

ANNEXURE- 'A'



MONALI G. SHETE
(B.Sc., LL.M.)
ADVOCATE

Mob. : +91 - 7718867616

उ.ह.न.२	
2८39	२०२०
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Thane (W) - 400 601.	

Address : 301/B, Noori Baug Apartment, Noori Baba Darga Road, Makhmali Talad, Thane (W) - 400 601.

Date 05/07/2018

TO WHOMSOEVER IT MAY CONCERN

TITLE REPORT

• Introduction :-

Under the instruction from M/s Panvelkar Infrastructures Pvt. Ltd.
that I submit following Title Report:-

• Description of Property:-

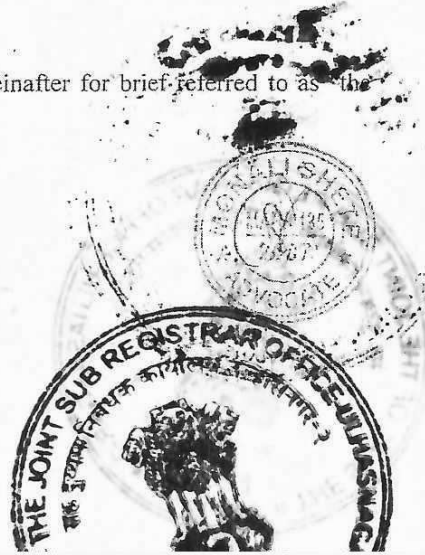
All that piece and parcel of land, lying, being and situate at village
Mankivali, taluka Ambernath, District Thane bearing :-

Gut no.	H. No.	Area (H-A-P)	Assessment (Rs.P.)
42	2	0-76-10	6.91
		0-03-00 (P.K.)	
42	3	0-03-00	0.08
		0-00-50 (P.K.)	
	Total	0-82-60	

Presently in name of :-

M/s Panvelkar Infrastructures Private Limited through its Director
Shri Rahul Vijay Panvelkar

(with all right, title and interest therein) hereinafter for brief referred to as "the
said property")



3.8.5	
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30	48

A) Document perused for Gut no:- 42/2 :-

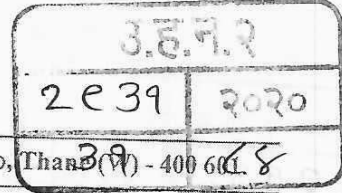
- i) Extract of Village form no 7/12.
- ii) Mutation entry no. 114, 131, 148, 178, 181, 285, 392, 417, 468, 498, 573, 603, 607, 629 of Village Mankivali, Taluka Ambarnath, Dist. Thane.
- iii) Copy of Registered Sale Deed dated 27/04/2011 bearing Registrarion No. Ulhasnagar-2-4443/2011 executed between 1) Shri Chandrakant Sambhaji Gadge, 2) Shri Ritesh Sharad Gadge, 3) Shri Vishnu Sambhaji Gadge, 4) Shri Shantaram Sambhaji Gadge, 5) Shri Jitendra Bharat Gadge, 6) Shri Sambhaji Gopal Gadge, 7) Shri Gajendra Bharat Gadge as the owner/Vendors of the First Part and Shri Prakash G Sharma as the "Purchaser" of the Second Part.
- iv) Copy of Registered Agreement for Sale dated 24/11/2014 bearing Registration no. Ulhasnagar-2-11016/2014 executed between Shri Prakash G. Sharma as the Vendor/Owners of the First Part and M/S Panvelkar Infrastructures Pvt. Ltd., through its director Shri Rahul Vijay Panvelkar as the Purchaser" of the second part.
- v) Copy of Registered Power of Attorney dated 24/11/2014 bearing Registration no. Ulhasnagar-2-11017/2014 given by Shri Prakash G. Sharma in favour of M/S Panvelkar Infrastructures Pvt. Ltd., through its director Shri Rahul Vijay Panvelkar as the Power of Attorney Holder.
- vi) Copy of Mortgage deed dated 09/12/2014 and 03/09/2015 bearing Registration no. Ulhasnagar-2-11543/2014 and Ulhasnagar-2-8017/2015 respectively executed between Reliance Home Finance Ltd. Through Shri K. Sureshkumar through Power of Attorney Holder Shri Vikrant S Jadhav as the Mortagagors and 1) M/s Panvelkar Infrastructures Pvt. Ltd through Director Shri Vijay Ramchandra Panvelkar, 2) M/s Panvelkar Gharkul Investments Through its Partner Shri Vijay Ramchandra Panvelkar, 3) M/s Panvelkar Gharkul Investment through Partner Shri Rahul Vijay Panvelkar, 4) Shri Vijay Ramchandra Panvelkar, all as the Mortgagees.





