



Adv. Rupali Chavan - Murkute

BLS. LLB, DCL.

Advocate High Court

Office : H. No. 1531, Nr Hanuman Mandir,
Line Ali, Shivji Road, Panvel, Raigad - 410 206.

Mobile No. : 9987031104, **Email ID :** advrupalichavanmurkute@gmail.com

Ref. No. : SR/Panvel/07-2022

Date : 18/07/2022

:: SEARCH REPORT ::

Sub.: Investigation of title of the property situated at **Village - Panvel, Tal. Panvel, Dist. Raigad, bearing (1) City Survey No. 662A, (2) City Survey No. 662/B1, (3) City Survey No. 662/B2 Total Area 837.6 Sq. Mtrs.,** being in the Registration District Raigad & Sub - District of Raigad City.

TO WHOMSOEVER IT MAY CONCERN

On the request of **M/s WE GROW CONSTRUCTIONS through its Proprietor / Partner - SHRI SURAJ SURESH BAHADKAR** Having its office : Shop No. 101, Panvel Municipal Shopping Complex, Abasheb Panhale Marg, At Post & Tal. Panvel, Dist. Raigad, Pin 410 206.

All the pieces and parcel of immovable property situated within the municipal limits of Panvel Municipal Council, lying at Villgae - Panvel Tal. Panvel, Dist. Raigad, in the Registration District of Raigad, Sub - Division of Panve and within the jurisdiction of Su - Registrar of Assurance at Panvel and outside the jurisdiction of Raigad Zilla Parishad and Panchayat Samite Panvel and described in the revenue record as under :-

:: PROPERTY DESCRIPTION :: Village - Panvel, Tal. Panvel, Dist. Raigad

City Survey No.	Sub Plot	Area Sq. Mtrs
662	A	338.6
662	B/1	301.8
662	B/2	197.2
Total Area		837.6

:: Bounded as under ::

On or towards East : **Municipal Council Road**
On or towards West : **Yashomangal CHS**
On or towards North : **Aditya Vihar CHS**
On or towards South : **Sutikagraha Hospital**

Hereafter above property will be mentioned as **"Said Property"**.

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Brief Descriptions :-

1. Said property has 4 wings i.e. A, B, C, D which has 8 road touch shops and 29 residential flats above CO - Op Housing Society is registered under the Maharashtra CO - Op Housing Society Act - 1960 having its registration number **RGD / PWL / HSG / (TC) / 1094 - 19952, Dt. 19/04/1994, having its office at SHREE GURU ASHISH CO - OP HOUSING SOCIETY, Plot No. 662/A, 662B/1, Plot No. 662B/2, Panvel, Raigad, Maharashtra.**
2. That, **Plot No. 662/A, adm. Area 338.6 Sq. Mtr.** is of original owner **SMT. LEELA YASHWANT SOMAN** has given for redevelopment by **Re-development Agreement dated 9/11/1989**, to M/s Shree Guru Ashish Enterprises, an partnership firm.
3. That, **Plot no. 662/B1, adm. Arad 301.8 sq. mtr.** is of original owner **MR. SUDHIR MAGHJIBHAI PATEL & OTHERS,** by **Registered Development Agreement dated 03/11/1989** had given the said plot to develop to **M/s SHREE GURU ASHISH CO - OP HOUSING SOCIETY.**
4. That, Plot **No. 662/B/2, adm. Area 197.2 Sq. Mtr.** whose original owner was **SHREE VISHWANATH NARAYAN VAISHAYMPAYAN** and hereafter legal heirs are (1) Shree Devakar Vishwanth Vaishaympayan (2) Smt. Megha Kamalakar Vaishaympayan (3) Shree Vaibhav Kamalakar Vaishaympayan, (4) Smt. Soudamini Sammer Ponkshe is legal owner.
5. That, above all three mentioned plots was developed by **SHREE GURU ASHISH CO - OP HOUSING SOCIETY** and obtained completion certificate dated 18/01/1990, Sr. No. 51, by Panvel Municipal Corporation.
6. That, **Conveyance Deed** was registered on dated 11/1/2013.
7. That, pertaining to above details property card no. 1370 is registered under M/s Shree Guru Ashish CHS Ltd. as above property is in **bad condition** so all the members have decided to redevelop and quotations from various builders and **ultimately offer of M./s We Grow Construction was accepted by the society.**
8. That, all the society members and M./s We Grow Construction agreement was finalized dated 22/01/2022.

