

TANAJI D. YEDKE

ADVOCATE HIGH COURT

Mob. No. 7738414265

Email Id-tanajiyedke1210@gmail.com



508, FIFTH FLOOR, SHIVGANGA
APARTMENT, NEAR DARSHAN
DARBAR, SECTOR-6, NERUL,
NAVI MUMBAI- 400706.

TITLE CERTIFICATE

On the basis of documents submitted by M/S. SHANTI DEVELOPERS, a Partnership Firm through its Partner 1) MR. RAJKUMAR GANESH PANDEY, 2) MR. RAVINDRA DATTATRAY SAWANT, 3) MR. MAHESH HARISHCHANDRA MHATRE, 4) MR. DINESH BAPU SATRE having office at Shop No.8, Nilkanth Aarked, Sector-17, Koperkhairane, Navi Mumbai, (hereinafter referred to as the DEVELOPERS) in respect of Survey No. 158, admeasuring 1600.00, sq. Meters situated at Mouje Vakadi, Taluka- Panvel, District- Raigad.

SCHEDULE OF THE PROPERTY

Piece and parcel of the property being Survey No. 158, admeasuring 1600.00, sq. Meters situated at Mouje Vakadi, Taluka- Panvel, District- Raigad.

During my investigation of the title into the above Scheduled Property, I have observed the following documents...

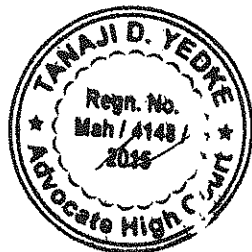
1. Copy of registered Sale Deed executed and registered on 19/01/2015 by 1) MR. EKNATH KRUSHNA KHUTALE, 2) MR. PRABHUDAS KRUSHNA KHUTALE, 3) MR. BALU KRUSHNA KHUTALE in favour of M/S. SHANTI DEVELOPERS through its Partner 1) MR. RAJKUMAR GANESH PANDEY, 2) MR. RAVINDRA DATTATRAY SAWANT, 3) MR. MAHESH HARISHCHANDRA MHATRE, 4) MR. DINESH BAPU SATRE in respect of the Survey No. 158, admeasuring 1600.00, sq. Meters situated at Mouje Vakadi, Taluka- Panvel, District- Raigad having registered document no. PVL1/359/2015.



2. Copy of Lodgment Receipt no. 585 dated 19/01/2015 in respect of Sale Deed having registered document no. PVL1/359/2015..
3. Copy of Partnership Deed Registered on 13/01/2012 by M/S. SHANTI DEVELOPERS, a Partnership Firm through its Partner 1) MR. RAJKUMAR GANESH PANDEY, 2) MR. RAVINDRA DATTATRAY SAWANT, 3) MR. MAHESH HARISHCHANDRA MHATRE, 4) MR. DINESH BAPU SATRE having Registration No. MA36047 office at S-5 II-A, Shop No.177, Sector-17, Koperkhairane, Navi Mumbai, (hereinafter referred to as the DEVELOPERS).
4. Copy of 7x12 extract standing in the name of 1) MR. EKNATH KRUSHNA KHUTALE, 2) MR. PRABHUDAS KRUSHNA KHUTALE, 3) MR. BALU KRUSHNA KHUTALE dated 22/12/2014 in respect of Survey No. 158, Hissa No. 2, situated at Mouje Vakadi, Taluka- Panvel, District- Raigad.
5. Copy of 7x12 extract standing in the name of 1) MR. EKNATH KRUSHNA KHUTALE, 2) MR. PRABHUDAS KRUSHNA KHUTALE, 3) MR. BALU KRUSHNA KHUTALE dated 06/05/2016 in respect of Survey No. 158, Hissa No. 2, situated at Mouje Vakadi, Taluka- Panvel, District- Raigad.
6. Copy of 7x12 extract standing in the name of M/S. SHANTI DEVELOPERS through its Partner 1) MR. RAJKUMAR GANESH PANDEY, 2) MR. RAVINDRA DATTATRAY SAWANT, 3) MR. MAHESH HARISHCHANDRA MHATRE, 4) MR. DINESH BAPU SATRE dated 06/05/2016, 13/05/2016 in respect of Survey No. 158, Hissa No. 1, situated at Mouje Vakadi, Taluka- Panvel, District- Raigad.