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- vii) Copy of Reconveyance Deed dated 05/01/2017 bearing Registration no. Ulhasnagar-2-143/2017 and Ulhasnagar-2-144/2017 executed between Reliance Homes Finance Ltd. Through Shri K. Sureshkumar through Power of Attorney Holder Shri Vikrant S Jadhav as the Mortagagors and 1) M/s Panvelkar Infrastructures Pvt. Ltd through Director Shri Vijay Ramchandra Panvelkar 2) M/s Panvelkar Gharkul Investments Through its Partner Shri Vijay Ramchandra Panvelkar 3) M/s Panvelkar Gharkul Investment through Partner Shri Rahul Vijay Panvelkar 4) Shri Vijay Ramchandra Panvelkar, all as the Mortgagees. (For Mortgage Deed no. 8017/2015 and 11543/2014)
- viii) Copy of Deed of Conveyance dated 11/09/2017 bearing Registration no. Ulhasnagar-2-11947/2017 executed between Shri Prakash G. Sharma as the Vendor/Owners of the First Part and M/S Panvelkar Infrastructures Pvt. Ltd., through its director Shri Rahul Vijay Panvelkar as the Purchaser" of the second part.
- ix) Copy of Rectification Deed dated 25/04/2018 bearing Registration No. Ulhasnagar-2-5475/2018 executed between Shri Prakash G. Sharma through its Power of Attorney Holder M/s Panvelkar Infrastructures Pvt. Ltd. Through its Director Mr. Rahul Panvelkar, as the Vendor/Owners of the First Part and M/S Panvelkar Infrastructures Pvt. Ltd., through its director Shri Rahul Vijay Panvelkar as the Purchaser" of the second part.
- x) Copy of Search Report bearing receipt no. 10163 dated 03/07/2018 taken for the year 1989 till 2018 (30/06/2018) in the office of Sub Registrar of Assurances, Ulhasnagar.

B) Document perused for Gut no:- 42/3 :-

- i) Extract of Village form no 7/12.
- ii) Mutation entry no. 114, 148, 181, 237, 342, 417, 474, 479, 573, 601, 638, 640 of Village Mankivali, Taluka Ambernath, Dist. Thane.