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During the course of my searches the following details were found from Manual & Computer Record

Sub – Registrar Office : Panvel,

Period : From 1993 to 2022

<u>Year</u>	<u>:</u>	<u>Description</u>
1993 to 2001	:	Same Index II Pages Torn
2002 to 2012	:	No Transaction found
2013	:	<u>Deed of Conveyance</u> Between Sudhir Meghjibhai & Others. M/s Shree Guru Ashish Enterprises. To M/s Shree Guru Ashish CHS Ltd. : <u>Registration Date</u> : 11/01/2013 <u>Execution Date</u> : 11/01/2013 <u>Document Number</u> : PVL-1/450/2013 <u>Property Schedule</u> : Village – Panvel, Tal. Panvel, Dist. Raigad, bearing (1) City Survey No. 662A, (2) City Survey No. 662/B1 (3) City Survey No. 662/B2 Total Area 837.6 Sq. Mtrs. being in the Registration District Raigad & Sub – District of Raigad City.
2014 to 2021	:	No Transaction found
2022	:	<u>Development Agreement</u> Between M/s Shree Guru Ashish CHS Ltd. To M./s We Grow Construction <u>Registration Date</u> : 09/05/2022 <u>Execution Date</u> : 04/05/2022 <u>Document Number</u> : PVL-3/8067/2022 <u>Property Schedule</u> : Village – Panvel, Tal. Panvel, Dist. Raigad, bearing (1) City Survey No. 662A, (2) City Survey No. 662/B1 (3) City Survey No. 662/B2 Total Area 837.6 Sq. Mtrs. being in the Registration District Raigad & Sub – District of Raigad City.

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2022

: **Indemnity Bond**

Between

Sanjay Rajaram Sonawane & Others through
M./s We Grow Construction.

To

Panvel Municipal Corporation.

Registration Date : **24/06/2022**

Execution Date : **24/06/2022**

Document Number : **PVL-4/8141/2022**

Property Schedule : **Village – Panvel,
Tal. Panvel, Dist. Raigad,
bearing
(1) City Survey No. 662A,
(2) City Survey No. 662/B1
(3) City Survey No. 662/B2
Total Area 837.6 Sq. Mtrs.
being in the Registration District
Raigad & Sub – District of
Raigad City.**

Note :

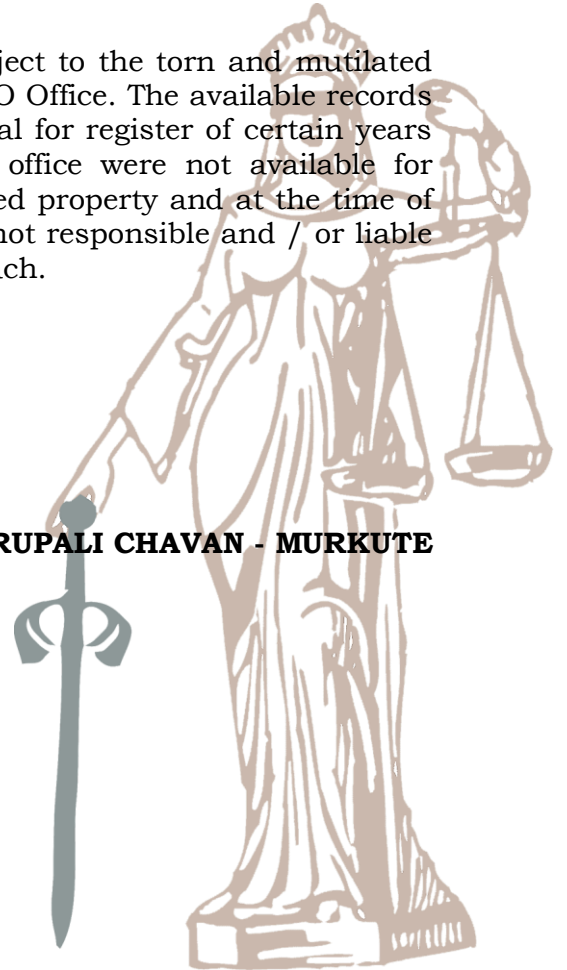
Kindly note that, this search report is subject to the torn and mutilated record, unready and unavailable record at the SRO Office. The available records in the office were verified, however, the withdrawal for register of certain years for binding and re-writing (Date Entry) by the office were not available for search. Some computer records are not maintained property and at the time of search some index II were not found and we are not responsible and / or liable for unavailable records or entries as on date of search.

