

Ref No.SR-016/2021

Date : 4th May, 2021

SEARCH REPORT

Ref : Non-Agricultural land being Survey No.20/B/1 admeasuring to 3403.93 Sq. Mtrs. Assessment of Rs.2587, and Survey No.20/B/2 admeasuring to 86.07 Sq. Mtrs. Assessment of Rs.65.41 of Village Dongre, Taluka Vasai, District Palghar with approved development benefit and rights as per Commencement Certificate vide its order No. VVCMC/TP/CC/VP-5409/234/2020-21 dated 19/03/2021) situated at Village Dongre, Taluka Vasai, Dist Palghar, within the limit of Sub-Registrar Vasai and local limit of Vasai Virar City Municipal Corporation.

Document Submitted to me :

- Conveyance Deed
- Commencement Certificate dated 19/03/2021

THIS IS TO CERTIFY THAT I have caused Search to be taken in respect of above referred property within the limits of Sub-Registrars office at Vasai-1, 2, 3, 4, 5 & 6 with the help of Books of records available for search, e-search and Documents submitted to me in respect of above referred property for the period of Thirty years i. e. From 1992 to 2021 (up to 04/05/2021) :

Year	Detail of Search
1992	Nil
1993	Nil
1994	Nil

1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	ENTRY No. 1 Type of Document : Conveyance Deed Agreement date : 04/05/2005 Registration Date : 04/05/2005 Registration office : Sub-Registrar Vasai-2 Registration No. : 2764/2005 Made Between : Vendors : Smt. Godibai Padman Gawad Mrs. Vimal Prabhakar Sugaru Mrs. Venu Janardan Patil Mr. Ravi Padman Gawad Mrs. Arun Bharat Mhatre Purchasers : M/s. Raj Enterprises Through its Partners 1) Mr. Ajiv Yashwant Patil 2) Mr. Sandeep Vishnu Sankhe 3) Mr. Bipin Navinchandra Khokhani 4) Mr. Kundan Jayantilal Bhatt Agreement Value : Rs.3,92,000/- Govt Value : Rs.1,84,250/-



	Property Details : land being Survey No.21 (old 112) Hissa No.8 admeasuring to 0-05-6 H.R.P. Assessment of Rs.00.52, of Village Dongre, Taluka Vasai, District Palghar
2006	Nil
2007	Nil
2008	Nil
2009	ENTRY No. 2 Type of Document : Conveyance Deed Agreement date : 30/12/2009 Registration Date : 30/12/2009 Registration office : Sub-Registrar Vasai-2 Registration No. : 12612/2009 Made Between : Vendors : Bistur Babu (nee Kamlakar) Patil Jagdish Bistur Patil Pramod Bistur Patil Vanita Vinayak Mhatre Purchasers : M/s. Raj Enterprises Through its Partners 1) Mr. Ajiv Yashwant Patil 2) Mr. Sandeep Vishnu Sankhe 3) Mr. Bipin Navinchandra Khokhani 4) Mr. Kundan Jayantilal Bhatt Agreement Value : Rs.8,00,000/- Govt Value : Rs.44,55,000/- Property Details : 1) land being Survey No.20 (old 123) Hissa No.8 admeasuring to 0-10-1 H.R.P. Assessment of Rs.1.0, of Village Dongre, Taluka Vasai, District Palghar, 2) land being Survey No.21 (old 122) Hissa No.7 admeasuring to 0-06-6 H.R.P. 3) land being Survey No.21 (old 122) Hissa No.7



	admeasuring to 0-11-6 H.R.P. Assessment of Rs.1.12, 4) land being Survey No.20 (old 123) Hissa No.20 admeasuring to 0-5-5 H.R out of total land 0-10-1 H.R.P. Assessment of Rs.1.1, and 5) land being Survey No.20 (old 123) Hissa No.9 admeasuring to 0-07-6 H.R.P. Assessment of Rs.0.70, of Village Dongre, Taluka Vasai, District Palghar.
ENTRY No. 3	
Type of Document	: Conveyance Deed
Agreement date	: 30/12/2009
Registration Date	: 30/12/2009
Registration office	: Sub-Registrar Vasai-2
Registration No.	: 12613/2009
Made Between	:
Vendors	: Bhaskar Babu (nee Kamlakar) Patil Hareshwar Bhaskar Patil Mahendra Bhaskar Patil Ganesh Bhaskar Patil Ranjana Rajan Bhoir
Purchasers	: M/s. Raj Enterprises Through its Partners 5) Mr. Ajiv Yashwant Patil 6) Mr. Sandeep Vishnu Sankhe 7) Mr. Bipin Navinchandra Khokhani 8) Mr. Kundan Jayantilal Bhatt
Agreement Value	: Rs.42,94,000/-
Govt Value	: Rs.44,55,000/-
Property Details	: 1) land being Survey No.20 (old 123) Hissa No.8 admeasuring to 0-10-1 H.R.P. Assessment of Rs.1.0, of Village Dongre, Taluka Vasai, District Palghar, 2) land being Survey No.21 (old 122) Hissa No.7 admeasuring to 0-06-6

