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इतर पावती

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Monday, 23 December 2024 9:02 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 24032 दिनांक: 23/12/2024

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल4-0-2024

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड रमाकांत पवार

वर्णन अर्ज क्र. 1433/2024 भूखंड क्र. F96, सेक्टर नं. 12, खारघर, ता. पनवेल, जि. रायगड या मिळकतीचा सन 2010 ते 2024 म्हणजेच एकूण 15 वर्षांचा शोध

शोध व निरीक्षणे

रु. 375.00

एकूण:

रु. 375.00

Joint Sub Registrar Panvel 4

1); देयकाचा प्रकार: eChallan रक्कम: रु.375/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013001794202425P दिनांक: 23/12/2024

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, Plot No. 1108, Opposite Kohinoor Lodge, Sector No. 1,
Shiravane, Post - Nerul, Navi Mumbai-400 706. Mob - 9324861992

Date : 25/12/2024

SEARCH CERTIFICATE

To,

M/S. KASTURI DEVELOPERS

Office No. B-509, The Great Eastern Summit,
Plot No. 66, Sector No. 15,
CBD Belapur,
Navi Mumbai - 400614.

Sir,

Sub :- Search report in respect of Plot of land bearing number F-96, situated at Sector No.- 12, Node - Kharghar, Taluka - Panvel, District - Raigad.

I have taken the search of the aforesaid property at Sub-Registrar Office Panvel-1 from January 2010 to December, 2021, (most of registers of this office are in torn conditions) search at Sub-Registrar Office Panvel-2 from January 2010 to December, 2021 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Panvel -3 from January 2010 to December, 2021 and search at Sub-registrar Office Panvel -4 from August, 2012 to December, 2021 and search at Sub-registrar Office Panvel -5 from January 2013 to December, 2021 (records of 2021 to 2023 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

- 1) Document No.-PVL-4/3861/2024, registered on 27/02/2024, is an Agreement to lease executed by CIDCO LTD. in favour of M/S. KASTURI DEVELOPERS through its proprietor MR. BHAGWANJI DHARAMSHI MINAT in the records of Sub-Registrar Panvel for the plot of land bearing number F-96, situated at Sector No. 12, Node - Kharghar, Taluka - Panvel, District - Raigad. The Consideration amount is Rs. 380380539.92, market value is Rs. 0.00, stamp duty is Rs. 19019100.00, registration fees is Rs. 30000.00.

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: 2 :


- 2) Document No.-PVL-3/10365/2024, registered on 29/05/2024, is Deed of Rectification executed by CIDCO LTD. in favour of M/S. KASTURI DEVELOPERS through its proprietor MR. BHAGWANJI DHARAMSHI MINAT in the records of Sub-Registrar Panvel for the plot of land bearing number F-96, situated at Sector No. 12, Node - Kharghar, Taluka - Panvel, District - Raigad. The Consideration amount is Rs. 0/-, market value is Rs. 1/-, stamp duty is Rs. 500/-, registration fees is Rs. 100/- .

I did not find any other transaction recorded on the above mentioned plot of land as per the available record of the above mentioned registrar offices.

This search report is qualified in value and submitted from the records available "On as is where is basis" at that particular point of time and without any liability on the part of the undersigned.

I enclose receipt No. 24032, dated 23/12/2024 for Rs. 375, deposited for search at sub registrar Office, Panvel, vide a challan No.MH013001794202425P.

Yours Truly,


RAMAKANT G. PAWAR
Advocate.

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Format – A

Circular No. 28/2021

**To, Maha RERA
Mumbai**

LEGAL TITLE REPORT

Sub: Title Clearance Certificate in respect of all that piece and parcel of land bearing Plot number F-96, admeasuring 1614.82 Sq. Mts., situate, lying and being at Sector-12, Kharghar, Navi Mumbai, Tal.- Panvel, Dist.- Raigad, hereinafter referred to as the said plot of Land.