Hence this **Search Report issued.**

Place : Panvel,

Date : 18/07/2022

ADV. RUPALI CHAVAN - MURKUTE



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:: TITLE CERTIFICATE ::

At the instance of **M/s WE GROW CONSTRUCTIONS through its Proprietor / Partner - SHRI SURAJ SURESH BAHADKAR** Having its office : Shop No. 101, Panvel Municipal Shopping Complex, Abasheb Panhale Marg, At Post & Tal. Panvel, Dist. Raigad, Pin 410 206.

Herein after referred to as the said land property) laying and being and situated at village – Panvel, Tal. Panvel, dsit. Raigad bearing **(1) City Survey No. 662A, (2) City Survey No. 662/B1, (3) City Survey No. 662/B2, Total Area 837.6 Sq. Mtrs.,** being in the Registration District Raigad & Sub – District of Raigad **City** and have investigated the title thereof for a period of 30 years, commencing form the year 1993 to 2022.

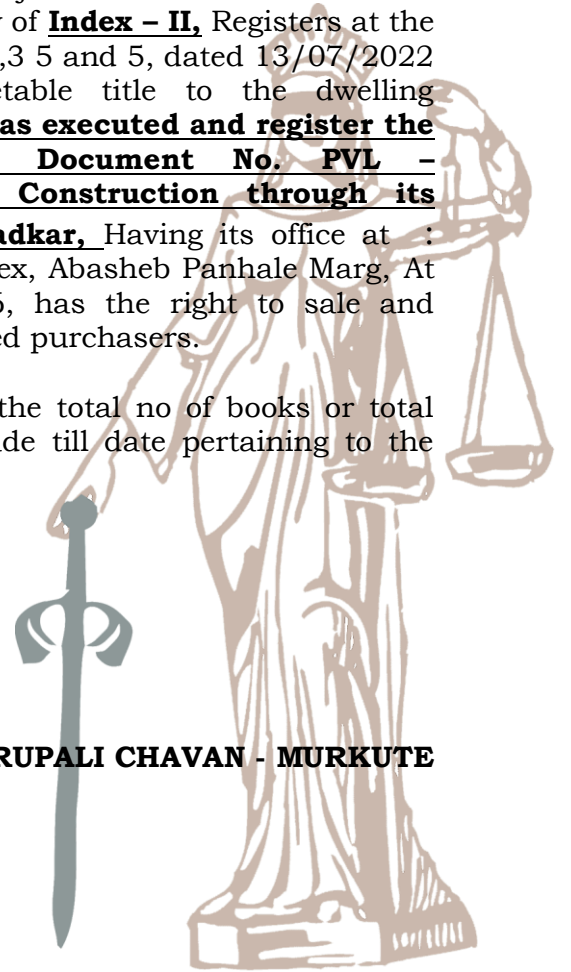
I state that, based on my findings and subject to the documents made available for my perusal, subject to the availability of **Index – II**, Registers at the office of sub – registrar of assurance office No. 1,2,3 5 and 5, dated 13/07/2022 the present owner has a clear and marketable title to the dwelling **land property of Shree Guru Ashish CHS Ltd. has executed and register the development agreement dated 9/5/2022, Document No. PVL – 3/8067/2022 in favour of M/s We Grow Construction through its proprietor / partner Shri Suraj Suresh Bahadkar,** Having its office at : Shop No. 101, Panvel Municipal Shopping Complex, Abasheb Panhale Marg, At Post & Tal. Panvel, Dist. Raigad, Pin 410 206, has the right to sale and constructed by means of flat and shops to proposed purchasers.

There was no record found pertaining to the total no of books or total number of pages or total number of entries made till date pertaining to the respective city.

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