



MONALI G. SHETE

(B.Sc., LL.M.)

ADVOCATE

Mob. : +91 - 7718867616

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

5) Transanction of Year 2015:-

Nature of Transaction :- **MORTGAGE DEED**

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

Market Value of Rs. 0/-

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Description of Property :-

Village Mankivali, Taluka Ambarnath, 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. 45, Hissa No. 2, area admeasuring 2000 Sq. Mtr., 6) Gut no. 49, Hissa No. 14, area admeasuring 3140 Sq. Mtr., 7) Gut no. 51, area admeasuring 1060 Sq. Mtr., 8) Gut no. 49, Hissa No. 7, area admeasuring 2030 Sq. Mtr., 9) Gut no. 49, Hissa No. 3, area admeasuring 500 Sq. Mtr., 10) Gut no. 39, Hissa No. 1, area admeasuring 1900 Sq. Mtr., 11) Gut no. 38, Hissa No. 2, area admeasuring 4060 Sq. Mtr., 12) Gut no. 44, Hissa No. 1 area admeasuring 5060 Sq. Mtr., (135 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



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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 :- 03/09/2015
 Date of Registration :- 03/09/2015
 Registered Document No :- Ulhasnagar-2-8017/2015
 Stamp duty Paid :- 500,000/-
 Registration Charges :- 30,000/-

6) Transanction of Year 2017:-

Nature of Transaction :- **RECONVEYANCE DEED**

Actual Value of Rs:- 0/-

Market Value of Rs. 1/-

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. 45, Hissa No. 2, area admeasuring 2000 Sq. Mtr., 6) Gut no. 49, Hissa No. 14, area admeasuring 3140 Sq. Mtr., 7) Gut no. 51, area admeasuring 1060 Sq. Mtr., 8) Gut no. 49, Hissa No. 7, area admeasuring 2030 Sq. Mtr., 9) Gut no. 49, Hissa No. 3, area admeasuring 500 Sq. Mtr., 10) Gut no. 39, Hissa No. 1, area admeasuring 1900 Sq. Mtr., 11) Gut no. 38, Hissa No. 2, area admeasuring 4060 Sq. Mtr., 12) Gut no. 44, Hissa No. 1 area admeasuring 5060 Sq. Mtr., (135 Units from the project Panvelkar Estate constructed on above mentioned survey nos) (Mortgage Deed No. 8017/2015)

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





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(B.Sc., LL.M.)

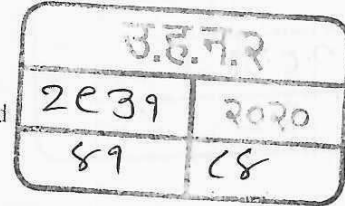
ADVOCATE

Mob. : +91 - 7718867616

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

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 :- 05/01/2017
Date of Registration :- 05/01/2017
Registered Document No :- Ulhasnagar-2-143/2017
Stamp duty Paid :- 500/-
Registration Charges :- 100/-

7) Transanction of Year 2017:-

Nature of Transaction :- RECONVEYANCE DEED

Actual Value of Rs:- 0/-

Market Value of Rs. 1/-

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,



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(209 Units from the project Panvelkar Estate constructed on above mentioned survey nos) (Mortgage Deed No. 11543/2014)

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 :- 05/01/2017
Date of Registration :- 05/01/2017
Registered Document No :- Ulhasnagar-2-144/2017
Stamp duty Paid :- 500/-
Registration Charges :- 100/-

8) Transanction of Year 2017:-

Nature of Transaction :- **DEED OF CONVEYANCE**

Actual Value of Rs:- 3,00,58,000/-

Market Value of Rs. 3,80,00,000/-

Description of Property :-

Village Mankivali, Taluka Ambernath, District Thane. Gut
No. 42, Hissa No. 2, area admeasuring 0H-76R-10P, Potkharaba 0H-





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

03R-0P, total area admeasuring area 0H-79R-10P. Asst. Rs. 691
Paise.

Vendor/Owners :- Shri Prakash G. Sharma
Through Power of Attorney Holder
Panvelkar Infrastructures Pvt. Ltd.
Through its Director
Shri Rahul Vijay Panvelkar
Through power of attorney
Smt. Aparna Santosh Biwalkar

Purchaser :- M/s Panvelkar Infrastructures Pvt. Ltd
Through its Director
Shri Rahul Vijay Panvelkar.
Through power of attorney
Smt. Aparna Santosh Biwalkar

Date of Execution :- 11/09/2017
Date of Registration :- 11/09/2017
Registered Document No :- Ulhasnagar-2-11947/2017
Stamp duty Paid :- 100/-
Registration Charges :- 100/-

9) Transaction for Year 2018:-

Nature of Transaction :- RECTIFICATION DEED

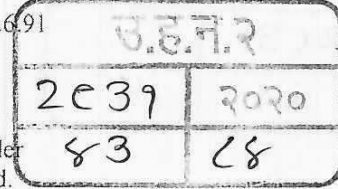
Actual Value of Rs:- 0/-

Market Value of Rs. 1/-

Description of Property :-

Village Mankivali, Taluka Ambernath, District Thane. Gut No. 42, Hissa No. 2, in the agreement bearing Document no. Ulhasnagar-2-11947/2017, the Actual Value of Property Rs. 3,00,58,000/- (Rupees Three Crore Fifty Eight Thousand was wrongly written in Index-I, Index-II and Receipt, instead of Actual Value of Property Rs. 3,80,00,000/- (Rupees Three Crore Eighty Lakhs).

