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इतर पावती

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Wednesday, 11 October 2017 5:28 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2401 दिनांक: 11/10/2017

गावाचे नाव: उरण

दस्तऐवजाचा अनुक्रमांक: उरन-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. अमृता नाईक

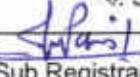
वर्णन शोध अर्ज क्र. 757/2017, मौजे द्रोणागिरी ता. उरण जि. रायगड येथील भुखंड क्र. 24, सेक्टर 52, सन-2007 ते 2017 (11 वर्ष)

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00


 प Sub Registrar Uran

दुय्यम निबंधक उरण

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006173821201718M दिनांक: 11/10/2017

बँकेचे नाव व पत्ता:



Mob.: 9936
☎ : 997554,.

MRS. AMRITA ASHOK NAIK

M. Com. LL.B.

Advocate High Court

Enroll No. MAH 3745/07

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Off.: Jaynagar Society, A-3, Gr. Floor, Bawan Banglow, Panvel - 410 206 : (O) 022-27480893.
Res.: Jaynagar Society, C-24, 2nd Floor, Bawan Banglow, Panvel - 410 206 : (R) 022-27480897.

SEARCH REPORT AND TITLE CLEARANCE CERTIFICATE

I have been entrusted with a job of investigating the title of **Mr. Arvind Laxman Patel** having address at **Room No. 64-S, Bombay Annex, Plot No. 27, Sector No. 17, Vashi, Navi Mumbai** in respect of the following property lying and being situate at **Dronagiri Node, Tal. Uran, Dist. Raigad.:-**

Node - Dronagiri, Tal. Uran, Dist. Raigad

Sr. No.	Plot No.	Sector No.	Area Sq. meter
1.	24	52	899.65

(hereinafter referred to as "the said Property")

I have perused the following documents (Xerox copies) produced before me for inspection in respect of the said Property :

1. Letter of Allotment dtd. 06/11/2015 issued by CIDCO Land & Survey Department (12.5% Scheme).
2. Special Power of Attorney for Admission dtd. 11/12/2015 executed by Smt. Manku Jagannath Gharat in favour of Mr. Pradip Jagannath Gharat duly stamped and registered in the office of Sub Registrar, Uran at Sr.No. 1724/2015 on 11/12/2015 alongwith Registration Receipt.
3. Agreement to Lease dtd. 02/12/2015 executed by and between City and Industrial Development Corporation of Maharashtra Limited as the Corporation and 1] Mr. Raghunath Shivram Gharat, 2] Sau Sushila Vajjnath Tandel 3] Mr. Jagdish Pandurang Gharat, 4] Mr. Jivan Pandurang Gharat, 5] Mr. Kishor Pandurang Gharat, 6] Mr. Gajanan Shivram Gharat 7] Smt. Manku Jagannath Gharat, through her Power of Attorney Holder Mr. Pradip Jagannath Gharat, 8] Mr. Raju @ Raja @ Rajesh Jagannath Gharat and 9] Mr. Pradip

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Jagannath Gharat all Residing at Savarkhar, Tal. Panvel, Dist. Raigad as the Licensee duly stamped and registered in the office of Sub Registrar, Uran at Sr.No. 1723/2015 on 14/12/2015 alongwith Registration Receipt, Stamp duty paid receipt and Index II.

4. Tripartite Agreement dtd. 16/02/2016 executed by and between City and Industrial Development Corporation of Maharashtra Limited as the Corporation and 1] Mr. Raghunath Shivram Gharat, 2] Sau Sushila Vajinath Tandel 3] Mr. Jagdish Pandurang Gharat 4] Mr. Jivan Pandurang Gharat, 5] Mr. Kishor Pandurang Gharat, 6] Mr. Gajanan Shivram Gharat 7] Smt. Manku Jagannath Gharat through her Power of Attorney Holder Mr. Pradip Jagannath Gharat, 8] Mr. Raju @ Raja @ Rajesh Jagannath Gharat and 9] Mr. Pradip Jagannath Gharat all Residing at Savarkhar, Tal. Panvel, Dist. Raigad as the Original Licensees and Mr. Arvind Laxman Patel R/At Vashi, Navi Mumbai as the New Licensee duly stamped and registered in the office of Sub Registrar, Uran at Sr.No. 249/2016 on 17/02/2016 alongwith Registration Receipt, Stamp duty paid receipt and Index II.
5. Letter bearing No. CIDCO/VASAHAT/SATYO/DRONAGIRI/1762/2016 /6427 dtd. 02/03/2016 issued by CIDCO to Mr. Arvind Laxman Patel in respect of the transfer of the said Property.
6. Possession Receipt bearing No. CIDCO/A.O.(Survey)SATYO/Dronagiri/ 1762/2015/7540 dtd. 20/11/2015 issued by CIDCO & INDUSTRIAL DEVELOPMENT CORPORATION MAHARASHTRA LTD. to the Licensees in respect of the said Property.
7. Demarcation Plan of Plot No. 24.