	H.R.P. 3) land being Survey No.21 (old 122) Hissa No.7 admeasuring to 0-11-6 H.R.P. Assessment of Rs.1.12, 4) land being Survey No.20 (old 123) Hissa No.20 admeasuring to 0-5-5 H.R out of total land 0-10-1 H.R.P. Assessment of Rs.1.1, and 5) land being Survey No.20 (old 123) Hissa No.9 admeasuring to 0-07-6 H.R.P. Assessment of Rs.0.70, of Village Dongre, Taluka Vasai, District Palghar.
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	ENTRY No. 4 Type of Document : Conveyance Deed Agreement date : 05/04/2021 Registration Date : 07/04/2021 Registration office : Sub-Registrar Vasai-6 Registration No. : 2325/2021 Made Between : Vendors : M/s. Raj Enterprises Through its Partners

	9) Mr. Ajiv Yashwant Patil 10) Mr. Sandeep Vishnu Sankhe 11) Mr. Bipin Navinchandra Khokhani 12) Mr. Kundan Jayantilal Bhatt Mr. Sandeep Vishnu Sakhe himself and on behalf of Mr. Ajiv Yashwant Patil, Bipin Navinchandra Khokhani and Mr. Kundan Jayantilal Bhatt
Purchasers	: M/s. CD Builders and Developers Through its Proprietor Mr. Chetan Harishchandra Desai through POA Sukhjeet R. Parmar
Agreement Value	: Rs.14,00,00,000/-
Govt Value	: Rs.5,13,03,000/-
Property Details	: Non-Agricultural land being Survey No.20/B/1 admeasuring to 3403.93 Sq. Mtrs. Assessment of Rs.2587, and Survey No.20/B/2 admeasuring to 86.07 Sq. Mtrs. Assessment of Rs.65.41 of Village Dongre, Taluka Vasai, District Palghar

The Government Fees is paid through GRN MH000969359202122E, dated 04/05/2021 issued by the Sub-Registrar of Assurances, Vasai

Dated : 4th May 2021



Kailash H. Patil
(ADVOCATE)

ADV. KAILASH H. PATIL
B.A., LL.B.
ENRL. No. MH/1173/2008
109, Shubhlaxmi Shopping Centre,
Vasant Nagari, Vasai (E), Dist. Palghar.



Date : 4th May, 2021

TITLE REPORT

Ref : Non-Agricultural land being Survey No.20/B/1 admeasuring to 3403.93 Sq. Mtrs. Assessment of Rs.2587, and Survey No.20/B/2 admeasuring to 86.07 Sq. Mtrs. Assessment of Rs.65.41 of Village Dongre, Taluka Vasai, District Palghar with approved development benefit and rights as per Commencement Certificate vide its order No. VVCMC/TP/CC/VP-5409/234/2020-21 dated 19/03/2021) situated at Village Dongre, Taluka Vasai, Dist Palghar, within the limit of Sub-Registrar Vasai and local limit of Vasai Virar City Municipal Corporation.

THIS IS TO CERTIFY THAT I have investigated title in respect of above property by causing search at the office of the Sub-Registrar of Assurance, Vasai I, II, III, IV, V & VI and by examine the documents produced before me, in my opinion the title to above mentioned property is as under :

1. For the Purpose of issued this Report we have undertaken the following:

- a) 7/12 extract of S. No. 20/B/1 & 20/B/2
- b) Mutation Entry
- c) Conveyance Deed dated 04/05/2005, 30/12/2009, 05/04/2021,
- d) Search & Title Report dated 05/01/2020 issued by Adv. Jagdish Pradeep Hatode
- e) Commencement Certificate



