

Dattaram Dindikar

Advocate & legal Consultant
"Shree" Niwas Bunglow, Shree Atul CHS, Tadwadi, Ambernath, (East).
09320486913.

Date – 07/12/17

TITLE CERTIFICATE

To

M/s Panvelkar Infrastructures Pvt Ltd
Office at – Nandi Commercial Complex,
Second Floor, Nr. Panvelkar Plaza,
Ambernath (E).

Ref: All that piece and parcel of land situated at Village Mankivli, Taluka – Ambernath, District Thane, bearing, New Gut No. 42, Hissa No. 1, area admeasuring about 7900 square meter, within the limits of Kulgaon Badlapur, Thane. Along with, Transferable Development Rights admeasuring area about 556 square meter out of total land admeasuring about 3594.80 square meter, from Survey No. 67, Hissa No. 3/16, situated in Village Juveli, Taluka – Ambernath, District Thane. And Transferable Development Rights admeasuring area about 2322 square meter, from Plot No. 10 & 11, Survey No. 9, Hissa No. 3A/1 & 3A/2, situated in Village Shirgaon, Taluka – Ambernath, District Thane. Transferable Development Rights admeasuring area about 836.13 square meter out of total land admeasuring about 1672.26 square meter, from Survey No. 3/1 Part 4 & Survey No. 3/1 Part 5, situated in Village Kharvaj, Taluka – Ambernath, District Thane.

Read :

1. Extract of 7/12
2. Mutation Entries
3. Agreement for sale entered into between Jayashree Jayant Karale& others on one hand and SakharamPandurangMeher and others on other hand bearing registration no. 2411/11 dated 04.03.2011 registered before Sub Registrar Ulhasnagar -2.
4. Conveyance deed entered into between Jayashree Jayant Karale& others on one hand and SakharamPandurangMeher and others on other hand bearing registration no. 7400/11 dated 15.07.2011registered before Sub Registrar Ulhasnagar -2
5. Agreement for sale dated 03.10.2011 registered at the office of sub registrar of Assurance at Ulhasnagar -2 under serial no. 10121/2011 made and executed between Shri SakharamPandurangMeher and others as the owners and Shri Ashwin Mohanlal Thakkar, Shri Ashok Chhaganlal Thakkar and Shri KeshavjiKhestiHarniya as the purchasers.

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6. Deed of Conveyance dated 03.10.2011 registered at the office of sub registrar of Assurance at Ulhasnagar -2 under serial no. 10123/2011 made and executed between Shri SakharamPandurangMeher and others as the owners and Shri Ashwin Mohanlal Thakkar, Shri Ashok Chhaganlal Thakkar and Shri KeshavjikheshiHaraniya as the purchasers.
7. Agreement for sale dated 09.06.2014 registered at the office of sub registrar of Assurance at Ulhasnagar -2 under serial no. 5906/2014 made and executed between Shri Ashwin Mohanlal Thakkar, Shri Ashok Chhaganlal Thakkar and Shri KeshavjikheshiHaraniya as the owners and M/s Panvelkar Infrastructures Pvt Ltd as purchaser.
8. Power of Attorney dated 09.06.2014 registered at the office of sub registrar of Assurance at Ulhasnagar -2 under serial no. 5907/2014 made and executed between Shri. Ashwin Mohanlal Thakkar, Shri Ashok Chhaganlal Thakkar and Shri KeshavjikheshiHarania as the Authority giver and Shri. Rahul V. Panvelkar through M/s Panvelkar Infrastructures Pvt Ltd as acceptor of Power of Attorney.
9. Agreement for transfer of Transferable Development Rights registered at the office of sub registrar of Assurance at Ulhasnagar -2 under serial no. 1260/15 dated 09/02/15 made and executed between Shri Ashwin Mohanlal Thakkar, Shri Ashok Chhaganlal Thakkar and Shri Keshavji Khetshi Harania as the owners and M/s Panvelkar Infrastructures Pvt Ltd as purchaser.
10. Deed of Conveyance dated 01/01/2016 registered at the office of sub registrar of Assurance at Ulhasnagar -2 under serial no. 19/16 made and executed between Shri Ashwin Mohanlal Thakkar, Shri Ashok Chhaganlal Thakkar and Shri Keshavji Khetshi Harania as the owners and M/s Panvelkar Infrastructures Pvt Ltd as purchaser.
11. Agreement for transfer of Transferable Development Rights registered at the office of sub registrar of Assurance at Ulhasnagar -2 under serial no. 8901/17 dated 17/07/17 made and executed between Shri Bhushan Bhanudas Karale as the owners and M/s Panvelkar Infrastructures Pvt Ltd as purchaser.
12. Agreement for transfer of Transferable Development Rights registered at the office of sub registrar of Assurance at Ulhasnagar -2 under serial no. 10910/17 dated 18/08/17 made and executed between Shri Avinash Dattatray Patkar as the owners and M/s Panvelkar Infrastructures Pvt Ltd as purchaser.

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13. Interim Search Report dated 07/12/17 being receipt No. 271025

A. Details of Document perused

At present 7/12 extracts shows the Name of M/s. Panvelkar Infrastructures Pvt Ltd as owner and possessor for area admeasuring about 7900 Square meter out of total land within the limits of KulgaonBadlapurThane .

