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शोधा ३८८

२०१६

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place पन्वेल दिनांक/Date २४/०६/२०१६

Received from मंगेश नारिक

₹./Rs. ३२५/- (रुपये/Rupers) सिनरी चवकीरा भाज

on account of गौरी करंजळे एच. पन्वेल

देखपाल वा लेखापाल

Cashier or Accountant

सेवर ०६ फ्लोटन १२

सेन २००२/२०१६

३३५६

(सही/Signature)

(पदनाम/Designation)

सहायक निरीक्षक, वर्ग-२
(पन्वेल-२)

Adv. Sheetal . S. Bhalekar.

B.Com. LL.B
BAWA TOWER, OFFICE NO. 122, SECTOR-17, VASHI,
NAVI MUMBAI.

Date 31/7/2014

TITLE -CUM -SEARCH REPORT

1 On the basis of the documents submitted by M/S. SHANTANU REALTORS, through its prop MR. KAMLESH AVCHAR SHAH, an Indian Inhabitant having Office address at G-14, A.P.M.C. Market-1, Mudi Bazar, Sec-19, Vashi Navi Mumbai, I certify as under :-

2 Whereas, the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., is a Government Company within the meaning of the Companies Act 1986 (hereinafter referred to as the CIDCO LTD.) having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-21. The corporation has been declared as the New Towns development authority under the provisions of Sub-Section 113 of Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "THE SAID ACT 2") for the New Town of the New Bombay by Government of Maharashtra in ht exercise of its powers of the area designated as site for the New Town under the Sub-Section (1) of the section 113 of the said act

3 And whereas the State Government has acquired land within the designated area of Karanjade and vested the same in the Corporation by an order duly made in that as per the provisions of section 113 of the said act

4 AND WHEREAS by the virtue of being the Development Authority, the corporation is empowered under the section 116 of the said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the State government under the Said Act.



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5. By Registered Agreement to Lease dated 5th Oct., 2011, bearing No.PVL3/09984/2011, DATED: 07/10/2011., which was entered and executed between CIDCO therein referred to as Corporation as the First Part and the 1) Shri. Ananta Joma Patil, 2) Smt. Babibai Khandu Pawar, 3) Shri. Tukaram Joma Patil, 4) Smt. Sita Atmaram Patil, 5) Smt. Kanta Rajaram Patil, 6) Smt. Joyti Anil Mhatre, 7) Shri. Bhushan Atmaram Patil, 8) Smt. Shobha Jagdish Patil, a) Kumari. Akshada Jagdish Patil (Minor) b) Kumari. Amisha Jagdish Patil (Minor) Adult having address at. Post Karanjade, Tal. Panvel Dist.Raigad, hereinafter called the original lessees in respect of Plot No. 92, Sector-06, Admeasuring area 2449.65 sq.mtr. Situate lying and being at Karanjade, under the Gaothan expansion scheme, Tal. Panvel, Dist.Raigad., allotted for the construction of building for residential use to the lessee. Conditions contained therein.

6. Due to the paucity of funds, the 1) Shri. Ananta Joma Patil, 2) Smt. Babibai Khandu Pawar, 3) Shri. Tukaram Joma Patil, 4) Smt. Sita Atmaram Patil, 5) Smt. Kanta Rajaram Patil, 6) Smt. Joyti Anil Mhatre, 7) Shri. Bhushan Atmaram Patil, 8) SMT. Shobha Jagdish Patil, a) Kumari. Akshada Jagdish Patil (Minor) b) Kumari. Amisha Jagdish Patil (Minor) has decided to transfer its leasehold rights of the Said Plot to the New Licensee for a valuable consideration

7. Accordingly CIDCO was pleased to grant transfer permission and thereafter by registered Tripartite Agreement dated 05th October 2011., bearing No. PVL4-8474/2011, Dated: 06/09/2013, which was entered and executed between CIDCO, therein referred to as Corporation as the First Part and the 1) Smt. Muktabai Ananta Patil, 2) Shri. Putam Ananta Patil, 3) Smt. Baliram Ananta Patil, 4) Shri. Shekar Ananta Patil, 5) Shri. Rajesh Ananta Patil, 6) Smt. Babibai Khandu Pawar, 7) Shri. Tukaram Joma Patil, 8) Smt. Sita Atmaram Patil, 9) Smt. Kanta Rajaram Patil, 10) Smt. Joyti Anil Mhatre, 11) Shri. Bhushan Atmaram Patil, 12) Smt. Shobha Jagdish Patil, a) Kumari. Akshada Jagdish Patil (Minor) b) Kumari. Amisha Jagdish Patil (Minor), as the Original Licensee as the Second Part therein and 'M/s. SHANTANU REALTORS' as the "New Licensee" as the Other Part and CIDCO had

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BAWA TOWER, OFFICE NO. 122, SECTOR-17, VASHI,
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agreed to grant leasehold rights of the said plot to "M/s. SHANTANU REALTORS" subject to same terms and conditions mentioned in the said agreement to lease. Thereafter CIDCO LTD., issue final transfer order dated 16/09/2013, in respect of said plot in favor of "M/s. SHANTANU REALTORS."

Therefore the Developer is fully entitled to develop the said plot and construct building/s thereon in accordance with the plans sanctioned by the CIDCO LTD./Navi Mumbai Municipal Corporation. The Developers have got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the said buildings to be constructed on the said plot. The Developers have also obtained Commencement Certificate having Letter No. CIDCO/BP-12594/TPO(NM&K)/2014/660, from CIDCO LTD.

