assurances at Panvel for a



period of six years i.e. **from dt. 01/01/2014 to dt. 15/01/2019** vide receipt no. **1091/2019, dt. 15/01/2019** with respect to the said Plot. That from the available record documents mentioned in the search were found during search.

4) **DOCUMENTS** :

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

- (i) Letter of allotment dt. 23/06/2017 in respect of plot No. 43A.
- (ii) Agreement to Lease, dt. 20/04/2018 registered on 4681/2018 in respect of plot no. 43A.
- (iii) Possession Receipt dt. 23/06/2017 in respect of Plot No. 43A.

5) **INCIDENTS:**

- (a) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a Company incorporated under the Companies Act 1956 (I of 1956) hereinafter referred to as ("The Corporation") having its registered office at the Nirmal, 2nd floor, Nariman Point, Mumbai 400 021.
- (b) The Corporation has been already declared as a New Town Development Authority, under the provisions of sub section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to a "the said Act") for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as site for New Town under sub section (1) of Section 113 of the said Act.
- (c) The State Government has acquired lands within the designated area of Navi-Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act.
- (d) By virtue of being the Development Authority the Corporation has been empowered under section 118 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 Government under the said Act.

- (a) That Survey no. 165/7 of **Mr. Sajan Machindra Gharat** (situated at Village Varche Owale, Taluka Panvel, Dist-Raigad are acquired.
- (b)
- (c) The Corporation by letter of allotment dt. 23/06/2017 has agreed to allot Plot No. 43A, Sector-R5 area 370 sq meters to **Mr. Sajan Machindra Gharat**.
- (d) That in furtherance of the said letter of allotment on 23rd June 2017 the Corporation has executed agreement to lease with respect to Plot No. 43A in favour of **Mr. Sajan Machindra Gharat** which is registered with Sub-Registrar Panvel-5 on 23rd June 2017 at serial No. PWL5-4681/2018.
- (e) That in lieu of execution of agreement to lease with respect to said Plot No. 43A the Corporation has delivered possession of the said plot to **Mr. Sajan Machindra Gharat**.
- (f) That as per term No. (2) on page 6 registrations page no. 11 of the said agreement to lease the Corporation has agreed to grant said plot said Plot No.43A for construction of building, or buildings.
- a) That as per term No. (F) on page 9 registrations page no. 17 of the agreement to lease the Corporation has posed a restriction on Licensee to commence the construction completes the same within Four years from the date of execution of agreement to lease.
- b) That on certification of completion of construction of building/ buildings on the plot by the Town Planning officer of the Corporation lease deed is to be executed as per term No. 7 on page 20, registrations page no. 39 of the said agreement to lease.
- c) That as the lease is granted for construction a period of 60 years, the same is perpetual lease as per the provisions of the Transfer of Property Act, 1882.



- d) As per terms of the said agreement to lease the Corporation has posed an restriction on the Lease-Owners to complete the same within 6 years from the date of said agreement in default the Corporation as per term No.6 on page 18 or page 35 of registration has right to revoke the license and resume possession of the said plot.
- a) .
- (g) That as mentioned in para 3 hereinabove I have caused search from the Index II as maintained by Sub-Registrar Panvel- 1, 2, 3, 4 & 5 and during the search above referred **Agreement to lease dt. 20/04/2018** in respect of said plot mentioned hereinabove was found to be registered against the registration serial numbers & dates referred to above.
- (h) That during search no other document was found to be registered with respect to said property encumbering and or creating mortgage over said property.
- (i) That as per the search taken and available documents the flow of title is in consonance with the available record.

7) **CONCLUSION** :

That Plot No. 43A is held by Mr. Sajan Machindra Gharat as Leasees of the Corporation on the terms and conditions of respective agreement to lease mentioned in this report.

8) **CERTIFICATE AND TITLE** :

On the basis of the search taken, perusal of the documents referred to above and incidents pointed out as above, I am of the opinion that,

- i) Said Plots are free from encumbrances;
- ii) That Mr. Sajan Machindra Gharat is seized and possessed of Plot No. 43A, Sector-R5, Vadghar (Pushpak-Vadghar) Taluka Panvel Dist-Raigad on lease-hold basis as Licensee of the Corporation on the terms and conditions mentioned in the

- agreement to lease, as mentioned hereinabove and their title to same is clear and marketable;
- iii) That Mr. Sajan Machindra Gharat is seized and possessed of Plot No. 43A, Sector-R5, Vadghar (Pushpak-Vadghar) Taluka Panvel Dist-Raigad on lease-hold basis as Licensee of the Corporation on the terms and conditions mentioned in the agreement to lease, as mentioned hereinabove and their title to same is clear and marketable;
- iv) Said **Mr. Sajan Machindra Gharat** is entitled to dispose the same to desiring Licensee as per the terms of registered Lease Agreement.

Place : Panvel.
Date : 15/01/2019


(S.N.Mohite)
Advocate.



**NOTES OF SEARCH FROM
Index II since 01/01/2014 to 12/01/2019**

YEAR	FINDINGS
2014	Available Index Checked No Entry Found
2015	Available Index Checked No Entry Found
2016	Available Index Checked No Entry Found
2017	Available Index Checked No Entry Found
2018	i) Agreement to Lease dt. 20/04/2018 at serial No. 4681/2018
2019	Checked up to 12/02/2019 available Index Checked Entry Found

Note-

- 1) Computerized Index-II of the year 2015 to 2019 not bounded alphabetically and in haphazard manner.
- 2)
 - a) Sub-Registrar Office No. 1 - Index-II Record from Jan 2016 Onwards not made available for search.
 - b) Sub-Registrar Office No.2-Some of the Index-II Record for Year 2012 to 2016 is in loose, mix and torn condition and for the Year 2017 to 2019 Index-II record not available.

- c) Sub-Registrar Office No. 3 - Index-II Record from Jan 2017 Onwards not made available for search.
 - d) Sub-Registrar Office no.4 (office has started since 2012) - Index-II Record from Jan 2016 Onwards not made available for search.
 - e) Sub-Registrar Office No.5 (office has started since 2012) - Index-II Record from Jan 2016 Onwards not made available for search.
- 3) There was no entire record found pertaining to the total no. of books or total No. of pages or total No. of entries made till date pertaining to the respective village.

Hence this Search Report issued.

Panvel
Date: 15/01/2019.

Note:-
Search Receipt No1091/2018 dt. 15/01/2018
issued by Sub-Registrar, Panvel is handed
over along with reports


S.N.Mohite
Advocate

