



**CHALLAN**  
MTR Form Number-6



GRN	MH003318780201920E	BARCODE			Date	28/06/2019-11:11:16	Form ID				
Department Inspector General Of Registration			Payer Details								
Search Fee Type of Payment Other Items			TAX ID (If Any)								
			PAN No.(If Applicable)								
Office Name MLS2_MULSHI 2 SUB REGISTRAR			Full Name		ADV SUMIT KATARIA						
Location PUNE											
Year 2019-2020 One Time			Flat/Block No.	PLOT NO. R-3/3/A RAJIV GANDHI INFOTECH PARK PHASE3							
			Premises/Building								
Account Head Details		Amount In Rs.	Road/Street		INDUSTRIAL AREA VILLAGE MAN						
0030072201 SEARCH FEE		750.00									
			Area/Locality		Taluka Mulshi Pune						
					Town/City/District						
			PIN					4	1	1	0
			Remarks (If Any)		Search Fee 30 YEARS 1989 to 2019 years						
			Amount In Words		Seven Hundred Fifty Rupees Only						
Total		750.00									
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	69103332019062811391	220953241					
Cheque/DD No.		Bank Date	RBI Date	28/06/2019-11:16:53	Not Verified with RBI						
Name of Bank		Bank-Branch		IDBI BANK							
Name of Branch		Scroll No. , Date	Not Verified with Scroll								

Department ID :

Mobile No. : 9623185929

**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**  
 રાખર ચલન "ટાઇપ ઓફ પેમેન્ટ" માટે નસ્ત કારણાલાંથી લાગુ આણ. ઇતર કારણાસાથે કિંતુ નોટણી ન કરાતયાચ્યા દરતાસાઠી લાગુ નાણે.

**SEARCH AND TITLE REPORT**

Date:- 15/07/2019.

To

**WHOMSOEVER IT MAY CONCERN**

**1) DESCRIPTION OF THE PROPERTY -**

That all that piece and parcel of the Land know as Plot No.R-3/3/A in Rajiv Gandhi Infotech Park Phase - III, Hinjewadi in village of Man, Tal :- Mulshi, Dist :- Pune, admeasuring area 9800 Sq. Mtrs or thereabouts and it is bounded as under -

**On or towards East** : - RGIP, PH-II & Plot No.PL.2.

**On or towards South** : - Plot No. R-3/3/B.

**On or towards West** : - MIDC 20.00m R/W.

**On or towards North** : - MIDC Boundary.

(Hereinafter referred to as the said land/property for the sake of brevity and convenience)

**2) DOCUMENTS FOR MY PERUSAL:-**

- 1) Letter of Offer given by MIDC regarding the said Land/Plot to M/S. Ackruti City Ltd, vide no.ADI/SEZ/MIDC/Pune/L-363 dated 1/4/2010.
- 2) Application dated 10/4/2010 by M/S. Ackruti City Ltd to the MIDC regarding allotment of the said plot.

(1)

PUNE Office

off. no. 91/92, 2nd floor, Kumar Prestige Point, opp. Chinchechi Talim, 283 Shukrawar Peth, Pune : 411 002 Ph : 020 24489673

[www.thinklegal.co](http://www.thinklegal.co) | email : [sumit@thinklegal.co](mailto:sumit@thinklegal.co)



- 3) Letter of Allotment of Land /Plot to the M/S. Ackruti City Ltd vide its no. No/MIDC/ADI(SEZ)/Pune /542/2010 dated 27/4/2010.
- 4) Letter of Change in the name has been taken into consideration by the MIDC vide NO/RO(IT)/ADI(SEZ)/PUNE/3480/2015 dated 27/07/2015.
- 5) Xerox copy of Agreement bearing Registration no. 2107/2016 dated 08/03/2016 between MIDC as lessor and M/S. Hubtown Ltd as lessee.
- 6) Letter of Possession Receipt by MIDC to the Ackruti City Ltd dated 10/03/2015.
- 7) Xerox copy of Demarcation of Plot.
- 8) Copy of Environmental Clearance dated 19-01-2019.
- 9) Copy of Approval of Building plans for Construction on the said land dated 18-03-2019.
- 10) Lease Deed dated 17-06-2019 registered at the office of SRO Mulshi - 2 at Serial No. 12500/2019.