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- iii) Copy of Registered Sale Deed dated 22/08/2012 bearing Registraron No. Ulhasnagar-2-8639/2012 executed between 1) Shri Gajendra Bharat Gadge, 2) Smt. Janabai Shyamkumar Bhoir, 3) Shri Jitendra Bharat Gadge, 4) Smt. Sulochana Vasudev Dhule as the owner/Vendors of the First Part and Shri Prakash G Sharma as the "Purchaser" of the Second Part.
- iv) Copy of Registered Agreement for Sale dated 05/12/2014 bearing Registration no. Ulhasnagar-2-11453/2014 executed between Shri Prakash G. Sharma as the Vendor/Owners of the First Part and M/S Panvelkar Infrastructures Pvt. Ltd., through its director Shri Rahul Vijay Panvelkar as the Purchaser" of the second part.
- v) Copy of Registered Power of Attorney dated 05/12/2014 bearing Registration no. Ulhasnagar-2-11454/2014 given by Shri Prakash G. Sharma in favour of M/S Panvelkar Infrastructures Pvt. Ltd., through its Director Shri Rahul Vijay Panvelkar as the Power of Attorney Holder.
- vi) Copy of Mortgage deed dated 09/12/2014 and 03/09/2015 bearing Registration no. Ulhasnagar-2-11543/2014 and Ulhasnagar-2-8017/2015 respectively executed between Reliance Homes Finance Ltd. Through Shri K. Sureshkumar through Power of Attorney Holder Shri Vikrant S Jadhav as the Mortagagors and 1) M/s Panvelkar Infrastructures Pvt. Ltd through Director Shri Vijay Ramchandra Panvelkar, 2) M/s Panvelkar Gharkul Investments Through its Partner Shri Vijay Ramchandra Panvelkar, 3) M/s Panvelkar Gharkul Investment through Partner Shri Rahul Vijay Panvelkar, 4) Shri Vijay Ramchandra Panvelkar, all as the Mortgagees.
- vii) Copy of Reconveyance Deed dated 05/01/2017 bearing Registration no. Ulhasnagar-2-143/2017 and Ulhasnagar-2-144/2017 executed between Reliance Homes Finance Ltd. Through Shri K. Sureshkumar through Power of Attorney Holder Shri Vikrant S Jadhav as the Mortagagors and 1) M/s Panvelkar Infrastructures Pvt. Ltd through Director Shri Vijay Ramchandra Panvelkar 2) M/s Panvelkar Gharkul Investments Through its Partner Shri Vijay Ramchandra Panvelkar 3) M/s Panvelkar Gharkul Investment through Partner Shri Rahul Vijay Panvelkar 4) Shri Vijay Ramchandra Panvelkar, all as the Mortgagees. (For Mortgage Deed no. 8017/2015 and 11543/2014).





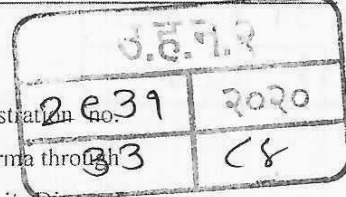
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viii) Copy of Conveyance Deed dated 21/06/2018 bearing Registration no. Ulhasnagar-2-8007/2018 executed between Shri Prakash G. Sharma through its Power of Attorney Panvelkar Infrastructures Pvt. Ltd through its Director Mr. Rahul Vijay Panvelkar as the Vendor/Owners of the First Part and M/S Panvelkar Infrastructures Pvt. Ltd., through its director Shri Rahul Vijay Panvelkar as the Purchaser" of the second part.

ix) Copy of Search Report bearing receipt no. 10159 dated 03/07/2018 taken for the year 1989 till 2018 (30/06/2018) in the office of Sub Registrar of Assurances, Ulhasnagar.

C) Conversion of Property into Non Agricultural Land

For Gut no./Survey no. 42, Hissa no. 2, the said property is converted into Non Agricultural Land assessment vide the order no. मह/क-1/टे-3/जमीनबाब रु.क./का वि-237/2017 DATED 09/08/2017 passed by Hon'ble Tahsildar of Ambernath after paying the tax of Rs. 4746/- through e-challan bearing GRN No. MH003603613201718M on dated 18/07/2017 and recorded by virtue of Mutation entry no. 629 of Village Mankivali, Taluka Ambernath, Dist. Thane.

For Gut no./Survey no. 42, Hissa no. 3, the said property is converted into Non Agricultural Land assessment vide the order no. मह/क-1/टे-3/जमीनबाब रु.क./का वि-237/2017 DATED 09/08/2017 passed by Hon'ble Tahsildar of Ambernath after paying the tax of Rs. 300/- through e-challan bearing GRN No. MH002210757201819M on dated 01/06/2018 and recorded by virtue of Mutation entry no. 643 of Village Mankivali, Taluka Ambernath, Dist. Thane.



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D) Commencement Certificate issued by the Kulgaoon Badlapur Municipal Council bearing no. KBMC/NRV/BP/4242/2018-19, Unique no. 44, DATED 13/06/2018,

M/s Panvelkar Infrastructures Pvt. Ltd through its Director Shri Rahul Vijay Panvelkar and his architect merged and amalgamated Gut no./Survey no. 42/2, 42/3 Village Mankivali, Taluka Ambernath, Dist. Thane and also added the TDR purchased by M/s Panvelkar Infrastructures Pvt. Ltd through its Director Shri Rahul Vijay Panvelkar to get plan sanctioned from KBMC on total area admeasuring 13593.82 Sq. Mtr. for construction of 5 building i.e. A-wing and B-wing comprising of Stilt, Ground plus 7 storey, C-wing and D-wing comprising of Stilt, Ground plus 9 storey, E-wing comprising of Stilt, Ground plus 8 storey building.

