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इतर पावती

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गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल2-0-2021

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: हितेश ठक्कर

वर्णन मुल्यांकन अर्ज क्र. 37/2021, मौजे वहाळ, ता. पनवेल, जि. रायगड येथील प्लॉट नं. 79, से 25ए, क्षेत्र 270 चौ.मी. या मिळकतीचा मुल्यांकन दाखला.

मुल्यांकनाची फी

रु. 100.00

एकूण:

रु. 100.00

Joint Sr Panvel 2

1); देयकाचा प्रकार: By Cash रक्कम: रु 100/-

सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)



ADV. SANTOSHI CHAWAN & CO.

ADD.: OFFICE NO.07, SAMANVAY CHS., PLOT NO 13, OPP. RYAN INTERNATIONAL SCHOOL,
NEAR MAHARASHTRA BANK, SECTOR 11, KHARGHAR, TAL. PANVEL, DIST. RAIGAD.
Mob.: 8779219910, E-mail: adv.santoshichawan@gmail.com

3rd December, 2020

SEARCH REPORT

On the basis of document submitted by M/S. AARCON, a Partnership Firm, through its partners 1) MR. CHAMPAK MURJI DEDHIA, Capacity of Karta CHAMPAK MURJI DEDHIA (HUF) 2) MR. RAHUL CHANDRAKANT DEDHIA Capacity of Karta, RAHUL CHANDRAKANT DEDHIA, (HUF) having Office at B-221/222, 2nd Floor, Sai Arcade, Near Lifeline Hospital, Opp. S. T. Bus Depot, Panvel-410206 & 1) SHRI KAMALAKAR HIRAJI BHOIR, 2) SHRI UMESH KAMALAKAR BHOIR, 3) SHRI MAHESH KAMALAKAR BHOIR at Kombadbhuje, Post- Ulwe, Tal- Panvel, Dist- Raigad in respect of Plot No.79, admeasuring about 270 Sq. Mtrs. situated in Sector-25A, at Pushpak Node (Vahal), Tal-Panvel, Dist- Raigad (hereinafter referred to as the said Plot),

I hereby opine as under :

WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO Ltd) is the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai.
2. The CIDCO Ltd. is allotting Plot of lands to villagers under Land Acquisition Rehabilitation and Resettlement Act 2013 whose lands have been acquired by CIDCO Ltd. for development and disposal.



3. The CIDCO Ltd. had allotted Plot No. 79, admeasuring about 270 Sq. Mtrs. situated in Sector-25A, at Pushpak (Vahal), Tal-Panvel, Dist- Raigad to **SHRI. KAMALAKAR HIRAJI BHOIR, 2) SHRI. UMESH KAMALAKAR BHOIR**, as per Allotment Letter vide its Ref. No. सिडको / आंविता / पुनःस्थापना / तरघर-कोंबडभूजे / २०१५ / ९२७ dated 27/11/2015.
4. The Agreement to Lease dated 01/06/2018 executed between the CIDCO Ltd., therein referred to as "The Corporation" party of the One Part and **SHRI. KAMALAKAR HIRAJI BHOIR, 2) SHRI UMESH KAMALAKAR BHOIR**, therein referred to as "The Licensee " party of the Other part in respect of Plot No. 79, admeasuring about 270 Sq. Mtrs. situated in Sector-25A, at Pushpak (Vahal), Tal-Panvel, Dist- Raigad and the said Agreement to Lease registered in the office of Joint Sub-Registrar at Panvel-4, under document Sr. No.7140/2018 & Receipt No.9426 dated 04/06/2018
5. Gift deed dated 17/06/2019 executed by **SHRI. KAMALAKAR HIRAJI BHOIR**, therein referred to as the 'Donor' of the One Part in favour of **SHRI MAHESH KAMALAKAR BHOIR** therein referred to as "The Donee" party of the Second part and **SHRI UMESH KAMALAKAR BHOIR** therein referred to as the 'Confirming Party' party of the third part in respect of **SHRI. KAMALAKAR HIRAJI BHOIR transfer his 50% shares of Plot No. 79, admeasuring about 270 Sq. Mtrs., situated in Sector-25A, at Pushpak (Vahal), Tal-Panvel, Dist- Raigad in the name of SHRI MAHESH KAMALAKAR BHOIR** and the said Gift deed



registered in the office of Joint Sub-Registrar at Panvel-5, under document Sr. No.6403/2019 dated 17/06/2019.

