



CHALLAN
MTR Form Number-6



GRN MH000956782201920E		BARCODE 		Date 29/04/2019-16:20:22	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name PNL1_PANVEL NO 1 SUB REGISTRAR			Full Name		Adv Abhishek Bhide
Location RAIGAD					
Year 2019-2020 One Time			Flat/Block No.		
Account Head Details		Amount in Rs.	Premises/Building		
0030072201 SEARCH FEE		200.00	Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Plot No 59 area 2900 sq Mts approx sec 5A at Karanjade Panvel Raigad		
			period 2012 to 2019 -		
			Amount In Two Hundred Rupees Only		
Total		200.00	Words		
Payment Details ICBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332019042912271 212649133
Cheque/DD No.			Bank Date	RBI Date	29/04/2019-16:20:49 Not Verified with RBI
Name of Bank			Bank-Branch	ICBI BANK	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

Department ID :

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

सादर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याचालन द्यावासाठी लागू नाही.

Mobile No. : 9820059033



Name of Client: M/s Sankalp Realty (Client)

Kind attention: Shri Nikunj Rameshbhai Thakkar (Partner)

SEARCH REPORT

1. Property Description:

Leasehold rights granted by City Industrial Development Corporation (CIDCO) under 12.5% scheme in respect of Plot bearing No. 59, admeasuring about 2899.42 sq. mtrs., situated at Karanjade, sector – 5A, Taluka Panvel, Dist. Raigad and within the limits of Panvel Municipal Corporation, Taluka and Registration Sub- district Panvel, Maharashtra and bounded as under (as per Agreement to Lease dated 07.05.2012;

On or towards the North by: Tata Power Corridor H. T. Line Reservation

On or towards the South by: 20 mtrs. wide road

On or towards the East by: 11 mtrs. wide road

On or towards the West by: Plot No. 59 A

(hereinafter referred to as "*said plot*").

2. Transaction:

The client has acquired 50% undivided rights, title and interest in respect of said plot and now intends to construct a Residential Project thereon.

3. Instructions and source of documents and information:

M/s Sankalp Realty through its Partner Shri Nikunj Rameshbhai Thakkar (the "*client*") has requested me to carry out a Search of said plot and to issue a Search Report and Title Certificate in respect of title and use of said plot on the

basis of documents, data and last known facts placed before me as mentioned hereinafter.

4. List of Documents perused:

- A. A copy of letter of Allotment dated 14.03.2012 issued by CIDCO.
- B. A copy of Agreement to Lease dated 07.05.2012.
- C. A copy of Tri – Partite Agreement dated 06.07.2012.
- D. A copy of Tri – Partite Agreement dated 21.08.2013.
- E. A copy of Commencement Certificate dated 10.01.2019.
- F. A copy of status report dated 05.04.2019
- G. A copy of Tri – Partite Agreement dated 12.04.2019.
- H. A copy of power of attorney dated 12.04.2019.
- I. A copy of power of attorney dated 12.04.2019.
- J. Index in respect of said plot available in Sub Registrar Office bearing No. 1 to 5 at Panvel.

5. Executive Summary:

- A. By virtue of Allotment CIDCO has allotted the said plot in the name of 1. Smt Kamal Dattu Madhvi and 2. Smt Nalini Nagesh More. .
- B. By virtue of Agreement to lease dated 07.05.2012, the CIDCO has agreed to grant all the leasehold rights, title and interest in respect of said plot in the name of 1. Smt Kamal Dattu Madhvi and 2. Smt Nalini Nagesh More. Said Agreement to Lease is duly registered before Sub-Registrar Assurance Panvel at Panvel under Sr. No. PAN – 1 – 5732/2012 on 08.05.2012. CIDCO has handed over peaceful and vacant possession said plot to 1. Smt Kamal Dattu Madhvi and 2. Smt Nalini Nagesh More.
- C. By virtue of Tri – Partite Agreement dated 06.07.2012, 1. Smt Kamal Dattu Madhvi and 2. Smt Nalini Nagesh More have transferred all the leasehold title and interest in respect of said plot in the name of M/s Evergreen Associates through its partners 1. Shri Vilas Madanlal Kothari,



2. Shri Nitin Chandrakant Munoth and 3. Shri Bipin Chandrakant Munoth with the consent of CIDCO. Said Tri – Partite Agreement dated 06.07.2012 is duly registered before Sub – Registrar Assurance Panvel – 3 at Panvel under Sr. No. PVL – 3 – 7148/2012 on 11.07.2012.

D. By virtue of Tri – Partite Agreement dated 21.08.2013, M/s Evergreen Associates through its partners 1. Shri Vilas Madanlal Kothari, 2. Shri Nitin Chandrakant Munoth and 3. Shri Bipin Chandrakant Munoth have transferred all the leasehold rights, title and interest in respect of said plot in the name of M/s Concrete Enterprises through its partners 1. Shri Manoj Nandlal Mundra (HUF), 2. Shri Girish Jagdish Kasat, 3. Smt Neetu Girish Kasat, 4. Shri Sheetal Panalal Banthia, 5. Shri Ashok Pushkraj Kotariya and 6. Shri Ashok Pushkraj Kotariya with the consent of CIDCO. Said Tri – Partite Agreement dated 21.08.2013 is duly registered before Sub – Registrar Assurance Panvel – 4 at Panvel under Sr. No. PVL – 4 – 7797/2013 on 30.08.2013.