On the perusal of above documents, i have not come across any entry adverse to the title of the present owner and therefore chain of title is complete. I do hereby certify that M/s Panvelkar Infrastructures Pvt. Ltd through its Director Mr. Rahul Vijay Panvelkar had acquired ownership rights of all that piece and parcel of land bearing Gut no./Survey no. 42/2, 42/3 total area admeasuring 0H-82A-60P, situate at village Mankivali, taluka Ambernath, District Thane. And they asre entitled to develop the said property by obtaining construction permissions as per prevailing rules and regulations under various laws and authorities.

In my opinion the title of the said land is CLEAR, MARKETABLE AND FREE FROM ENCUMBRANCES BEYOND REASONABLE DOUBT.



(Signature)
MONALI G. SHETE

ADVOCATE

MONALI G. SHETE

B.Sc., LL.M.

Advocate High Court
Reg. No. MAH/4135/2007
301/B, Noori Baug Apt.,
Makhmali Talao,
Thane, Mob - 9820160101



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DATE :- 03/07/2018

SEARCH REPORT

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DESCRIPTION OF PROPERTY:-

All that piece and parcel of land lying, being and situate at Village MANKIVALI, Taluka Ambernath, District Thane. Gut No. 42, Hissa No. 2, area admeasuring 0H-75R-10P, Potkharaba 0H-03R-0P, total area admeasuring area 0H-79R-10P, Asst. Rs.6.91 Paise within limits of Kulgaon Badlapur Municipal council and Sub Registrar of Ulhasnagar-2 at Badlapur.

I have taken the search in respect of above mentioned property and I have gone through available Index II Registered kept in the office of Sub-Registered Ulhasnagar-2 for the period of 30 years i.e. 1989 to 2018 (30/06/2018).

YEAR	TRANSACTION	YEAR	TRANSACTION
1989	Books Not Available	2004	Nil
1990	Books Not Available	2005	Nil
1991	Books Not Available	2006	Nil
1992	Books Not Available	2007	Nil
1993	Books Not Available	2008	Nil
1994	Torn Condition	2009	Nil
1995	Torn Condition	2010	Nil
1996	Torn Condition	2011	Transaction
1997	Torn Condition	2012	Nil
1998	Torn Condition	2013	Nil
1999	Torn Condition	2014	Transaction
2000	Torn Condition	2015	Transaction
2001	Torn Condition	2016	Nil
2002	Torn Condition	2017	Transaction
2003	Nil	2018	Transaction



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The Transaction of above mentioned property of which the details is as under:-

1) Transaction of Year 2011:-

Nature of Transaction :- **SALE DEED**

Actual Value of Rs:- 2,83,91,500/-

Market Value of Rs. 2,83,91,500/-

Description of Property:-

All that piece and parcel of land lying, being and situate at Village Mankivali, Taluka Ambernath, District Thane. Gut No. 42, Hissa No. 2, area admeasuring 0H-76R-10P, Potkharaba 0H-03R-0P, total area admeasuring area 0H-79R-10P, Asst. Rs.6.91 Paise.

Vendor/Owners :-
 1) Shri Chandrakant Sambhaji Gadge
 2) Shri Ritesh Sharad Gadge
 3) Shri Vishnu Sambhaji Gadge
 4) Shri Shantaram Sambhaji Gadge
 5) Shri Jitendra Bharat Gadge
 6) Shri Sambhaji Gopal Gadge
 7) Shri Gajendra Bharat Gadge

Purchaser :- Shri Prakash G. Sharma.