B. Mutation Entries –

1. Mutation Entry No. 114

This Mutation entry No. 114, reveals the fact that owner and occupier PrabhakarVamanGanu expired leaving behind legal heirs i.e. Smt LaxmibaiPrabhakarGanu, Vasant PrabhakarGanu, ShrikantPrabhakarGanu.

2. Mutation Entry No. 178

This Mutation Entry No. 178 reveals the Fact that Vaman Gopal Gadge and DasharathGadage Purchased the said property from its previous owner Vasant PrbhakarGanu and others

3. Mutation Entry No. 181

This entry merely reveals reorganization of Guts in village under Metrology Act

4. Mutation Entry No. 285

This Mutation entry No. 285 dated 06/05/1981, Reveals the partition of above referred property among the family members of Vaman Gopal Gadge and DasharathGadage. o

5. Mutation Entry No. 398

This Mutation entry No. 398 disclose the facts that the name of legal heirs of late DasharathGadage entered on revenue records that is Smt Sumitra D. Gadge, Ram D. Gadge, Laxman D. Gadge, Dattatray D. Gadge, Rajendra D. Gadge, Somnath D. Gadge, SurekhaShivajiBhagat, JayashreeJaywantKarale.

6. Mutation Entry No. 490

This Mutation Entry No. 490 dated 30/07/2011 reveals the fact that the said property was purchased by Shri SakharamPandurangMeher, Shri HiralalKalpu Gupta, Shri Vinod haraji Patel, Shri HarajiVishwas Patel, Shri PrasadhaMithu Thakkar from Smt Sumitra D. Gadge, Ram D. Gadge, Laxman D. Gadge, Dattatray D. Gadge, Rajendra D. Gadge,

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Somnath D. Gadge, SurekhaShivajiBhagat, JayashreelaywantKarale, by executing deed of conveyance bearing registration no. 7400/11.

7. Mutation Entry No.491

This Mutation Entry No. 491 dated 05/10/2011 reveals the fact that the said property was purchased by Shri Ashwin Mohanlal Thakkar, Shri Ashok C. Thakkar, Shri KeshavjiKhetshiHaraniafrom Shri SakharamPandurangMeher, Shri HiralalKalpu Gupta, Shri Vinod haraji Patel, Shri HarajiVishwas Patel, Shri PrasadhaMithu Thakkar, by executing deed of conveyance bearing registration no. 10123/11.

8. Mutation Entry No. 567

This Mutation entry No. 567 dated 14/01/2016, reveals the fact that the said property was purchased byM/s Panvelkar Infrastructures Pvt Ltd, from Shri Ashwin Mohanlal Thakkar, Shri Ashok C. Thakkar, Shri KeshavjiKhetshiHarania, by executing deed of conveyance bearing registration no. 19/16 dated 01/01/2016.

C. The Documents perused –

1. Agreement for sale entered into between Jayashree Jayant Karale & others on one hand and Sakharam Pandurang Meher and others on other hand bearing registration no. 2411/11 dated 04.03.2011 registered before Sub Registrar Ulhasnagar -2.
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10. Agreement for transfer of Transferable Development Rights registered at the office of sub registrar of Assurance at Ulhasnagar -2 under serial no. 10910/17 dated 18/08/17 made and executed between Shri Avinash Dattatray Patkar as the owners and M/s Panvelkar Infrastructures Pvt Ltd as purchaser.

D. Revised Commencement Certificate issued by Kulgaon Badlapur Municipal Council on basis of available TDR bearing No. KBMC/ NRV/ BP/ 8698/ 2017-18 Unique No. 138 dated 23/11/17

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From the Commencement Certificate issued by KULGAON BADLAPUR NAGAR PARISHAD bearing No. KBNP/ NRV/ BP/ 15-16/ 596 dated 19.01.2016 it seems that M/s Panvelkar Infrastructures Pvt Ltd get plan sanctioned from KBMC on area admeasuring 9625.84 square meter out of 9702.56 square meter for construction of Three building i.e. Building No. R-2, R-3 & R-4 comprising of Stilt plus Twelve Storey Building.

From the Revised Commencement Certificate issued by KULGAON BADLAPUR NAGAR PARISHAD bearing No. KBNP/ NRV/ BP/ 8698/ 2017-18, Unique No. 138 dated 23/11/17 it seems that M/s Panvelkar Infrastructures Pvt Ltd get plan sanctioned from KBMC on area admeasuring 13076.16 square meter out of 13077.27 square meter for construction of Three building i.e. Building No. R-2, R-3 & R-4 comprising of Stilt plus Twelve Storey Building along with additional R1 comprising of Part stilt plus Ten Floor Building for residential and commercial purpose.

E. Interim Search Report dated 07/12/17 -

I have also gone through the search report taken at the office of Sub Registrar of Assurance at Ulhasnagar and same does not reveal any entry which may fall in the category of encumbrances over the said property.

I have investigated the title of the owners i.e. M/s Panvelkar Infrastructures Pvt Ltd to the above said property I am opinion that in lieu Deeds mentioned herein above, M/s Panvelkar Infrastructures Pvt Ltd entitle to construct building on property mentioned herein above. And hence the title of M/s Panvelkar Infrastructures Pvt is clear, free and marketable.



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