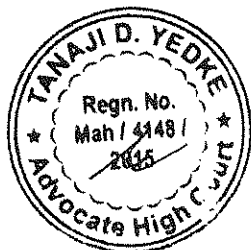
7. Copy of Construction Permission issued by Grampanchayat Vakadi dated 9/11/2015 issued in the name of M/S. **SHANTI DEVELOPERS** through its Partner 1) **MR. RAJKUMAR GANESH PANDEY**, 2) **MR. RAVINDRA DATTATRAY SAWANT**, 3) **MR. MAHESH HARISHCHANDRA MHATRE**, 4) **MR. DINESH BAPU SATRE** in respect of property Survey No. 158, Hissa No. 0, situated at Mouje Vakadi, Taluka- Panvel, District- Raigad admeasuring total area of 4860.00 sq. Mtrs. Of 1600.00 sq. meter for construction of residential as well as Commercial complex.
8. Copy of NA Order no. टेनन्सी/कात-२, टोकन नं. १००४६/२०१४ dated 09/10/2014 in the name of 1) **MR. RAJKUMAR GANESH PANDEY**, 2) **MR. RAVINDRA DATTATRAY SAWANT**, 3) **MR. MAHESH HARISHCHANDRA MHATRE**, 4) **MR. DINESH BAPU SATRE** in respect of property Survey No. 158, Hissa No. 0, situated at Mouje Vakadi, Taluka- Panvel, District- Raigad admeasuring total area of 4860.00 sq. Mtrs. Of 1600.00 sq. meter for construction of residential as well as Commercial complex.
9. Copy of application of Zone Confirmation Statement (ZCS) for the land bearing Survey No. 158, Village Vakadi, Taluka- Panvel, District- Raigad issued in the name of Mr. Dhananjay Govind Patil dated 26/09/2014 Ref. No. CIDCO/NAINA/ZCS/2014/297.
10. Copy of Shop and Establishment License issued in the name of Shanti Developers dated 09/07/2012.
11. Copy of Certificate on 7x12 extract mention in the name of M/S. **SHANTI DEVELOPERS** through its Partner Mr. Rajkumar Ganesh Pandey and Others



dated 16/05/2016 in respect of Survey No. 158, Hissa No. 1, situated at Mouje Vakadi, Taluka- Panvel, District- Raigad.

MUTATION ENTRIES:

1. **MUTATION ENTRY NO. 1144** Evidencing the Release Deed of land bearing Survey No. 158/0 From MRS. VIMAL KRUSHNA KHUTALE @ VIMAL BANDU MHATRE having registered document no. 9007/2010 dated 23/07/2010.
2. **MUTATION ENTRY NO. 1140** as per Mutation entry Laxmibai Krushna Khutale was expired on 19/07/2010 after her death, her legal heirs was recorded on 7x12 extract bearing survey no. 158/0 dated 02/09/2016.
3. **MUTATION ENTRY NO. 394** as per Mutation entry Nama Kalya Khutale was expired on 21/01/1969 after her death, her legal heirs was recorded dated 02/09/2016.
4. **MUTATION ENTRY NO. 1302** Evidencing the Purchase of land bearing Survey no. 158/2 from 1) MR. EKNATH KRUSHNA KHUTALE, 2) MR. PRABHUDAS KRUSHNA KHUTALE, 3) MR. BALU KRUSHNA KHUTALE in favour of M/S. SHANTI DEVELOPERS through its Partner 1) MR. RAJKUMAR GANESH PANDEY, 2) MR. RAVINDRA DATTATRAY SAWANT, 3) MR. MAHESH HARISHCHANDRA MHATRE, 4) MR. DINESH BAPU SATRE dated 19/01/2015.



5. **MUTATION ENTRY NO. 573** as per Mutation Entry Krushna Nama Khutale was expired on 15/04/78 after death, her legal heirs was recorded on 7x12 extract dated 02/09/2016.
6. **MUTATION ENTRY NO. 1326** as per Mutation entry M/S. SHANTI DEVELOPERS through its partner MR. RAJKUMAR GANESH PANDEY , MR. RAVINDRA DATTATRAY SAVANT, MR. MAHESH HARISHCHANDRA MHATRE, MR. DINESH BAPU SATRE we are owner of this survey no. 158 Hissa No. 1 was recorded on 7x12 extract dated 06/05/2016.
7. **MUTATION ENTRY NO. 1326** as per Mutation entry MR. EKNATH KRUSHNA KHUTALE, MR. PRABHUDAS KRUSHNA KHUTALE, MR. BALU KRUSHNA KHUTALE we are owner of this survey no. 158 Hissa No. 2 was recorded on 7x12 extract dated 06/05/2016.

