



Rajendra D. Tambe

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Advocate High Court

Enroll No. Mah/3758/2002

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SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

Reference :- Plot No.155, containing by measurement 1199.46 Sq.mtrs at Sector-2, at Ulwe node of 12.5% (Erstwhile Gaothan Expansion Scheme), Scheme, in Taluka- Panvel, District- Raigad.

Pursuant to the search and investigation of the title of Plot No.155, containing by measurement 1199.46 Sq.mtrs at Sector-2, at Ulwe node of 12.5% (Erstwhile Gaothan Expansion Scheme), Scheme, in Taluka- Panvel, District- Raigad. (hereinafter referred to as "Said Plot"), The Builder viz. **M/s. GURUKRUPA INFRA DEVELOPERS**, a partnership firm through its Partner 1) **MR. JAYESH LALJI PATEL** 2) **MR. LALJI AMBAVI PATEL**, having partnership address at Flat No. 202, Plot No. 20, Sector-7, Airoli, Navi Mumbai, Taluka & District- Thane, have requested me to take a search of the Said Plot at the office of Sub-Registrar of Assurances, Panvel-1,2,3,4 & 5 and accordingly I have conducted a Search of the Said Plot from the Year 2007 till today at the office of Sub-registrar of assurances, Panvel-1,2,3,4 & 5 with the help of Search Clerck, Viz. Mr. Kisan J. Bhide by paying the requisite charges for the same and after pursuing the same, I arrived at the following conclusion :-

The Said Plot which is the subject matter of Search is came into existence after letter of intent is been issued by M/s.CIDCO Ltd on 15/7/2007, So I have searched the records of the office Sub-registrar of Assurances of Panvel-1,2,3,4 & 5 from the Year 2007 till today but for the Year 2016 to 2019, some records

were not available and the Index-II was also not ready at the office of Sub-Registrar of assurances and hence as per the document number provided to me, I verified the day book at the office of Sub-Registrar of Assurances and during my search, I have found the following registered documents in respect of Said Plot and the description of the same are as under :-

Document No.	Date-Month-Year	Description of Document
1.	27/4/2010	Agreement To Lease , dated 26/4/2010 bearing document which is at Serial No.PVL3-04269-2010 registered on 27/4/2010, Receipt No.4400 , which is entered and executed between M/s.CIDCO Ltd, therein referred to as Corporation as the First Part and Shri. DILIP GOPAL NAIK , as the Licensee as the other Part. The value of the Agreement being the Lease Premium is Rs.15,000/- and Stamp Duty of Rs.1100/- is being paid.
2.	10/9/2018	Registered Tripartite Agreement bearing document No. PVL2-12077-2018 dated 10/9/2018 and Receipt No.14076 , which is entered and executed by and between M/s.CIDCO , therein referred to as Corporation as the First Part and Shri. DILIP GOPAL NAIK , as the Original Licensee as the Second Part and 1) M/s. GURUKRUPA INFRA DEVELOPERS , a partnership firm, through its Partner 1) MR. JAYESH



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		LALJI PATEL 2)MR. LALJI AMBAVI PATEL, as the "NEW LICENSEE" as the Other Part for area admeasuring 599.73 Sq. Mtrs. The Market value of the Agreement is Rs.1,20,36,000/- and Stamp Duty of Rs.6,01,800/- is being paid.
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Hence after the conduct of my search, except the above referred registered documents, I do not found any registered encumbrances of any nature of what so ever nature in respect of Said Plot as per the abovementioned records of the Sub-Registrar of Assurances, Panvel-1,2, 3,4 & 5.

This Search Report is qualified in 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 hereby enclosed Challan bearing GRN No. MH011062517201819E dated 24/1/2019 of Rs.325/-, which is deposited towards Search Fee at the Department of Inspector General of Registration through IDBI Bank, Vashi branch, Navi Mumbai.