Date of Execution :- 27/04/2011
 Date of Registration :- 27/04/2011
 Registered Document No :- Ulhasnagar-2-4443/2011
 Stamp duty Paid :- 17,03,500/-
 Registration Charges :- 30,000/-

2) Transaction of Year 2014:-

Nature of Transaction :- **AGREEMENT FOR SALE**

Actual Value of Rs:- 3,80,00,000/-

Market Value of Rs. 3,00,58,000/-

Description of Property :-

Village Mankivali, Taluka Ambernath, District Thane. Gut No. 42, Hissa No. 2, area admeasuring 0H-76R-10P, Potkharaba 0H-03R-0P, total area admeasuring area 0H-79R-10P, Asst. Rs.6.91 Paise.





MONALI G. SHETE

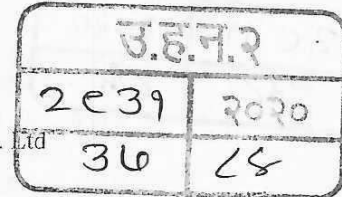
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Vendor/Owners :- Shri Prakash G. Sharma
Purchaser :- M/s Panvelkar Infrastructures Pvt. Ltd.
Through its Director
Shri Rahul Vijay Panvelkar.



Date of Execution :- 24/11/2014
Date of Registration :- 24/11/2014
Registered Document No :- Ulhasnagar-2-11016/2014
Stamp duty Paid :- 19,00,000/-
Registration Charges :- 30,000/-

3) Transanction of Year 2014:-

Nature of Transaction :- **POWER OF ATTORNEY**

Actual Value of Rs:- 0/-

Market Value of Rs. 0/-

Description of Property :-

Village Mankivali, Taluka Ambarnath, District Thane. Gut No. 42, Hissa No. 2, area admeasuring 0H-76R-10P, Potkharaba 0H-03R-0P, total area admeasuring area 0H-79R-10P, Asst. Rs.6.91 Paise.

Principal :- Shri Prakash G. Sharma
Power of Attorney Holder:- M/s Panvelkar Infrastructures Pvt. Ltd.
Through its Director
Shri Rahul Vijay Panvelkar.

Date of Execution :- 24/11/2014
Date of Registration :- 24/11/2014
Registered Document No :- Ulhasnagar-2-11017/2014
Stamp duty Paid :- 100/-
Registration Charges :- 100/-

4) Transanction of Year 2014:-

Nature of Transaction :- **MORTGAGE DEED**

Actual Value of Rs:- 10,00,00,000/-



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2039	2020
36	68

Market Value of Rs. 0/-

Description of Property :-

Village Mankivali, Taluka Ambernath, District Thane. 1) Gut no. 40, Hissa No. 2, area admeasuring 5200 Sq. Mtr. 2) Gut no. 42, Hissa No. 3, area admeasuring 350 Sq. Mtr., 3) Gut no. 42, Hissa No. 2, area admeasuring 7910 Sq. Mtr., 4) Gut no. 42, Hissa No. 1, area admeasuring 7900 Sq. Mtr., 5) Gut no. 44, Hissa No. 1, (209 Units from the project Panvelkar Estate constructed on above mentioned survey nos)

Mortgagor :- Reliance Home Finance Limited
Through authorised signatory
Shri K. Sureshkumar
Through its Power of Attorney Holder
Shri Vikrant S. Jadhav

Mortgagee :- 1) M/s Panvelkar Infrastructures Pvt. Ltd
Through its Director
Shri Vijay Ramchandra Panvelkar.
Through its Power of Attorney Holder
Smt. Aparna Santosh Biwalkar
2) M/s Panvelkar Gharkul Investments
Through its Partner
Shri Vijay Ramchandra Panvelkar.
Through its Power of Attorney Holder
Smt. Aparna Santosh Biwalkar
3) M/s Panvelkar Gharkul Investments
Through its Partner
Shri Rahul Vijay Panvelkar.
Through its Power of Attorney Holder
Smt. Aparna Santosh Biwalkar
4) Shri Vijay Ramchandra Panvelkar.
Through its Power of Attorney Holder
Smt. Aparna Santosh Biwalkar

Date of Execution :- 09/12/2014
Date of Registration :- 09/12/2014
Registered Document No :- Ulhasnagar-2-11543/2014
Stamp duty Paid :- 500,000/-
Registration Charges :- 30,000/-