Vendor/Owners :- Shri Prakash G. Sharma



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Through Power of Attorney Holder
Panvelkar Infrastructures Pvt. Ltd.
Through its Director
Shri Rahul Vijay Panvelkar

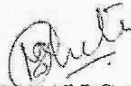
Through power of attorney
Smt. Aparna Santosh Biwalkar

Purchaser :- M/s Panvelkar Infrastructures Pvt. Ltd
Through its Director
Shri Rahul Vijay Panvelkar.
Through power of attorney
Smt. Aparna Santosh Biwalkar

Date of Execution :- 25/04/2018
Date of Registration :- 25/04/2018
Registered Document No :- Ulhasnagar-2-5475/2018
Stamp duty Paid :- 100/-
Registration Charges :- 100/-

Search Receipt no :- 10163/2018 dated 03/07/2018
Search application no :- 1322/2018

HENCE THIS SEARCH REPORT


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

Advocate High Court
Reg. No. MAH/4135/2007

301/B, Noori Baug Apt.,
Makhmal Talao,

Thane, Mob - 9820160101

NOTE:-

At the time of taking search it was found that

- Pages of some of the Index II register were in torn condition and some of the pages were in lost condition.
- No index is kept for power of attorney at the office hence, the said report is excluding the entry of power of attorney.
- The index II from 2002 to 2018 is not properly binded hence the report is also subject to said condition, search is taken as per available record.





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DATE :- 03/07/2018

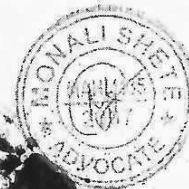
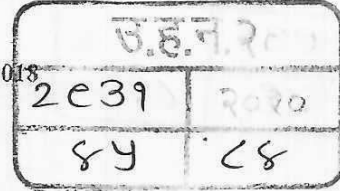
SEARCH REPORT

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. 3, area admeasuring 0H-03R-00P, Potkharaba 0H-00R-50P, total area admeasuring area 0H-03R-50P, Asst. Rs.0.08 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	Nil
1997	Torn Condition	2012	Transaction
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:-

Transaction of Year 2012:-

Nature of Transaction :- SALE DEED

Actual Value of Rs:- 12,50,000/-

Market Value of Rs. 10,50,000/-

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. 3, area admeasuring 0H-03R-00P, Potkharaba 0H-00R-50P, total area admeasuring area 0H-03R-50P, Asst. Rs.0.08 Paise

Vendor/Owners :- 1) Shri Gajendra Bharat Gadge
2) Smt. Janabai Shyamkumar Bhoir
3) Shri Jitendra Bharat Gadge
4) Smt. Sulochna Vasudev Dhule
Purchaser :- Shri Prakash G. Sharma.

Date of Execution :- 22/08/2012

Date of Registration :- 22/08/2012

Registered Document No :- Ulhasnagar-2-8639/2012

Stamp duty Paid :- 62,500/-

Registration Charges :- 12,500/-

2) Transaction of Year 2014:-

Nature of Transaction :- AGREEMENT FOR SALE

Actual Value of Rs:- 20,00,000/-

Market Value of Rs. 13,30,000/-

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. 3, area admeasuring 0H-03R-00P, Potkharaba 0H-00R-50P, total area admeasuring area 0H-03R-50P, Asst. Rs.0.08 Paise

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





MONALI G. SHETE

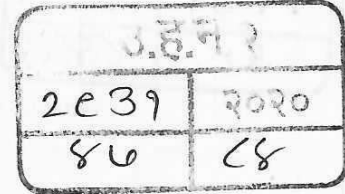
(B.Sc., LL.M.)

Mob. : +91 - 7718867616

ADVOCATE

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

Date of Execution :- 05/12/2014
Date of Registration :- 05/12/2014
Registered Document No :- Ulhasnagar-2-11453/2014
Stamp duty Paid :- 1,00,000/-
Registration Charges :- 20,000/-



3) Transanction of Year 2014:-

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

Actual Value of Rs:- 0/-

Market Value of Rs. 1/-

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. 3, area admeasuring 0H-03R-00P, Potkharaba 0H-00R-50P, total area admeasuring area 0H-03R-50P, Asst. Rs.0.08 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 :- 05/12/2014
Date of Registration :- 05/12/2014
Registered Document No :- Ulhasnagar-2-11454/2014
Stamp duty Paid :- 500/-
Registration Charges :- 100/-

4) Transanction of Year 2014:-

Nature of Transaction :- **MORTGAGE DEED**

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

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



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86	28

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
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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/-

4) Transanction of Year 2015:-

Nature of Transaction :- **MORTGAGE DEED**

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

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.

