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01-06-2017

To,

Panvelkar Group Builders & Developers,

Plot no.194, Sai Nandanwar CHS,

Shiv Sena Shakha, Shiv Ganesh Nagar,

Ambernath (E) 421501

Sub: Title & Search Report in respect of property situated at Kohoj-Khuntavli Taluka

Ambernath District Thane

A. DESCRIPTION OF THE PROPERTY

Piece and parcel of land situate bearing Survey no.8A admeasuring 1,867 sq. mts. situated at village Kohoj-Khuntavli, Tal. Ambernath corresponding City Survey no.47 of Ambernath City Survey Office and within limits of Ambernath Municipal Council bounded by -

On North : Property owned by Mr. Raghunath Lakhambale

On South : Panvelkar Campus Complex

On East : Property owned by Sai Ram Co-operative Housing Society

On West : Property owned by Government of India (Ordinance Factory)

B. DOCUMENTS SCRUTINIZED

Sr. No.	Date of Document	Nature of the document	Whether Original/ Certified/ True Copy/ Photostat
1.	07-11-2016	Development Agreement executed by the land owners Mr. Dattu Nana Lakhambale & 4 others in favour of M/s. Panvelkar Group Builders & Developers at Sr. No.UHN3-10891/2016	Original Seen
2.	07-11-2016	Power of Attorney executed by the land owners Mr. Dattu Nana Lakhambale & 4 others in favour of partners of M/s. Panvelkar Group Builders & Developers at Sr. No.UHN3-10892/2016	Original Seen
3.	24-11-2016	7/12 Extract Record of Rights	Certified
4.	24-11-2016	Mutation Extracts no.1142, 1714 & 1724	Certified
5.	03-11-2016	Property Card Extract	Certified
6.	29-03-2017	Building Permission issued by Ambernath Municipal	Certified

C. TRACING OF TITLE FOR LAST 13 YEARS

Land bearing Survey no.8A admeasuring 5400 sq. mts. was originally owned by Mr. Anant Ramchandra Phadke as on tillers day (01-04-1974) and same was cultivated by Mr. Nana Krushna Lakhambale as per record of rights and his name is recorded in record of rights as the Kabjedar (Owners). Said Mr. Nana Krushna Lakhambale acquired same under Sec.32G of Bombay Tenancy & Agricultural Land Act 1948 being protected tenant as on 01-04-1974 and necessary certificate under Sec.32M of the said Act was issued to him and Mr. Nana Krushna Lakhambale name was recorded in record of rights under mutation entry 1142.

Said land owner died intestate on 30-04-1989 and land in question was succeeded/ inherited by his legal heirs viz. Mr. Dattu Nana Lakhambale, Mr. Raghunath Nana Lakhambale & Mr. Shivaji Nana Lakhambale as shown in record of rights & others per record of rights vide mutation entry no.1714 read with 1724. No other name seen in other right column and Kul Khand column.

Necessary mutation was effected vide Mutation entry no.1714 & 1724. Land is used for residential purpose and necessary endorsement of NA use is seen on record.

Land was subject to City survey number and necessary City Survey numbers are allotted by the Ambernath City Survey Office viz. City Survey no.46. Land in question is not affected by the provisions of the Urban Land (C&R) Act.

Said Joint owners decided to demarcate their respective un-divided share in land in question as per their respective possessions and said Survey no.8A admeasuring 5400 sq. mts. was divided into three equal parts and land in question admeasuring 1867 sq. mts. out of the entire property came into exclusively share of Mr. Dattu Nana Lakhambale.

Said Mr. Dattu Nana Lakhambale alongwith his family members decided to develop the said property and entered into a development agreement with M/s. Panvelkar Group Builders & Developers, a partnership firm on 07-11-2016 and same was registered in the Office of Sub-Registrar of Assurances Ulhasnagar 3 at Sr. No.UHN3-10891/2016 dt.07-11-2016. Necessary Power of Attorney in respect of said development was also given to the partners of the said M/s. Panvelkar Group Builders & Developers on 07-11-2016 and same was registered in the Office of Sub-Registrar of Assurances Ulhasnagar 3 at Sr. No.UHN3-10892/2016. Possession of land in question has been handed over exclusively to M/s. Panvelkar Group Builders & Developers as a developer/ promoter and said Development Agreement and Power of Attorney are still

Said M/s. Panvelkar Group Builders & Developers as a constituted attorney of the land owner have obtained necessary Building Permission cum Commencement Certificate from Ambernath Municipal Council vide अनप/ नरवि/ बाप/ १६-१७/ १८९०/ ८७०९-९९ ता.२९-०३-२०१७

Land is capable for development as the Ambernath Municipal Council has shown said area for residential use in its development plan and M/s. Panvelkar Group Builders & Developers decided to develop land in question and have obtained necessary approval in respect of re-classification of land from Office of Tahsildar, Ambernath vide Order bearing मह/ क-१/ टे-३/ जमिनबाब/ रु.क./एसआर-३५/ २०१७ ता.१७-०५-२०१७.

D. ENCUMBRANCE CERTIFICATE FOR THE PERIOD OF 13 YEARS

I have gone through documents and relevant record in respect of above referred property/ flats for last 13 years and from I certify that NO encumbrance is/ are noticed at present on said property.

E. EVIDENCE OF POSSESSION

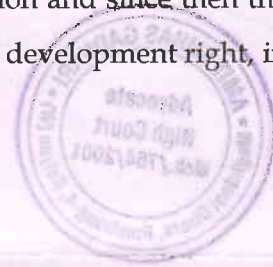
Possession of the land is with M/s. Panvelkar Group Builders & Developers as a developer/ promoter.

CERTIFICATE OF TITLE

I have gone through documents and relevant record. From said record and documents I certify that Mr. Dattu Nana Lakhambale as referred hereinabove is exclusive owner of land in question and he has valid, legal right over said land and same was free from encumbrances and reasonable doubts as on 07-11-2016 when he allowed M/s. Panvelkar Group Builders & Developers to develop land in question and since then the said M/s. Panvelkar Group Builders & Developers have acquired development right, interest over land in question as a developer/ promoter.


Amit S. Gadkari

Advocate



SEARCH CERTIFICATE

I have gone through record maintained by Sub-Registrar Ulhasnagar 3 in respect of property in question and my observations are as follows -

- 2004 Nil
2005 Nil
2006 Nil
2007 Nil
2008 Nil
2009 Nil
2010 Nil
2011 Nil
2012 Nil
2013 Nil
2014 Nil
2015 Nil
2016 Development Agreement dt.07-11-2016 executed by Mr. Dattu Nana Lakhambale & others in favour of M/s. Panvelkar Group Builders & Developers at Sr. No.UHN3-10891/ 2016
Power Of Attorney dt.07-11-2016 in respect land in question executed by the land owners Mr. Dattu Nana Lakhambale and others in favour of partners of M/s. Panvelkar Group Builders & Developers at Sr. No.UHN3-10892/ 2016
2017 Nil till 31-05-2017

Yours sincerely


Amit Suhas Gadkari

Advocate