Dated this 16th day of FEBRUARY, 2019

RAJENDRA D.TAMBE,
Advocate





CHALLAN
MTR Form Number-6



GRN	MH011062517201819E	BARCODE	[Barcode]		Date	24/01/2018-18:01:48		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				PNL4_PANVEL NO 4 SUB REGISTRAR		Full Name		Adv Rajendra Tambe	
Location				RAIGAD		Flat/Block No.		-	
Year				2018-2019 One Time		Premises/Building		-	
Account Head Details				Amount In Rs.		Road/Street		-	
0030072201 SEARCH FEE				325.00		Area/Locality		Vashi	
						Town/City/District			
						PIN		4 0 0 7 0 3	
						Remarks (If Any)			
						Plot No 155 Sector 02 Ulwe 2007 to 2019 13 years			
Total				325.00		Amount In		Three Hundred Twenty Five Rupees Only	
						Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		69103332019012416016 199692518	
Cheque/DD No.				Bank Date		RBI Date		24/01/2019-18:02:52 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9892371380

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



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TITLE CERTIFICATE

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Reference :- Plot No.155, containing by measurement 1199.46 Sq. mtrs at Sector-2, at Ulwe node of 12.5% (Erstwhile Gaothan Expansion Scheme), Scheme, in Taluka- Panvel, District- Raigad.

Pursuant to the search and investigation of the title of Plot No.155, containing by measurement 1199.46 Sq.mtrs at Sector-2, at Ulwe node of 12.5% (Erstwhile Gaothan Expansion Scheme), Scheme, in Taluka- Panvel, District- Raigad, (hereinafter referred to as "Said Plot"), The Builder viz. **M/s. GURUKRUPA INFRA DEVELOPERSS**, a partnership firm, through its Partner 1) **MR. JAYESH LALJI PATEL** & 2) **MR. LALJI AMBAVI PATEL**, having Partnership address at Flat No. 202, Plot No. 20, Sector-7, Airoli, Navi Mumbai, Taluka & District- Thane, have requested me to investigate the title of the Said Plot and hence I have verified the following records/documents, which are supplied to me :-

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "**M/s.CIDCO LTD**") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai -400021 and is also New Town Development Authority declared for the area designated as a site of the new town of

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Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.

2. That the Original Land Owner viz. **Shri. DILIP GOPAL NAIK** (hereinafter referred to as **Project Affected Person**) whose land of Village- Targhar, Taluka - Panvel, District - Raigad is been acquired by the Special Land Acquisition Officer, Panvel and handed over the same to M/s. CIDCO Ltd for the development of New Town of Navi Mumbai and as per the scheme of 12.5%, the Project Affected Person was entitled to the Plot of Land on transferable lease at Ulwe Node in Taluka- Panvel, District- Raigad.
3. Accordingly M/s. CIDCO has issued Letter of Intent dated 15/7/2007 of the Said plot in the name of the Project Affected Person.
4. Thereafter M/s. CIDCO LTD has issued allotment letter dated 30/6/2008 in respect of Said Plot to the Project Affected Person, with the various terms and conditions enumerated therein, with the payment of Lease premium of **Rs.45,560/-** in respect of the Said Plot, which is also been paid by Project Affected Person to **M/s. CIDCO LTD** along with other charges to the tune of Rs.3,17,250/-.
5. Thereafter By registered Agreement to Lease dated 26/4/2010 bearing document which is at **Serial No.PVL3-04269-2010** registered on **27/4/2010, Receipt No.4400**, which is entered and executed between M/s.CIDCO Ltd, therein referred to as Corporation as the First Part and



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Shri. DILIP GOPAL NAIK , (Project Affected Person) as the Licensee as the Other Part therein and by virtue of Agreement To Lease dated 26/4/2010, the Project Affected Person has acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein.

6. Due to the paucity of funds and lack of requisite knowledge of construction, the Project Affected Person has decided to transfer the half undivided share (50%) of the Said Plot i.e. area admeasuring 599.73 Sq. Mtrs. to the Builder for a development purpose and accordingly the Development Agreement/Agreement with title "करारनामा" dated 19/3/2018 is entered & executed between the Builder and the Project Affected Person and by virtue of same, the Builder got the development rights in respect of the Said Plot and in view of the same, Project Affected Person have made an application to M/s. Cidco Ltd with request to jointly transfer his half share (50%) i.e. area admeasuring 599.73 Sq. Mtrs. of the Said Plot in favour of the Builder jointly along with the name of Project Affected Persons.
7. Accordingly M/s. CIDCO LTD. was pleased to grant transfer permission and thereafter the Project Affected Person transferred a 50 % share i.e. an area admeasuring 599.73 Sq. Mtrs out of the said Plot to the Builder by a registered Tripartite Agreement dated 10/09/2018 bearing document which is at Serial No.PVL2-12077-2018, Receipt No.14076, which is entered and executed by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and the Project Affected Person, as

