

## **SEARCH REPORT**

I have carried out the search of the property on the request of **M/S. SHREYAS DEVELOPER** through Its Partners **1) SHRI PRASHANT PRABHAKAR PATEKAR and 2) SHRI RAMDAS SAVALA VASKAR**, having address at Arjun Centre, B-105, Plot No-231, Govandi Station Road, Govandi (E), Mumbai-400088, in the office of Sub Registrar of Assurance Panvel, more particularly described in the schedule herein below.

### **SCHEDULE OF THE PROPERTY**

**Plot No.B-51A, Sector – 16, Ulve, Tal. Panvel, Dist. Raigad, admeasuring about 545.76 Sq.mtrs.**

I have taken this search of the above mentioned property at the office of Sub-Registrar of Assurance Panvel from the year 2010 to 29<sup>th</sup> October' 2014 i.e. last 5 years and the entries / remarks in the Index available in the concern office are as follows :-

| <b>TRANSACTION</b><br><b>(Sub-Registrar, Panvel - I)</b> |                             |
|----------------------------------------------------------|-----------------------------|
| 2010                                                     | Available Index are checked |
| 2011                                                     | Available Index are checked |
| 2012                                                     | Available Index are checked |
| 2013                                                     | Available Index are checked |
| 2014                                                     | Index Not ready             |



**Ms. Suhasini S. Mohite**

B.Com., LL.B

**Advocate High Court**

Abhat Centre, Sector-1A, C.B.D. Belapur, Navi Mumbai 400614. Mob : 9833129528

| <b>TRANSACTION</b><br><b>(Sub-Registrar, Panvel - II)</b> |                             |
|-----------------------------------------------------------|-----------------------------|
| 2010                                                      | Available Index are checked |
| 2011                                                      | Available Index are checked |
| 2012                                                      | Available Index are checked |
| 2013                                                      | Available Index are checked |
| 2014                                                      | Index Not ready             |

| <b>TRANSACTION</b><br><b>(Sub-Registrar, Panvel - III)</b> |                             |
|------------------------------------------------------------|-----------------------------|
| 2010                                                       | Available Index are checked |
| 2011                                                       | Available Index are checked |
| 2012                                                       | Available Index are checked |
| 2013                                                       | Available Index are checked |
| 2014                                                       | Index Not ready             |

| <b>TRANSACTION</b><br><b>(Sub-Registrar, Panvel - IV)</b> |                             |
|-----------------------------------------------------------|-----------------------------|
| 2012                                                      | Available Index are checked |
| 2013                                                      | Available Index are checked |
| 2014                                                      | Index Not ready             |

I, have found the following entries in respect of the said property,  
the transactions detail as under.

**I**

|                      |                    |
|----------------------|--------------------|
| Village              | Ulve               |
| Sub Registrar Office | Panvel - IV        |
| Nature of Deed       | Agreement to Lease |



|                                       |                                          |
|---------------------------------------|------------------------------------------|
| Survey sub division and House No.     | <b>Plot No. B-51A, Sector -16</b>        |
| Area                                  | <b>545.76 sq.mtrs.</b>                   |
| Name of the Executing Party           | CIDCO Ltd.                               |
| Name of Claiming Party                | SMT. SAKHARUBAI DHARMA MHATRE & 3 Others |
| Date of Execution                     | 22/04/2013                               |
| Date of Registration                  | 23/04/2013                               |
| Serial No/ volume and page            | 4064/ 2013                               |
| Value                                 | Rs.9,625/-                               |
| Market Value                          | Rs. 9,625/-                              |
| Stamp Duty paid on Market value       | Rs.600/-                                 |
| Registration Fee paid on Market value | Rs.100/-                                 |

**II**

|                                   |                                                                                            |
|-----------------------------------|--------------------------------------------------------------------------------------------|
| Village                           | Ulve                                                                                       |
| Sub Registrar Office              | Panvel - IV                                                                                |
| Nature of Deed                    | Tripartite Agreement                                                                       |
| Survey sub division and House No. | <b>Plot No.B-51A, Sector -16</b>                                                           |
| Area                              | <b>545.76 sq.mtrs.</b>                                                                     |
| Name of the Executing Party       | CIDCO Ltd. & SMT. SAKHARUBAI DHARMA MHATRE                                                 |
| Name of Claiming Party            | M/S. SHREYAS DEVELOPER through its Partners 1) SHRI PRASHANT PRABHAKAR PATEKAR and 2) SHRI |