6. The CIDCO Ltd. has issued final order dated 04/07/2019 Vide Ref. No. सिडको/अमुभूवभूअ (नमुंआवि) कोंबडभुजे/२०१९/१९६५ in the name of **1) SHRI KAMALAKAR HIRAJI BHOIR, 2) SHRI UMESH KAMALAKAR BHOIR, 3) SHRI MAHESH KAMALAKAR BHOIR** and transfer the Plot No. 79, admeasuring about 270 Sq. Mtrs. situated in Sector-25A, at Pushpak (Vahal), Tal-Panvel, Dist-Raigad in their name.
7. Tripartite Agreement dated 22/01/2020 executed between the CIDCO LTD., therein referred to as "The Corporation" party of the One Part and **1) SHRI KAMALAKAR HIRAJI BHOIR, 2) SHRI UMESH KAMALAKAR BHOIR, 3) SHRI MAHESH KAMALAKAR BHOIR**, therein referred to as "The Original Licensee" and M/S. AARCON, a Partnership Firm, through its partners **1) MR. CHAPMAK MURJI DEDHIA, Capacity of Karta CHAMPAK MURJI DEDHIA (HUF) 2) MR. RAHUL CHANDRAKANT DEDHIA, Capacity of Karta RAHUL CHANDRAKANT DEDHIA, (HUF)**, therein referred to as "THE NEW LICENSEES" party of the Third part in respect of 50% shares of Plot No. 79 i.e. admeasuring about 135 Sq. Mtrs. (Out of 270 Sq. Mtrs) situated in Sector-25A, at Pushpak (Vahal), Tal-Panvel, Dist- Raigad and said Tripartite Agreement was duly registered in the Office of Joint Sub-Registrar Panvel-2, under Document Sr. No.945/2020 & Receipt No.1138 ate 22/01/2020.



8. The Commencement Certificate dated 05/11/2020 issued by CIDCO Ltd., in the name of M/S. AARCON, through its partners 1) **MR. CHAMPAK MURJI DEDHIA, Capacity of Karta CHAMPAK MURJI DEDHIA (HUF) + 1, AND SHRI KAMALAKAR HIRAJI BHOIR + 2 OWNERS,** vide Ref. No. CIDCO/BP-17654/TPO(NM&K)/2020/7655 in respect CIDCO Ltd has given permission to develop Residential cum Commercial building on Plot No. 79, admeasuring about 270 Sq. Mtrs. situated in Sector-25A, at Pushpak (Vahal), Tal-Panvel, Dist- Raigad.

I have taken search in respect of the said property the last 30 years that is from 1990 to 2020, in office of the Joint Sub-Registrar Panvel-4 in the Register Index II, under Challan No. MH007812020202021E dated 03/12/2020, the original copy of the same is enclosed with this report. I did not found any entry regarding conveyance or any other transaction whatsoever nature in respect of the above-mentioned property.

Sr. No.	Year	Transaction	Sr. No.	Year	Transaction
1.	1991	NIL	2.	1992	NIL
3.	1993	NIL	4.	1994	NIL
5.	1995	NIL	6.	1996	NIL
7.	1997	NIL	8.	1998	NIL
9.	1999	NIL	10.	2000	NIL
11.	2001	NIL	12.	2002	NIL
13.	2003	NIL	14.	2004	NIL
15.	2005	NIL	16.	2006	NIL
17.	2007	NIL	18.	2008	NIL
19.	2009	NIL	20.	2010	NIL
21.	2011	NIL	22.	2012	NIL