AND WHEREAS abovementioned MR. EKNATH KRUSHNA KHUTALE, MR. PRABHUDAS KRUSHNA KHUTALE, MR. BALU KRUSHNA KHUTALE in favour of M/S. SHANTI DEVELOPERS through its partner MR. RAJKUMAR GANESH PANDEY , MR. RAVINDRA DATTATRAY SAVANT, MR. MAHESH HARISHCHANDRA MHATRE, MR. DINESH BAPU SATRE had entered into Sale Deed dated 19/01/2015 having Registered No. PVL1/359/2015 in respect of the Survey No. 158, Hissa No. 1, Situated at Mouje Vakadi, Taluka Panvel, Dist- Raigad.

On the basis of the perusal of the documents referred to above, the information collected by me as has been mentioned above, so also incidents pointed out as above.



I, hereby certify that the subsequent licensees as appears in above mentioned documents are absolute owner/s of the said property under search herein. The said property is free from all encumbrances, clear & Marketable.

At Navi Mumbai on this 11th day April 2017

Yours Truly,



Adv. Tanaji D. Yedke
Tanaji D. Yedke
B.COM, LL.B
Advocate High Court

Shop No. 1, Evergreen Chs. Ltd.,
Opp. Kendriya Vihar Gate,
Plot No. 32, Sector-40, Nerul (W),
Navi Mumbai - 400 706.

398/0

इतर पावती

Original/Duplicate

Wednesday, 12 April 2017 2:41 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 3048

दिनांक: 12/04/2017

गावाचे नाव: वाकडी

दस्तऐवजाचा अनुक्रमांक: पवेल3-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड तानाजी येडके

वर्णन मॉजे - वाकडी ता. पनवेल जि. रायगड येथील सर्व्हे नं. 158 शोध सन 1988 ते 2017 पर्यंत (30 वर्षे)

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Panyel 3
सह दुय्यम निबंधक पंगे-३
पनवेल क्र. ३

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000318356201718E दिनांक: 12/04/2017

बँकेचे नाव व पत्ता:

TANAJI D. YEDKE

ADVOCATE HIGH COURT

Mob. No. 7738414265

Email Id-tanajiyedke1210@gmail.com



508, FIFTH FLOOR, SHIVGANGA
APARTMENT, NEAR DARSHAN
DARBAR, SECTOR-6, NERUL,
NAVI MUMBAI- 400706.

SEARCH REPORT

Subject: Survey No. 158, admeasuring 1600.00, sq. Meters situated at Mouje Vakadi, Taluka- Panvel, District- Raigad, being and lying in the limits of Panvel Registration office.

1) INSTRUCTIONS:

On the request of my clients M/S. SHANTI DEVELOPERS through its Partner 1) MR. RAJKUMAR GANESH PANDEY, 2) MR. RAVINDRA DATTATRAY SAWANT, 3) MR. MAHESH HARISHCHANDRA MHATRE, 4) MR. DINESH BAPU SATRE, I have taken search report of the property which is described as follows and have given my title report in respect thereof.

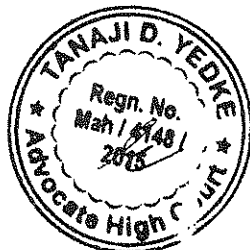
2) PROPERTY DESCRIPTION:

All that pieces and parcel of land known as Survey No. 158, admeasuring 1600.00, sq. Meters situated at Mouje Vakadi, Taluka- Panvel, District- Raigad.

Situated and lying at Mouje Vakadi, Taluka- Panvel, District- Raigad in the registration District of Raigad, and within the jurisdiction of Sub-Registrar of Assurance at Panvel and herein referred to as the Said "Property".

3) SEARCH:

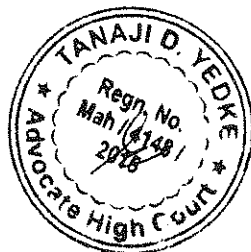
Accordingly, I have taken search of the Index II as maintained in the office of Registrar of Assurances at Panvel No. 1, 2, 3, 4 & 5 about the said



Property for a period of 30 years i.e. 1988 to 2017, with respect to the said property.

During my search of Index II maintained in the Office of the Sub-Registrar of Assurances, I have gone through following entry/entries.