2. OBSERVATIONS :

- a) M/S. CD BUILDERS AND DEVELOPERS a proprietary Firm, through Proprietor MR. CHETAN HARISHCHANDRA DESAI, are owner and possess of Non-Agricultural Land being Survey No.20/B/1 admeasuring to 3403.93 Sq.Mtrs. assessment of Rs.2587 and Land being Survey No.20/B/2 admeasuring to 86.07 Sq. Mtrs. assessment of Rs.65.41 of Village Dongare, Taluka Vasai, Dist Palghar, within the limit of Sub-Registrar of Assurance Vasai, Dist Palghar and local jurisdiction of Vasai-Virar City Municipal Corporation.(hereinafter referred as "the said Land")
- b) Originally, One Mr. Bhaskar Babu Alias Kamalakar Patil & Mr. Bhaskar (Bistur) Babu alias Kamalakar Patil were acquired peice and parcel of Non-Agricultural lands situated at Village Dongare, Taluka Vasai, Dist Palghar by virtue of Partition in equal proportion, which are land Being 1) Survey No.20 (old S. No.123) Hissa No.8 admeasuring to 0-10-1 H.R.P. assessment of Rs.1.00, 2) Survey No.21 (old S. No.122) Hissa No.12 admeasuring to 0-06-6 H.R.P. 3) Survey No.21 (old S. No.122) Hissa No.7 admeasuring to 0-11-6 H.R.P. assessment of Rs.1.12, 4) Survey No.20 (old S. No.123) Hissa No.20 admeasuring to 0-05-1 H.R.P. out of total area 0-10-1 H.R.P. assessment of Rs.1.01, and 5) Survey No.20 (old S. No.123) Hissa No.9 admeasuring to 0-07-6 H.R.P. assessment of Rs.0.70 of Village Dongre, Taluka Vasai, District Palghar,
- c) Thereafter, by Deed of Conveyance dated 30/12/2009 duly registered before office of Sub-Registrar Vasai -2, vide its Document No. Vasai-2-12612-2009, 1) Mr. Bhaskar (Bistur) Babu Alias Kamalakar Patil, 2) Mr.Jagdish Bhaskar (Bistur) Patil, 3) Mr. Pramod Bhaskar (Bistur) Patil and 4) Mrs. Vanita Vinayak Patil jointly sold, conveyed , assigned all their right, title interest and possession in respect of said Total property i.e. 50% (admeasuring to 0-20-7 H.R.P) to M/s. Raj Enterprises through their partners for monetary consideration amount agreed therein.
- d) Thereafter, by Deed of Conveyance dated 30/12/2009 duly registered at Sub-Registrar Vasai-2, vide its document No.Vasai-



2-12613-2009, 1) Mr. Bhaskar (Bistur) Balu alias Kamalakar Patil, 2) Mr. Hareshwar Bhaskar Patil, 3) Mr. Mahendra Bhaskar Patil, 4) Mr. Ganesh Bhaskar Patil, and 5) Mrs. Ranjana Rajan Bhoir jointly sold, conveyed, assigned all their title, interest and possession in respect of said Total property i.e. 50% (20.7 Gunthe) to M/s. Raj Enterprises through their partners for consideration in form of construction of 4200 Sq. Ft. (built up) area upon said total property after approving the building plans and terms agreed therein.

- e) Thus, M/s. Raj Enterprises, through Partners 1) Mr. Ajiv Yashwant Patil, 2) Mr. Sandeep Vishnu Sankhe, 3) Mr. Bipin Navinchandra Khokhani, & 4) Mr. Kundan Jayantilal Bhatt have sufficiently entitled to said total property by virtue of above said two Deed of Conveyances dated 30/12/2009 and therefore their names have been appearing upon revenue records of said Total property being the owners.
- f) As there was no proper access and approach road to said Total Property and therefore said Total property could not be developed by M/s. Raj Enterprises, through Partners 1) Mr. Ajiv Yashwant Patil, 2) Mr. Sandeep Vishnu Sankhe, 3) Mr. Bipin Navinchandra Khokhani, & 4) Mr. Kundan Jayantilal Bhatt by converting the same into non-agricultural use and approving building plans from the planning authority from four years from the date of 30/12/2009. Therefore, 1) Mr. Bhaskar (Bistur) Babu alias Kamalakar Patil, 2) Mr. Hareshwar Bhaskar Patil, 3) Mr. Mahendra Bhaskar Patil, 4) Mr. Ganesh Bhaskar Patil & 5) Mrs. Ranjana Rajan Bhoir, the sellers under Deed of Conveyance dated 30/12/2009 duly registered before office of Sub-Registrar Vasai-2 vide document No. Vasai-2-12613-2009 requested the partners of M/s. Raj Enterprises to convert the consideration under said Deed of Conveyance to Monetary consideration amount of Rs.1,71,00,000/- (Rupees One Crore Seventy One Lakh only), and same has been duly paid by the partners of M/s. Raj Enterprises to them under Deed of Confirmation dated 10/03/2021, 1) Mr. Bhaskar (Bistur) Bapu alias Kamalakar Patil, 2) Mr. Hareshwar Bhaskar Patil, 3) Mr. Mahendra Bhaskar Patil, 4)