I have also taken search of Index II registers in the office of **Sub Registrar, Uran** from the **year 2008 to September 2017** and from **January 2007 to February 2008** in the office of **Sub Registrar, Panvel-1, 2 & 3**. I have paid **Search Fees of Rs. 300/-** for the year 2007 to 2017 (11 years) vide **Search Fee receipt No. 2401 dtd. 11/10/2017**. The most of the record of Index II registers in the offices at Panvel is in torn condition. The Index II registers for the year 2008 to 2010 in the office of Sub Registrar, Uran

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is in torn condition. The Index II registers for the year 2017 are in loose condition. During my search I have not found any across transaction in respect of the said property.

On perusal of the abovementioned documents and search of Index II registers it reveals that the said property has been allotted by City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the Corporation") to Mr. Raghunath Shivram Gharat and 8 others (hereinafter referred to as "the Original Licensees") by a Letter of Allotment dtd. 06/11/2015.

The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under sub section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as "the said Act").

The State Government in pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

The Corporation had acquired the lands owned by the Original Licensees bearing S.Nos. 104A/87, 72/6A, 76/3, 77/11, 79/6, 82/3, 84/12, 86,87/13, 90/13, 104B/87, 79/21, 84/4B lying and being situated at Village Karal, Tal. Uran, Dist. Raigad for the purpose new town development.

The Original Licensees requested the Corporation to grant lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government.

Thereafter the Corporation consented to grant to the Original Licensees a lease of all that piece or parcel of land described hereinabove as the said Property i.e. Plot No. 24 adm. 899.65 sq.mtrs. or thereabout, Sector 52, Dronagiri Node, Tal. Uran, Dist. Raigad for the purpose of constructing a building or buildings for residential users and has permitted the Original Licensees to occupy the same.

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The Corporation has directed the Original Licensees to pay the lease premium of the said Property a sum of Rs. 17,100/- (Rupees Seventeen Thousand One Hundred only). The Original Licensees have paid the said amount of Lease Premium on 19/11/2015 to the Corporation being the full premium agreed to be paid by the Original Licensees to the Corporation. After making payment of Lease Premium, the Corporation has handed over the possession of the said Property to the Original Licensees by executing a Possession Receipt dtd. 20/11/2015.

It reveals from the record that after making payment of Lease Premium by the Original Licensees, the Corporation has also executed an Agreement to Lease dtd. 02/12/2015 in favour of 1] Mr. Raghunath Shivram Gharat, 2] Sau Sushila Vajjnath Tandel 3] Mr. Jagdish Pandurang Gharat 4] Mr. Jivan Pandurang Gharat, 5] Mr. Kishor Pandurang Gharat, 6] Mr. Gajanan Shivram Gharat 7] Smt. Manku Jagannath Gharat, 8] Mr. Raju @ Raja @ Rajesh Jagannath Gharat and 9] Mr. Pradip Jagannath Gharat all Residing at Savarkhar, Tal. Panvel, Dist. Raigad as the Licensee and the same has been duly stamped and registered in the office of Sub Registrar, Uran at Sr.No. 1723/2015 on 14/12/2015 in respect of the said Property.

It further reveals that the Original Licensees requested the Corporation to grant to it the permission to transfer and assign their rights and interest in or benefits under the said Agreement to Lease pertaining to the said Property to the New Licensee in accordance with the conditions of the said Agreement to Lease and the Corporation has granted the permission to the Original Licensees to transfer the said Property.

It further reveals that the Original Licensees transferred the said Property in favour of Mr. Arvind Laxman Patel by a Tripartite Agreement dtd. 16/02/2016 executed by and between City and Industrial Development Corporation of Maharashtra Limited as the Corporation and 1] Mr. Raghunath Shivram Gharat, 2] Sau Sushila Vajjnath Tandel 3] Mr. Jagdish Pandurang Gharat 4] Mr. Jivan Pandurang Gharat, 5] Mr. Kishor Pandurang Gharat, 6] Mr. Gajanan Shivram Gharat 7] Smt. Manku Jagannath Gharat through her Power of Attorney Holder Mr. Pradip Jagannath Gharat, 8] Mr. Raju @ Raja @ Rajesh Jagannath Gharat and 9] Mr. Pradip Jagannath Gharat all Residing at Savarkhar, Tal. Panvel, Dist. Raigad as the Original

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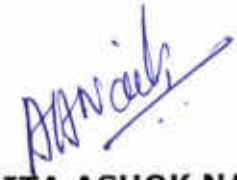
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Licensees and Mr. Arvind Laxman Patel R/At Vashi, Navi Mumbai as the New Licensee and the same has been duly stamped and registered in the office of Sub Registrar, Uran at Sr.No. 249/2016 on 17/02/2016. By virtue of the said Tripartite Agreement, the name of Mr. Arvind Laxman Patel has been recorded in the record of the Corporation as the New Licensee in respect of the said Property. The Corporation has issued a letter to Mr. Arvind Laxman Patel bearing No. CIDCO/VASAHAT/SATYO/DRONAGIRI/1762/2016/6427 dtd. 02/03/2016 in respect of the transfer of the said Property in his name.

On perusal of the abovementioned documents and inspection of Index II registers, I am of the opinion that the title of the said property is clear, legal and marketable and free from all encumbrances of whatsoever nature and Mr. Arvind Laxman Patel is well and sufficiently entitled the said Property.

Hence, this Search Report and Title Certificate has been issued at Panvel on this 21st day of October, 2017.

Panvel
Date : 21/10/2017


(Mrs. AMRITA ASHOK NAIK)
Advocate