YEAR	FINDINGS
1988	Torn and Damage
1989	Torn and Damage
1990	Torn and Damage
1991	Torn and Damage
1992	Torn and Damage
1993	Torn and Damage
1994	Torn and Damage
1995	Torn and Damage
1996	Torn and Damage
1997	Torn and Damage
1998	Torn and Damage
1999	Torn and Damage
2000	Torn and Damage
2001	No Entry Found
2002	No Entry Found
2003	No Entry Found
2004	No Entry Found
2005	No Entry Found
2006	No Entry Found
2007	No Entry Found



2008	No Entry Found
2009	No Entry Found
2010	No Entry Found
2011	No Entry Found
2012	No Entry Found
2013	No Entry Found
2014	No Entry Found
2015	Document No. (Panvel-1) -359/2015, dt.19/01/2015
2016	Record Not Maintain
2017	Record Not Maintain

4) DETAILS OF FOUND ENTRIES:

A) 2015

:

Sale Deed

A.V. – Rs. 15000000/-

M.V. – Rs. 5584000/-

Survey No. 158, Mouje Vakadi, Taluka Panvel

1) Mr. Eknath Krushna Khutale, 2) Mr. Prabhudas
Krushna Khutale, 3) Mr. Balu Krushna Khutale

To

M/S. Shanti Developers through Its Partner 1) Mr.

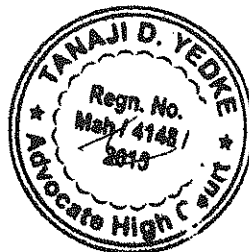
Rajkumar Ganesh Pandey, 2) Mr. Ravindra

Dattatray Sawant, 3) Mr. Mahesh Harishchandra

Mhatre, 4) Mr. Dinesh Bapu Satre

Regn. Date -19/01/2015

Doc. No. - (Panvel-1) 359-2015



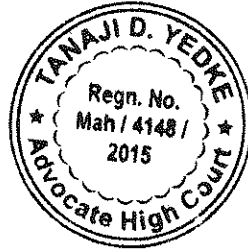
NOTE:-

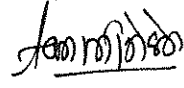
- ❖ This Search Report is subject to torn, mutilated records and withdrawals of Register for certain year to binding and rewriting.
 - There is no record maintained pertaining to the total number of book or total number of entries or total number of pages for the particular village.
-

Government fees are paid by an Application No. MH000318356201718E, dated. 11/04/2017 issued by Sub-Registrar office Panvel-3.

Place: Navi Mumbai

Dated: 11th April 2017




Advocate
Tanaji D. Yedke
B.COM,LL.B
Advocate High Court

Encl: Original Government Fees paid Receipt of Rs.750/-.

भूमि अभिलेख विभाग, महाराष्ट्र शासन
मोजणीची 'क' प्रत देवुन प्रकरण निकाली

प्रति,

श्री/श्रीमती :- मे.शांति डेव्हलपर्स

तर्फे भागिदार राजकुमार गणेश

पांडे.

रा.प्लॉट नं.२८६, ब्लॉक

नं.बि-१०१/१०२, इमारतीचे

नाव:शांति वाटिका, रोड नाव

:से.१९ सि, गाव

:कोपरखैरणे, तालुका:ठाणे

, जिल्हा:ठाणे., पिन नं.४००७०९..

विषय:- जमीन मोजणीबाबत.

संदर्भ:- आपला दिनांक २६/९/२०१६ चा मोजणीअर्ज.

महोदय/

महोदया,

आपल्या विषयांकीत संदर्भीय अर्जाप्रमाणे आपणास रितसर आगाउ नोटीशीने कळवून ईकडील भुकरमापक यांनी नेमलेल्या तारखेस गावी येवुन आपले व लगत कब्जेदार व पंचासमक्ष मोजणी केलेली आहे.ईकडील अभिलेखाच्या आधारे आपणांस हद्दीच्या खुणा दाखविल्या आहेत.त्याबाबत आपण भुकरमापक यांचेसमोर पंचासमक्ष हद्दी मान्य असलेबाबत संमतीदर्शक जबाब दिलेला आहे.तो प्रकरणी सामील आहे.आता मोजणी कामाची पुर्तता झालेने आपला मोजणी अर्ज निकाली ठेवला आहे.सोबत मोजणी नकाशाची 'क' प्रत पाठवली आहे.कळावे.

मोजणी प्रकार		मो. र. क्र.	तालुका	गांव/वार्ड	गट नं.	मोजणी दिनांक	हद्दी दाखविल्याचा दिनांक	'क' प्रत पाठविलेली दिनांक
कालावधी	उद्देश							
अतितातडी	हद्दकायम	१०७८७	पनवेल	वाकडी	१५८/१	१७/१०/२०१६	१७/१०/२०१६	२५/१०/२०१६

COLOUR XEROX

अभिलेखपाल:

उपअधीक्षक भुमी अभिलेख पनवेल, पनवेल.

प्रस्तुत प्रकरणी आता काहीही तजवीज नसलेनेप्रकरण निकाली केले आहे. बी.एन.डी.क्रमांक देउन पुढील नियमाधिन कार्यवाही करावी.