**Ms. Suhasini S. Mohite**

B.Com., LL.B

**Advocate High Court**

14, Prabhat Centre, Sector-1A, C.B.D. Belapur, Navi Mumbai 400614. Mob : 9833129528

|                                       |                       |
|---------------------------------------|-----------------------|
|                                       | RAMDAS SAVALA VASKAR, |
| Date of Execution                     | 01/03/2014            |
| Date of Registration                  | 01/03/2014            |
| Serial No/ volume and page            | 90/ 2014              |
| Value                                 | Rs.9,625/-            |
| Market Value                          | Rs.91,41,500/-        |
| Stamp Duty paid on Market value       | Rs.3,68,500/-         |
| Registration Fee paid on Market value | Rs.30,000/-           |

From the search taken by me in the office of Sub-Registrar of Assurance Panvel on 28<sup>th</sup> October' 2014, vide application No.5274/2014, under Receipt No.14964 for 5 years i.e. 2010 to 28.10.2014 on perusing the available Index II registers in the concern office, I did not find any adverse entry in respect of the said Property.

Place : Navi Mumbai.

Date : 29/10/2014

HENCE THIS REPORT

*S.S. Mohite* 29/10/2014  
MS. SUHASINI S. MOHITE  
B.Com., LL.M.  
ADVOCATE HIGH COURT  
14, Prabhat Centre, Sector -1A,  
C.B.D. Belapur, Navi Mumbai-400614,  
M.No.: 9833129528



**TITLE CERTIFICATE**

All that piece and parcel of **Plot No.B-51A, Sector -16, Ulve, Tal. Panvel, Dist. Raigad**, admeasuring about **545.76 Sq.mtrs.** (hereinafter referred to as the said PLOT).

I have investigated the following document placed before me by **M/S. SHREYAS DEVELOPER** through Its Partners **1) SHRI PRASHANT PRABHAKAR PATEKAR and 2) SHRI RAMDAS SAVALA VASKAR**, having address at Arjun Centre, B-105, Plot No-231, Govandi Station Road, Govandi (E), Mumbai-400088, in respect of **Plot No.B-51A, Sector -16, Ulve, Tal. Panvel, Dist. Raigad**, admeasuring about **545.76 Sq.mtrs.**

**Document Perused :**

1. Original Agreement to Lease dated 23/04/2013 executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. CIDCO BHAVAN, CBD BELAPUR, of the One Part and 1)SHRI NARAYAN SAVALA VASKAR, 2)SHRI RAMDAS SAVALA VASKAR, 3)SMT. SAKHARUBAI DHARMA MHATRE and 4)SMT. RAGHUBAI HARIBHAU PATIL of Second Part, in respect of Plot No.B-51A.
2. Original Plan issued by the Chief Land & Survey Officer, CIDCO Ltd. in respect of the Plot No. B-51A.
3. Original Registration Receipt bearing No.4149 dated 23/04/2013.
4. Original Transfer Permission issued by CIDCO Ltd. bearing No. सिडको / वसाहत / साटयो / उलवे-(दापोली) / 200/2014/8 दि.०८.०९.२०१४ in respect of Plot No. B-51A.





5. Original Tripartite Agreement dated 23<sup>rd</sup> April 2013 executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. CIDCO BHAVAN, CBD BELAPUR, of One Part 1) **SHRI NARAYAN SAVALA VASKAR**, 2) **SHRI RAMDAS SAVALA VASKAR**, 3) **SMT. SAKHARUBAI DHARMA MHATRE** and 4) **SMT. RAGHUBAI HARIBHAU PATIL**, of the Second Part and by **M/S. SHREYAS DEVELOPER** through Its Partners 1) **SHRI PRASHANT PRABHAKAR PATEKAR** and 2) **SHRI RAMDAS SAVALA VASKAR**, of the Third Part in respect of Plot No. B-51A.
6. Original Registration Receipt bearing No.93 dated 03.01.2014.
7. Original Transfer order issued by CIDCO Ltd., bearing No. सिडको / वसाहत / साटयो / उलवे / २००/२०१३ दि.३०.१२.२०१३ in respect of Plot No. B-51A.

It is observed from the documents produced before me that the Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by Govt. of Maharashtra in exercise of its powers U/S 1 and 3-A of Section 113 of Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966).

The state Govt. of in pursuant to the Section 113-A of the said act acquiring land described therein and vesting such land in the corporation for development and disposal.