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the Original Licensee as the Second Part therein and M/s. **GURUKRUPA INFRA DEVELOPERSS**, a duly registered partnership firm, through its Partner 1) **MR. JAYESH LALJI PATEL** 2) **MR. LALJI AMBAVI PATEL** as the "New Licensee" as the Other Part for the area admeasuring 599.73 Sq. Mtrs.

8. Thereafter M/s. CIDCO LTD. has issued Final transfer order dated 25/9/2018 in respect of said plot bearing Ref. No. CIDCO / ESTATE / SATHYO / ULWE /761 /2018 / 285881 in favour of M/s. **GURUKRUPA INFRA DEVELOPERSS**, a registered partnership firm, through its Partner 1) **MR. JAYESH LALJI PATEL** 2) **MR. LALJI AMBAVI PATEL** (Builder) for the area admeasuring 599.73 Sq. Mtrs.
9. By virtue of Tripartite Agreement dated 10/09/2018 and also by the transfer order dated 25/9/2018, the builder herein viz M/s. **GURUKRUPA INFRA DEVELOPERS**, a partnership firm, through its Partner has acquired a lease hold rights in respect of Said Plot to the extent of 50% share i.e. an area admeasuring to 599.73 Sq. Mtrs with the terms and conditions contained therein.
10. Thereafter, the Builder and the Original Licensee (Project Affected Person) has prepared Building Plans in respect of intending Building viz. "GURUANANT", which is to be erected upon the Said Plot, through Architect and submitted the same to Town Planning Officer of M/s. .Cidco Ltd for approval and sought approval to such plans and obtained development permission vide Commencement Certificate No. **CIDCO /**



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BP-16157/ TPO (NM & K) 2018/3710 dated 10/1/2019 on the terms and conditions set and prescribed therein.

11. Thereafter the Builder herein and the Project Affected Person have entered and executed a separate **Deed of Distribution of Flats/Shops dated 15/02/2019** with the terms and conditions set out in the Said **Deed of Distribution of Flats/Shops** in which both the parties have mutually agreed among themselves the distribution of the residential flats and shops with its numbers and areas with consent to sale their respective residential flats and shops by the Builder and by the Original Licensee of his respective residential flats and shops.

12. **M/s. GURUKRUPA INFRA DEVELOPERS**, a Partnership Firm (The Builder) and **Shri. DILIP GOPAL NAIK** (Original Licensee) have also entered & executed an irrevocable Power of Attorney in favour of each other for the smooth functioning of the Sale transaction in respect of the residential & commercial units which is as agreed in the Deed of Distribution of Flats/Shops.

Hence after pursuing and investigation of the above records which are supplied to me, I have arrived at the following opinion :-

That The Builder viz. **M/s. GURUKRUPA INFRA DEVELOPERS**, a Partnership Firm (The Builder) and **Shri. DILIP GOPAL NAIK** (Original Licensee) are hereby legally authorised to do or cause to do all

or any of the acts, deeds matters and things related to the development of the Said Plot.

SCHEDULE OF THE PLOT/PROPERTY

ALL THAT piece or parcel of land known as Plot No.155, Sector-2, at Ulwe node of 12.5% (Erstwhile Gaothan Expansion Scheme), Scheme, containing by measurement 1199.46 Sq. mtrs Or thereabouts and bounded as follows that is to say,

On or towards the North by : 168,169 & 170
On or towards the South by : 15.0 Mtrs wide Road.
On or towards the East by : Plot No. 154
On or towards the West by : Plot No. 156

Falling within the Sub-registrar of assurances of Panvel, Taluka-Panvel
& District- Raigad.

Dated 16th day of FEBRUARY, 2019



RAJENDRA D. TAMBE,
Advocate