Mr. Ganesh Bhaskar Patil, & 5) Mrs. Ranjana Rajan Bhoir confirmed the ownership of partners of the M/s. Raj Enterprises, in respect of their share i.e. 50% from the said property.

- g) At East side of said property said total property there is survey No.21, Hissa No.4, of Village Dongare, Taluka Vasai, District Palghar i.e. in between the said Total property and 20 Meters width D.P. Road, the said Survey NBo.21, Hissa No.4 of the Village Dongare, Taluka Vasai, District Palghar is jointly owned by 1) Mr. Narayan Bhau Deshmukh, 2) Mr. Ramchandra Bhau Deshmukh, 3) Mr. Parshuram Bhau Deshmukh & 4) Mr. Atmaram Bhau Deshmukh of Virar.
- h) By Grant in right of Way Agreement dated 24th October, 2013, 1) Mr. Narayan Bhau Deshmukh, 2) Mr. Ramchandra Bhau Deshmukh, 3) Mr. Parshuram Bhau Deshmukh & 4) Mr. Atmaram Bhau Deshmukh of Virar jointly irrevocable allowed 1) Mr. Ajiv Yashwant Patil, 2) Mr. Sandeep Vishnu Sankhe, 3) Mr. Bipin Navinchandra Khokhani, & 4) Mr. Kundan Jayantilal Bhatt to use 12 Meter wide existing road from their Survey No.21, Hissa no.4 of the Village Dongre, Taluka Vasai, Dist Palghar (hereinafter referred to as said Road") thereafter, 1) Mr. Ajiv Yashwant Patil, 2) Mr. Sandeep Vishnu Sankhe, 3) Bipin Navinchandra Khokhani & 4) Mr. Kundan Jayantilal Bhatt, levelled said Road by using the tar material and have been using the same as their access road from the said total property to 20 Meter Width D.P. Road at East side of said Total Property.
- i) Thereafter, 1) Mr. Ajiv Yashwant Patil, 2) Mr. Sandeep Vishnu Sankhe, 3) Mr. Bipin Navinchandra Khokhani & 4) Mr. Kundan Jayantilal Bhatt partners of M/s. Raj Enterprises applied to office of Collector of Thane for converting said Total property by showing said Road as approached road to said Total property for non-agricultural use and accordingly by passing order dated 31/07/2014 vide reference No. REVENUE/Desk-1/T-9/NAP/Dongare-Vasai/SR-210/2013, the Office of Collector of Thane converted said Total property into non-Agricultural use for 3403.93 Sq. Mtrs. Leaving area of 86.07 Sq. Mtrs for Channel



reservation and accordingly mutation entry No.1334 of Village Dongre has been approved by the office of Revenue Office.

- j) Thereafter the Partners of M/s. Raj Enterprises conducted Survey of the said total property through the office of TILR, Vasai vide order No.M.R. No.720/16 dated 16/01/2016 and accordingly AkarfodPatra and Gutbook entries of the said total properties have been amended and said total property have been converted into following three new Survey nos which are as follows :
- k) The effect of said conversion of said Total property into above referred three separate new Survey numbers have been confirmed by revenue office through certification of mutation entry numbers 1439 of Village Dongare, Taluka Vasai, District Palghar.
- l) As, the partners of M/s. Raj Enterprises could not start the actual construction work upon newly converted two survey numbers i.e. Survey No.20/B/1 and Survey Number 20/B/2 from the date of NA order dated 31/07/2014 issued by the office of Collector of Thane and therefore the partners of M/s. Raj Enterprises again applied to the office of Tahsildar, Executive Magistrate, Vasai (Revenue Branch) for renewal of non-agricultural order date 31/07/2014 passed by Collector of Thane, Accordingly, by Order dated 12/03/2021 vide reference No. REVENUE/Deck-1/T-1/Land/Kavi-1629/SR/217/2021 revised the previous non-Agricultural order by accepting necessary charges from the partners of M/s. Raj Enterprises in respect of said two survey Numbers i.e. Survey No.20/B/1 and Survey No.20/B/2 of Village Dongre, Taluka Vasai, District Palghar.
- m) The partners of M/s. Raj Enterprises have applied to office of Vasai Virar City Municipal Corporation (VVCMC) for approving the Building plans upon area of said tow Survey No.20/B/1 and Survey No.20/B/2 of Village Dongre, Taluka Vasai, District Palghar.
- n) Accordingly, the Vasai Virar City Municipal Corporation (VVCMC) issued Commencement Certificate vide its order No. VVCMC/TP/CC/VP-5409/234/2020-21 dated 19/03/2021 for