23.	2013	NIL	24.	2014	NIL
25.	2015	NIL	26.	2016	NIL
27.	2017	NIL			
28	2018	Agreement to Lease dated 01/06/2018 executed between the CIDCO Ltd., therein referred to as "The Corporation" party of the One Part and SHRI. KAMALAKAR HIRAJI BHOIR, 2) SHRI UMESH KAMALAKAR BHOIR , therein referred to as "The Licensee" party of the Other part in respect of Plot No. 79, admeasuring about 270 Sq. Mtrs. situated in Sector-25A, at Pushpak (Vahal), Tal-Panvel, Dist- Raigad and the said Agreement to Lease registered in the office of Joint Sub-Registrar at Panvel-4, under document Sr. No.7140/2018 & Receipt No.9426 dated 04/06/2018.			
29	2019	Gift deed dated 17/06/2019 executed by SHRI. KAMALAKAR HIRAJI BHOIR , therein referred to as the 'Donor' of the One Part in favour of SHRI MAHESH KAMALAKAR BHOIR therein referred to as "The Donee" party of the Second part and SHRI UMESH KAMALAKAR BHOIR therein referred to as the 'Confirming Party' party of the third part in respect of SHRI. KAMALAKAR HIRAJI BHOIR transfer his 50% shares of Plot No. 79, admeasuring about 270 Sq. Mtrs., situated in Sector-25A, at Pushpak (Vahal), Tal-Panvel, Dist- Raigad in the name of SHRI MAHESH KAMALAKAR BHOIR and the said Gift deed registered in the office of Joint Sub-Registrar at Panvel-5, under document Sr. No.6403/2019 dated 17/06/2019			
30.	2020	Tripartite Agreement dated 22/01/2020 executed between the CIDCO LTD., therein referred to as "The Corporation" party of the One Part and 1) SHRI KAMALAKAR HIRAJI BHOIR, 2) SHRI UMESH KAMALAKAR BHOIR, 3) SHRI MAHESH KAMALAKAR BHOIR , therein referred to as "The Original Licensee" and M/S. AARCON , a Partnership Firm, through its partners 1) MR. CHAPMAK MURJI DEDHIA, Capacity of Karta CHAMPAK MURJI DEDHIA (HUF) 2) MR. RAHUL CHANDRAKANT DEDHIA, , Capacity of Karta RAHUL CHANDRAKANT DEDHIA, (HUF) , therein referred to as "THE NEW LICENSEES" party of the Third part in respect of 50% shares of Plot No. 79 i.e. admeasuring about 135 Sq. Mtrs. (Out of 270 Sq. Mtrs) situated in Sector-25A, at Pushpak (Vahal), Tal-Panvel, Dist- Raigad and said Tripartite Agreement was duly registered in the Office of Joint Sub-Registrar Panvel-2, under Document Sr. No.945/2020 & Receipt No.1138 ate 22/01/2020.			



It is stated that the above said property in pursuant to section 113(A) of the Maharashtra Regional and Town Planning Act 1966, originally owned by the Government of Maharashtra in the name of City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) who under Agreement to Lease, Gift Deed & Tripartite Agreement dated 22/01/2020 given the development rights plot of land to M/S. AARCON through its partners & 1) SHRI KAMALAKAR HIRAJI BHOIR, 2) SHRI UMESH KAMALAKAR BHOIR, 3) SHRI MAHESH KAMALAKAR BHOIR.

Hence it is stated from the record with Sub-Registrar, that the Tripartite Agreement (50% - 50%) in the name of M/S. AARCON & 1) SHRI KAMALAKAR HIRAJI BHOIR, 2) SHRI UMESH KAMALAKAR BHOIR, 3) SHRI MAHESH KAMALAKAR BHOIR given Rights to sale his respective residential cum commercial Units/Flats/shops to be constructed on property bearing Plot No. 79, admeasuring about 270 Sq. Mtrs. situated in Sector-25A, at Pushpak (Vahal), Tal-Panvel, Dist- Raigad to any prospective purchaser/s and the said property is free from all encumbrances, lien, charges and having clear and marketable title as on this date.

SEARCH TAKEN BY

Place: New Panvel
Date : 03/12/2020



ADV. SANTOSHI CHAWAN & CO.

Santoshi Chawan
PROPRIETOR