**3) HISTORY OF THE SAID PROPERTY–**

- a) It appears that M/s Ackruti City Limited has applied for allotment of the Said land and MIDC has sanctioned the allotment of the said land vide its Order bearing no. MIDC/ADI(SEZ)/542/2010 on 27-04-2010 issued by Assistant Director of Industries (SEZ) MIDC, Pune 03.
- b) It appears that MIDC has issued a letter No. SEZ/MIDC/PUNE/1382/2010 Dated 18-10-2010 and allotted the said land to M/s Ackruti City Limited having its address at Ackruti Trade Centre, Road no. 7, Marol MIDC Andheri East Mumbai 93. It appears that the Ackruti City is not taken

(2)



the possession of the said land from MIDC in the year 2010. It appears that MIDC put M/s Ackruti City Limited vide its possession receipt no. SEZ/MIDC/PUNE/178/2015 Dated 21-01-2015 in possession of the said land and M/s Ackruti City Limited through Mr. Apporv Sontakke accepted the possession of the said land from MIDC on 10-03-2015.

- c) It appears that, M/s Ackruti City Limited has issued a letter to MIDC to change in name of the company i. e. "M/s Ackruti City Limited to Hubtown limited" U/Sec 23 (1) of the Companies Act'1956. On 27-07-2015 and the MIDC has taken into consideration change in name and issued letter bearing no. NO/RO(IT)/SEZ/PUNE/3480/2015 on 27-07-2015.
- d) It appears that, (M.I.D.C) a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAH.II of 1962) having its principal Office at Udyog Sarthi, Mahakali Caves Road, Marol Industrial area, Andheri (E) Mumbai – 400093 has by Agreement dated 8/03/2016 which is registered in the office of Sub-Registrar Mulshi at Serial No.2107/2016 transferred the leasehold rights in the said land unto and in favour of M/s. HUBTOWN LTD for a period of 95 years (Ninety Five Years) computed from 8/03/2016 upon the terms and conditions and in the manner mentioned therein for the purpose of the Development of an integrated residential township on the said land.
- e) It appears that the MIDC has approved the building plan of buildings on the said land on 18-03-2019 vide its number EE/IT/PLANS/B-00442/2019.



- f) It appears that Hubtown Limited also obtained the Environmental Clearance from Concerned Authority of Government of Maharashtra on 19-01-2019.
- g) It also appears that Hubtown paid annual rent amount of Rs. 1 to the MIDC on 15-02-2019 vide receipt no. BO01180Q002938.
- h) It also appears that, MIDC has granted the consent to transfer and assign the rights of lease to the third party i.e. the present lessee i.e. Sanas Developers Pvt Ltd on certain terms and conditions mentioned therein in its Order dated 12-04-2019. The present applicant has paid differential premium of Rs. 59,94,000/- to the MIDC on 09-04-2019 vide its receipt no. D. R. No. 3725.
- i) It appears that on 17-06-2019 MIDC and Hubtown Limited has transferred and assigned the leasehold rights in the said land in favor of Sanas Developers Private Limited vide Lease Deed registered in the office of Sub Registrar Mulshi-2 at serial no. 12500/2019 on the same date.

**SEARCH:**

Upon payment of the necessary charges, I have taken the search of the records of rights (mutation Entry) and Index II of the said property which are maintained in the office of Sub Registrar Mulashi 1 (Paud) and 2 (Hinjewadi) as well as I carried out the search of the records of Index II in the said offices. I have taken the search for last 30 years i.e. from 1989 to 27-06-2019 and from the available records in said registration offices I did not find any



entry to the leasehold rights of the present lessee i.e. M/s. Sanas Developers Pvt Ltd, and relying on the information given by owners, the data entry officer, no transaction pertaining to the said property is found to have been registered. The Search Receipt bearing no. MH003318780201920E issued by the office of the Sub Registrar is attached herewith.

Apartfrom the manual search I have also taken online search from the website of "www.igrmahrashtra.gov.in" on 28-06-2019 and in the said online search also I have not found any adverse entry to the leasehold rights of present lessee Company i. e. Sanas Developers Pvt Ltd.

## CONCLUSION

I am of opinion that, the present lessee Company Sanas Developers Pvt Ltd is rightly holding the leasehold rights in the said land as per lease deed dated 17-06-2019 alongwith consent to transfer, assignment and all the benefits of the agreement dated 08-03-2016. The present lessee Sanas Developers Pvt Ltd. is in peaceful possession of the said land and same is free from all the encumbrances and charges. The applicants are having every right to develop the said land as per the building plans sanctioned by MIDC.



ADV SUMIT KATARIA

FOR thinklegal Associates,  
Advocates

