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Thursday,13 July 2017 1:24 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 10978 दिनांक: 13/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: टनन3-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड आर आर जिंदाल

वर्णन अर्ज क्र 1714/17 मौजे नेरूळ ,प्लॉट नं 20 , से 38 सन 2005 ते 2017 (वर्ष 13)

शोध व निरीक्षणे रु. 325.00

एकूण: रु. 325.00

Joint Sub Registrar Thane 3

1); देयकाचा प्रकार: By Demand Draft रक्कम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0001896887 दिनांक: 12/07/2017

बँकेचे नाव व पत्ता: IDBI -

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

SINCE 1983

JINDAL & JINDAL

LAW FIRM

DATE: 03.10.2017

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE
OF PLOT NO.20, SECTOR-38,
NERUL, NAVI MUMBAI,
TAL. & DIST. - THANE.

I have carried out search of title of the Plot No.20, situated at Sector-38, Nerul, Navi Mumbai, admeasuring 1704.400 Sq. Mtrs. (hereinafter referred to as the PLOT) which now stands in the name of M/S. PYRAMID INFRATECH CO., through its Partners 1) MR. MAHESH MEGHJI PATEL, 2) MR. RAMESH JIVRAJ CHOUDHARY, 3) MR. LADHA BHACHU VAVIYA, 4) MR. RAVI KHIMJI MENAT, 5) MR. BHAVESH HEMCHAND SHAH, 6) MR. DEEPAK KESHAVJI CHHEDA, having its principal place of business at Shop No.1, Signature Heights, Plot No.19, Sector-8, Ghansoli, Navi Mumbai – 400 701, at the office of Sub-Registrar of Assurances Then-3 for the last 13 years (from 2005 to 2017), dt. 13.07.2017 vide receipt No.10978, Search Report No.1714/17 also in the Office of CIDCO and I have submit my observation as under:

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. – xxxvii of 1966) hereinafter referred to as the said Act.

2. By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

IN THE YEAR 2016

3. By an Agreement to Lease dated: 2nd December, 2016, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and M/S. PYRAMID INFRATECH CO., through its Partners 1) MR. MAHESH MEGHJI PATEL, 2) MR. RAMESH JIVRAJ CHOUDHARY, 3) MR. LADHA BHACHU VAVIYA, 4) MR. RAVI KHIMJI MENAT, (therein referred to as "the Licensee and hereinafter referred to as the PROMOTERS), the CIDCO leased a Plot of land being Plot No.20, at Sector-38, admeasuring 1704.400 Sq. Mtrs., at Nerul, Navi Mumbai, Taluka–Thane, Dist.Thane, (hereinafter referred to as 'THE SAID PLOT'). THE Promoters paid the Premium in full agreed to be paid to the Corporation.

PARTNER

JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai 400705
B-3/6/01-02, Tel.: 022 27825356 / 59 ▪ Email: jindaloffice@gmail.com ▪ Website: www.rrjindal.com
Vashi, Navi Mumbai.

SINCE 1983

JINDAL & JINDAL

LAW FIRM

4. The said Agreement to Lease dated: 2nd December, 2016, has been registered with the Sub Registrar of Assurances Thane-8, by paying proper Stamp Duty and Registration fee, vide Receipt No.15644, Registered Document No.TNN-8-14512-2016, Dt.06.12.2016.

5. The Physical possession of the said plot has been handed over to the Promoters for Development and Construction thereof the Building. The corporation granted permission or licence to the Promoters to enter upon the said Plot of land for the purpose of erecting building/s.

6. The Promoters have entrusted the architect works to 'ATUL PATEL ARCHITECTS' (ARCHITECT) and RCC works to A. G. GOKHALE & ASSOCIATES (RCC Consultant) to develop, design and lay down specifications for construction of the building on the said Plot.

7. The Original Partners of M/S. PYRAMID INFRATECH CO. 1) MR.MAHESH MEGHJI PATEL, 2) MR. RAMESH JIVRAJ CHOUDHARY, 3) MR. LADHA BHACHU VAVIYA, 4) MR. RAVI KHIMJI MENAT have admitted 1) MR. BHAVESH HEMCHAND SHAH, 2) MR. DEEPAK KESHAVJI CHHEDA, as a Partners by executing Deed of Admission on 22.12.2016. now as per the new Partnership the share of Partners are 1) MR. MAHESH MEGHJI PATEL - 10%, 2) MR. RAMESH JIVRAJ CHOUDHARY - 10% 3) MR. LADHA BHACHU VAVIYA - 10% 4) MR. RAVI KHIMJI MENAT - 20%, 1) MR. BHAVESH HEMCHAND SHAH - 25% 2) MR. DEEPAK KESHAVJI CHHEDA - 25% .

IN THE YEAR 2017

8. The Navi Mumbai Municipal Corporation, by its development permission-cum-Commencement Certificate under Reference No.NMMC/ TPD/BP/ Online No.20171CNMMC11436/2664/2017, Dated:22.06.2017, granted its permission to develop the said Plot and to construct a building for residential cum Commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building which have been annexed hereto as 'Annexure A'.

9. The Partnership Firm M/S. PYRAMID INFRATECH CO. have applied to CIDCO for change of Partnership and CIDCO has changed in their CIDCO record vide Letter No.CIDCO/M(TS-I)/EO(IV)/2017/184, Dt.28.09.2017.

10. The said Plot is earmarked for the purpose of building a residential cum commercial project consisting Ground + 16 Floors and the said project shall be known as "AASTHA ALAVIO".

PARTNER

JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai 400705
Tel.: 022 2782 5336 / 59 • Email: jindaloffice@gmail.com • Website: www.rrjindal.com

JINDAL & JINDAL
LAW FIRM

11. I have made the oral enquiries from the Promoters regarding the loan and if any case is pending in the court of law then the Promoters replied in negative.

SCHEDULE

All that piece of land known as Plot No.20, Sector-38, containing by admeasuring about 1704.400 Sq. Mtrs. at Nerul Tal. & Dist. Thane and bounded as follows:-

THAT IS TO SAY:

ON OR TOWARDS THE NORTH BY : Plot No.20A

ON OR TOWARDS THE SOUTH BY : 11.00 Mtrs. Wide Road

ON OR TOWARDS THE EAST BY : Plot No.19

ON OR TOWARDS THE WEST BY : 15.00 Mtrs. Wide Road

I am, thereof, of the opinion that the title of the said plot of land being Plot No.20, Sector-38 Nerul, Navi Mumbai, Tal. & Dist.Thane, admeasuring 1704.400 Sq. Mtrs., which stands in the name of 1) MR. MAHESH MEGHJI PATEL, 2) MR. RAMESH JIVRAJ CHOUDHARY, 3) MR. LADHA BHACHU VAVIYA, 4) MR. RAVI KHIMJI MENAT, 5) MR. BHAVESH HEMCHAND SHAH, 6) MR. DEEPAK KESHAVJI CHHEDA, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dated and also Tripartite Agreement.

(RAHUL R. JINDAL)
Advocate
(JINDAL AND JINDAL LAW FIRM)

PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

BJR/710/17/SEARCH