In accordance with the plans sanctioned by the CIDCO LTD, the Developers developed the said plot described in the First Schedule hereto and have constructed thereon building to be known as "EXCELLANZAA" consisting inter-alia of ground floor plus 13 upper floors.

Concern for my Client M/S. SHANTANU REALTORS, through its Proprietor MR. KAMLESH AVCHAR SHAH. I have taken search for last 13 years of Plot No. 92, Sector-06, Admeasuring area 2449.65 sq.mtr. Situate lying and being at Karanjade, under the Gaothan expansion scheme, Tal. Panvel, Dist. Raigad and within the limits of Sub-Registrar Panvel / Uran, by making application to Sub-Registrar office, Panvel.



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BAWA TOWER, OFFICE NO. 122, SECTOR-17 VASHI,
NAVI MUMBAI.

Date 31/7/2014

I have taken the Search in respect of the above-mentioned property and I have gone through the available Index - II Registers kept in the office of Sub - Registrar of PANVEL 1, 2, 3, 4 & 5 for the period of 13 Years i.e. FROM 2002 TO 2014

SUB REGISTRAR OFFICE AT PANVEL - 1, 2 & 3 (COMPUTER RECORDS)

2002 Nil

2003 Nil

2004 Nil

2005 Nil

2006 Nil

2007 Nil

2008 Nil

2010 Nil

YEAR - 2011 (LAND)

Agreement to Lease	Sector No.	Plot No.	Area
AV - Rs. 1,49,450/-	06	92	2449.65 Sq. Mtrs.

CIDCO Ltd.

Exeuter

To
Ananta Joma Patil, Kanta Rajaram Patil, Jyoti Anil Mhatre,
Tukaram Joma Patil, Babibai Khandu Pawar, Bhushan Atmaram Patil,
Shobha Jagdish Patil for Self & Guardian of Akshata Jagdish Patil & Amisha Jagdish Patil

Executants

Execution Date
05/10/2011

Registration No.
PVL 3 - 9984 / 2011

Registration Date
07/10/2011

Handwritten signature

Adv. Sheetal . S. Bhalekar.

B.Com., LL.B

BAWA TOWER, OFFICE NO. 122, SECTOR-17, VASHI,
NAVI MUMBAI.

Date 31/7/2014

2012 (At SRO Panvel 2 & 3) Nil

2012 (At SRO Panvel 1) Index II is send to binding

2013 (At SRO Panvel 2 & 3) Nil

2013 (At SRO Panvel 1) Index II is send to binding

2014 Index II is not available

(NOTE: - FROM 2002 TO 2013 INDEX II IS NOT MAINTAIN PROPERLY.)

SUB REGISTRAR OFFICE AT PANVEL - 4 & 5 (COMPUTER RECORDS)

2012 (Index II is in loose condition) Nil

YEAR - 2013 (LAND)

Development Agreement	Sector No	Plot No.	Area
AV - Rs. 1,83,23,000/-	06	92	2449.65 Sq. Mtrs.

1. Anant Joma Patil through, Nominee - Muktabai Anant Patil, Baliram Anant Patil, Rajesh Anant Patil, Shekhar Anant Patil, Pritam Anant Patil,
2. Tukaram Joma Patil, 3. Babibai Khandu Pawar 4. Sitabai Atmaram Patil
5. Shobha Jagdish Patil for Self & Guardian of Akshata Amisha
6. Bhushan Atmaram Patil, 7. Kirti Rajaram Patil, 8. Jyoti Anil Mhatre.

... Executer

To

M/s Shantanu Realtors through, Proprietor Kamlesh Avchar Shah

Executants

Execution Date	Registration No.	Registration Date
06/09/2013	PVL 4 - 8473 / 2013	06/09/2013

PSB

Adv. Sheetal . S. Bhalekar.

B.Com. LL.B

BAWA TOWER, OFFICE NO. 122, SECTOR-17, VASHI,
NAVI MUMBAI

Date 31/7/2014

YEAR - 2013 (LAND)

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Agreement for Sale	Sector No.	Plot No	Area
AV - Rs. 1,49,450/-	06	92	2449.65 Sq. Mtrs

=====

1. Anant Joma Patil through, Nominee - Muktabai Anant Patil, Baliram Anant Patil, Rajesh Anant Patil, Shekhar Anant Patil, Pritam Anant Patil,
2. Tukaram Joma Patil, 3. Babibai Khandu Pawar 4. Sitabai Atmaram Patil
5. Shobha Jagdish Patil for Self & Guardian of Akshata Amisha
6. Bhushan Atmaram Patil, 7. Kirti Rajaram Patil, 8. Jyoti Anil Mhatre

To

... Executer

M/s Shantanu Realtors through, Proprietor Kamlesh Avchar Shah

... Executants

Execution Date
06/09/2013

Registration No.
PVL 4 - 8474 / 2013

Registration Date
06/09/2013

2014 Index II is not available

(NOTE - FROM 2012 TO 2013 INDEX II IS NOT PRI PRI D PROPERLY)

I have personally verified the relevant documents I have also conducted or verified all the necessary documents also conducted searches in the concerned Sub-Registrars offices at Panvel for the last 13 Years and it is found that the above said Plot is free from all encumbrances and clear marketable Title

The above said Plot has clear and Marketable Title

SIGNED AND VERIFIED AT VASHI, on this 31st day of July, 2014


SMT. SHEETAL BHALEKAR
B.COM LL.B

ADVOCATE HIGH COURT
Bawa Tower, Office No 122
Sector 17, Vashi, Navi Mumbai
Mob 9322405626