residential Building (wing A & B) consisting Ground + 16 upper floor and Yoga Centre Ground Floor, having built up area 13710.25 Sq. Mtrs. on land being Survey No.20/B/1 and Survey No.20/B/2 of Village Dongre, Taluka Vasai, District Palghar. (The Copy of Commencement Certificate attached as Annexure "___")

- o) The Promoter approached to M/s. Raj Enterprises to purchase said Non-Agricultural land being Survey No.20/B/1 admeasuring to 3403.93 Sq. Mtrs. Assessment of Rs.2587, and Survey No.20/B/2 admeasuring to 86.07 Sq. Mtrs. Assessment of Rs.65.41 of Village Dongre, Taluka Vasai, District Palghar with approved development benefit and rights and area sufficiently entitled to the said Property and have their right to transfer the same along with right to use the said road.
- p) By an under a Conveyance Deed dated 05/04/2021, registered in the office of Sub-Registrar Vasai at Serial No. Vasai-6-2325-2021 dated 07/04/2021, the M/S. Raj Enterprises have sold and convey Non-Agricultural land being Survey No.20/B/1 admeasuring to 3403.93 Sq. Mtrs. Assessment of Rs.2587, and Survey No.20/B/2 admeasuring to 86.07 Sq. Mtrs. Assessment of Rs.65.41 of Village Dongre, Taluka Vasai, District Palghar with approved development benefit and rights as per Commencement Certificate vide its order No. VVCMC/TP/CC/VP-5409/234/2020-21 dated 19/03/2021 and area sufficiently entitled to the said Property and have their right to transfer the same along with right to use the said road to M/S. CD Builders and Developers through its Proprietor Mr. Chetan Harishchandra Desai.
- q) AND M/S. CD Builders and Developers through its Proprietor Mr. Chetan Harishchandra Desai, are owner and possess of Non-Agricultural land being Survey No.20/B/1 admeasuring to 3403.93 Sq. Mtrs. Assessment of Rs.2587, and Survey No.20/B/2 admeasuring to 86.07 Sq. Mtrs. Assessment of Rs.65.41 of Village Dongre, Taluka Vasai, District Palghar with approved development benefit and rights as per Commencement Certificate vide its order No. VVCMC/TP/CC/VP-5409/234/2020-21 dated 19/03/2021) situated at Village Dongre, Taluka Vasai, Dist

Palghar, within the limit of Sub-Registrar Vasai and local limit of Vasai Virar City Municipal Corporation.

3. OPINION :

I have investigated the title of Non-Agricultural land being Survey No.20/B/1 admeasuring to 3403.93 Sq. Mtrs. Assessment of Rs.2587, and Survey No.20/B/2 admeasuring to 86.07 Sq. Mtrs. Assessment of Rs.65.41 of Village Dongre, Taluka Vasai, District Palghar with approved development benefit and rights as per Commencement Certificate vide its order No. VVCMC/TP/CC/VP-5409/234/2020-21 dated 19/03/2021) is found clear, marketable and without any encumbrance.

Dated : 4th May, 2021



Kailash H. Patil
(ADVOCATE)

ADV. KAILASH H. PATIL
B.A., LL.B.
ENRL. No. MH/1173/2008
109, Shubhlaxmi Shopping Centre,
Vasant Nagari, Vasai (E), Dist. Palghar.





CHALLAN
MTR Form Number-6



GRN MH000969359202122E		BARCODE 		Date 04/05/2021-12:38:28		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name VSI3_VASAI NO 3 JOINT SUB REGISTRAR				Full Name		Adv Kailash Patil	
Location PALGHAR				Flat/Block No.			
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201 SEARCH FEE			750.00	Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only		
				Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332021050411710	2678600436
Cheque/DD No.				Bank Date	RBI Date	04/05/2021-12:39:08	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9823412541

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करायच्या दस्तासाठी लागू नाही.