- 1.** I have investigated the title of the said plot of land on the request of **M/S. KASTURI DEVELOPERS**(the "client") and perused the following documents.
 - a. Allotment Letter dated 15/09/2023, bearing reference number 13789/1001481/1259.
 - b. Agreement to Lease dated 27/02/2024, duly registered before the Joint Sub-Registrar of Assurances at Panvel-4 under its Receipt No.-4154, Document No.-PVL4-3861-2024 on 27/02/2024.
 - c. Deed of Rectification dated 28/05/2024, duly registered before the Joint Sub-Registrar of Assurances at Panvel-3 under its Receipt No.-11416, Document No.-PVL3-10365-2024 on 29/05/2024.
 - d. Sanction of building permission and Commencement Certificate bearing No.-CIDCO/BP-19159/TPO (NM & K)/2024/13225, dated 21/11/2024, issued by the Associate Planner (BP), CIDCO Ltd.


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: 2 :

2. Description of Property:


All that piece or parcel of land bearing Plot number F-96, admeasuring 1614.82 Sq. Mts., situate, lying and being at Sector No.-12, Kharghar, Navi Mumbai, Tal.- Panvel, Dist.- Raigad.

3. Search Report for 15 years carried out by Adv. Ramakant G. Pawar in respect of the said land on the instruction of **M/S. KASTURI DEVELOPERS**, which did not contain any adverse entries.
4. On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot of land, I am of the opinion that the title of the said plot of land is clear, marketable and without any encumbrances.

I) OWNERS OF THE LAND

M/S. KASTURI DEVELOPERS and CIDCO Ltd. has entered into an Agreement to Lease dated **27/02/2024** for a plot of land bearing Plot number F-96, admeasuring 1614.82 Sq. Mts., situate, lying and being at Sector No.-12, Kharghar, Navi Mumbai, Tal.- Panvel, Dist.- Raigad, for a period of 60 years from the date of Agreement to Lease, by virtue of it, CIDCO is the Owner/Lessor of the said plot and **M/S. KASTURI DEVELOPERS**, is the lessee of the said plot of land as hereunder:-

- a) **Owner/Lessor of project plot – CIDCO Ltd.**
- b) **Lessee of the Plot :- M/S. KASTURI DEVELOPERS**


RAMAKANT G. PAWAR
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: 3 :

(II) OBSERVATIONS: -I have perused the documents submitted to me as mentioned above, I have come to the conclusion that **M/S. KASTURI DEVELOPERS**, a proprietary firm is entitle to develop the said property subject to the compliance of all the terms and conditions of the Development Permission granted by CIDCO and all the laws as may be applicable. Further this report is based on the documents, factual particulars, details, Information and oral explanations and clarifications provided by the Promoter in respect of the said property. Further the Promoter is in physical possession of the said property.

The report reflecting the flow of the title of the said land is enclosed herewith as Annexure.

Encl : Annexure

Date : 28-01-2025



RAMAKANT G. PAWAR

Advocate.

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: 4 :

FORMAT – A

(Circular No. 28/2021)

FLOW OF TITLE OF THE SAID LAND

1. By virtue of Agreement to Lease dated 27/02/2024, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter called "CIDCO") has granted permission and authority to the Licensee i.e. M/S. KASTURI DEVELOPERS to enter upon all that piece and parcel of land bearing Plot number F-96, admeasuring 1614.82 Sq. Mts., situate, lying and being at Sector No.-12, Kharghar, Navi Mumbai, Tal.- Panvel, Dist.-Raigad, and to erect the building(s) for residential use. The said Agreement to Lease is duly registered before the Joint Sub-Registrar of Assurances at Panvel-4 under its Receipt No.-4154, Document No.-PVL4-3861-2024 on 27/02/2024.
2. Search Report for 15 years carried out by Adv. Ramakant G. Pawar which contains no adverse entries.
3. **Litigations - Nil**- As represented by the Promoters

Date : 28/01/2025



RAMAKANT G. PAWAR

Advocate.

RAMAKANT G. PAWAR
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ADVOCATE HIGH COURT