E. By virtue of letter dated 10.01.2019 bearing no. CIDCO/BP – 16002/TPO (NM &K)/ 2018/3704, CIDCO has issued Commencement Certificate in respect of said plot in the name of M/s Concrete Enterprises through its partners 1. Shri Manoj Nandlal Mundra (HUF), 2. Shri Girish Jagdish Kasat, 3. Smt Neetu Girish Kasat, 4. Shri Sheetal Panalal Banthia, 5. Shri Ashok Pushkraj Kotariya and 6. Shri Ashok Pushkraj Kotariya.

F. With reference to the copy of status report dated 05.04.2019 issued by Advocate Madhura Nadgouda only, it is observed that there is no Status – quo order against CIDCO till 05.04.2019. However Regular Civil Suit Bearing No. 222/2014 is pending for hearing before Hon'ble Civil Judge, Junior Division Panvel at Panvel on application under section 9A of Civil Procedure Code.

By virtue of Tri – Partite Agreement dated 12.04.2019, M/s Concrete Enterprises through its partners 1. Shri Manoj Nandlal Mundra (HUF), 2. Shri Girish Jagdish Kasat, 3. Smt Neetu Girish Kasat, 4. Shri Sheetal Panalal



Banthia, 5. Shri Ashok Pushkraj Kotariya and 6. Shri Ashok Pushkraj Kotariya have transferred 50% undivided leasehold rights, title and interest in respect of said plot in the name of M/s Sankalp Realty through its partners 1. Shri Kirit Jamnadas Bhayani, 2. Shri Nikunj Rameshbhai Thakkar, 3. Shri Atul Namdeo Bhagat, 4. Shri Omkar Yashwant Huddar and 5. Smt Bhavna Bhavin Gadhiya with the consent of CIDCO. Said Tri - Partite Agreement dated 12.04.2019 is duly registered before Sub - Registrar Assurance Panvel - 2 at Panvel under Sr. No. PVL - 4 - 4691/2019 on 12.04.2019.

H. By virtue of Power of attorney dated 12.04.2019, 1. Shri Manoj Nandlal Mundra (HUF), 2. Shri Girish Jagdish Kasat, 3. Smt Neetu Girish Kasat, 4. Shri Sheetal Panalal Banthia, 5. Shri Ashok Pushkraj Kotariya and 6. Shri Ashok Pushkraj Kotariya being partners of M/s Concrete Enterprises have granted a power of attorney in the name of 1. Shri Kirit Jamnadas Bhayani, 2. Shri Nikunj Rameshbhai Thakkar, 3. Shri Atul Namdeo Bhagat, 4. Shri Omkar Yashwant Huddar and 5. Smt Bhavna Bhavin Gadhiya being partners of M/s Sankalp Realty in respect of flats to be constructed on said plot more particularly mentioned therein. Said power of attorney is duly registered before Sub - Registrar Assurance Panvel - 2 at Panvel under the registration serial No. PVL - 2 - 4692/2019 on 12.04.2019.

I. By virtue of Power of attorney dated 12.04.2019, 1. Shri Kirit Jamnadas Bhayani, 2. Shri Nikunj Rameshbhai Thakkar, 3. Shri Atul Namdeo Bhagat, 4. Shri Omkar Yashwant Huddar and 5. Smt Bhavna Bhavin Gadhiya being partners of M/s Sankalp Realty have granted a power of attorney in the name of 1. Shri Manoj Nandlal Mundra (HUF), 2. Shri Girish Jagdish Kasat, 3. Smt Neetu Girish Kasat, 4. Shri Sheetal Panalal Banthia, 5. Shri Ashok Pushkraj Kotariya and 6. Shri Ashok Pushkraj Kotariya being partners of M/s Concrete Enterprises in respect of flats to be constructed on said plot more particularly mentioned therein. Said power of attorney is duly



registered before Sub – Registrar Assurance Panvel – 2 at Panvel under the registration serial No. PVL – 2 – 4694/2019 on 12.04.2019.

6. Observations/ Remarks :

A. Index in record of Sub – Registrar:

I have obtained search permission dated 29.04.2018 bearing no. MH000956782201920E and carried out a search of title records in respect of said plot for the period of 2012 to 2019 (8 Years) in the office of Sub-Registrar Assurance Panvel – 1, Sub-Registrar Assurance Panvel – 2, Sub-Registrar Panvel – 3, Sub-Registrar Assurance Panvel – 4 and Sub – Registrar Assurance Panvel – 5 at Panvel. In pursuance to the said permission I through my search clerk Shri Sameer Mokal have verified available index at various Registrar offices in respect of said plot. Shri Sameer Mokal informed me that he did not find any alien transaction recorded in respect of said plot as per available records of the Sub-Registrar Offices.

B. Lease Tenure :

That the lease period in respect of said plot is of 60 years (07.05.2012 – 06.05.2072) subject to yearly rent of Rs. 100/- only and terms and conditions more particularly stated in Agreement to Lease dated 07.05.2012.

C. Use of said property:

That use of said property as per the CIDCO record is "Residential cum Commercial".

Panvel

Date- 29.04.2019




Abhishek V Bhide
Advocate