It is observed from the documents placed before me that the CIDCO Ltd. has allotted **Plot No. B-51A, Sector -16, Ulve, Tal. Panvel, Dist. Raigad**, admeasuring about **545.76 Sq.mtrs.** to 1) **SHRI NARAYAN**



SAVALA VASKAR, 2) SHRI RAMDAS SAVALA VASKAR, 3)SMT. SAKHARUBAI DHARMA MHATRE and 4)SMT. RAGHUBAI HARIBHAU PATIL.

It is observed from the documents placed before me that an Agreement to Lease dated **23<sup>rd</sup> April 2014** executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. CIDCO BHAVAN, CBD BELAPUR, of the One Part and 1)SHRI NARAYAN SAVALA VASKAR, 2) SHRI RAMDAS SAVALA VASKAR, 3)SMT. SAKHARUBAI DHARMA MHATRE and 4)SMT. RAGHUBAI HARIBHAU PATIL (hereinafter referred to as the Original Licensee) of Second Part and accordingly CIDCO Ltd. lease the Plot of Land bearing **Plot No. B-51A, Sector -16, Ulve, Tal. Panvel, Dist. Raigad, admeasuring about 545.76 Sq.mtrs.** (hereinafter referred to as the said PLOT).

It is thereafter observed from the documents placed before me that Agreement to Lease dated **22<sup>nd</sup> April 2013** is duly registered before the Sub-Registrar of Assurance Panvel - 4 on 23.04.2013 under document Sr.No.PVL-4/4064/2013 and Receipt No.4149.

It is thereafter observed from the documents placed before me that the original Licensee applied for transfer of said plot in favour of **M/S. SHREYAS DEVELOPER** through Its Partners **1) SHRI PRASHANT PRABHAKAR PATEKAR and 2) SHRI RAMDAS SAVALA VASKAR**, by their letter dated 30/07/2013 and accordingly CIDCO Ltd. has issued Transfer Permission bearing No. सिडको / वसहत / साटको /उलवे/२००/२०१३ दि ३०/१२ / २०१३ in respect of Plot No. B-51A.

It is thereafter observed from the documents placed before me that the original licensee has sold, transferred, assigned and relinquished his leasehold rights, title and interest in respect of the said Plot to **M/S. SHREYAS DEVELOPER** and accordingly Tripartite Agreement dated 1<sup>st</sup>





March 2014 executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. of One Part 1) SHRI NARAYAN SAVALA VASKAR, 2) SHRI RAMDAS SAVALA VASKAR, 3) SMT. SAKHARUBAI DHARMA MHATRE and 4) SMT. RAGHUBAI HARIBHAU PATIL, of the Second Part and M/S. SHREYAS DEVELOPER through its Partners 1) **SHRI PRASHANT PRABHAKAR PATEKAR** and 2) **SHRI RAMDAS SAVALA VASKAR**, (New Licensee) of the Third Part in respect of **Plot No. B-51A, Sector -16, Ulve, Tal. Panvel, Dist. Raigad, admeasuring about 545.76 Sq.mtrs.** The said Agreement is duly registered before the Sub-Registrar Panvel - 2 under document Sr.No.PVL-2/90/2014 dated 03/01/2014 and Registration Receipt No.93.

It is thereafter observed from the documents placed before me that as per the Tripartite Agreement dated 3<sup>rd</sup> January 2014 CIDCO Ltd. has issued Transfer Order bearing No. सिडको / वसाहत / रायगड / उल्हे / २००/२०१३ दि.३०.१२.२०१३ in favour of **M/S. SHREYAS DEVELOPER**, in respect of the said Plot No. B-51A.

Relying upon the aforesaid documents placed before me, I am of the opinion that title of **M/S. SHREYAS DEVELOPER** through its Partners 1) **SHRI PRASHANT PRABHAKAR PATEKAR** and 2) **SHRI RAMDAS SAVALA VASKAR**, has an absolute clear and marketable title in respect of **Plot No. B-51A, Sector -16, Ulve, Tal. Panvel, Dist. Raigad, admeasuring about 545.76 Sq.mtrs.** and the said Plot is clear, marketable and free from all encumbrances.

Dated this 29<sup>th</sup> day of October 2014.

HENCE THIS CERTIFICATE.



*S. S. Mohite*  
MS. SUHASINI S. MOHITE 29/10  
B.Com., LL.M.  
ADVOCATE HIGH COURT  
14, Prabhat Centre, Sector -1A,  
C.B.D. Belapur, Navi Mumbai-400614.  
M.No.: 9833129528