



Office : SS4 / 236, Sector 2, Vashi, Navi Mumbai 400 703.

Ref. No.

Date : 01/11/2018

SEARCH REPORT CUM

TITLE CLEARANCE CERTIFICATE

OF LAND BEARING SURVEY NO. 74, HISSA NO. 1, SITUATED AT
VILLAGE KEVALE, TALUKA PANVEL, DISTRICT – RAIGAD.

I have carried out search through Search Clerk for Title of Land bearing Survey No. 74, Hissa No. 1, admeasuring about 0-20-0 H.R.PT., Situated at Village Kevale, in Taluka Panvel, District – Raigad, (hereinafter referred to as the said “Land” and more particularly described in the Schedule of Property hereunder written) which now stands in the name of M/s. Abhinandan Infra LLP, a limited liability Partnership Firm through its designated Partners (1) Mr. Devendrakumar K. Vaid and (2) Mr. Dhanraj S. Paliwal, having its registered office at Flat No. 02, G-wing, Fortune Symphony C.H.S., Survey No. 74, Kevale Village, New Panvel, Navi Mumbai – 410 206.

Mr. Datta Mane, the Search Clerk on our behalf has conducted the Search in the Office of Sub-Registrar of Assurances, Panvel - 2, for the last 30 years (from 1989 to 2018) and has paid the Search Fee vide Receipt No. 16685 dated – 31/10/2018.

I have perused the following documents:-

1. A Copy of Sale Deed dated 27th August, 1997 between Shri Dinanath Baban Mali on One Part and Shri Shrivankumar Jaynarayan Agarwal on the Other Part, which was registered in the Office of the Sub-Registrar of Assurances, Panvel – 1 on 28/08/1997 under Serial No. PVL1-1784-1997.
2. A Copy of Pherphar of Mutation Entry bearing No. 855 in respect of the said Land.

3. A Copy of Conveyance Deed dated 15/04/2004 between Shri Shravankumar Jaynarayan Agarwal on One Part and (1) Mrs. Anuradha Abhay Deshpande and (2) Mrs. Madhuri Nitin Deshpande on the Other Part, which was registered in the Office of the Sub-Registrar of Assurances, Panvel – 1 on 15/04/2004 under Serial No. PVL1-2648-2004.
4. A Copy of Pherphar of Mutation Entry bearing No. 1068 in respect of the said Land.
5. A Copy of Order No. TENANCY/KAT-2/TOKEN NO. 1635/2013 dated 9th October, 2013 from Collector of Raigad, Alibaug for Residential Non Agricultural use of the said Land.
6. A Copy of Deed of Conveyance dated 7th January, 2014 between (1) Mrs. Anuradha Abhay Deshpande and (2) Mrs. Madhuri Nitin Deshpande on One Part and M/s. LeoFORTUNE Cityscapes, a registered Partnership Firm represented through its Partners (1) Mr. Dinesh Ambavi Ravariya and (2) Mr. Vasant Dhanji Bambhaniya on the Other Part, which was registered in the Office of the Sub-Registrar of Assurances, Panvel – 5 on 07/01/2004 under Serial No. PVL5-155-2014.
7. A Copy of Pherphar of Mutation Entry bearing No. 1383 in respect of the said Land.
8. A Copy of Search Report dated – 02/12/2016 issued by Mr. Vinay Mankame, Property Investigator for Search of 1987 to 2016 (30 years period) alongwith Receipt No. 10240 dated – 29/11/2016 of search taken in the Office of Sub Registrar Panvel 5.
9. A Copy of Search Report and Title Certificate dated – 14/04/2017 issued by M/s. Acelegal in respect of the said Land.
10. A Copy of Order No. JAMINBAB/KAT-1/4045/2016 dated 20th June, 2017 from the Office of Tahsildar, Panvel for Non Agricultural Use under NAINA Scheme in respect of the said Land.

11. A Copy of Jahir Notice dated – 08/09/2018 published in Dainik Vadal Vara Newspaper and Public Notice dated – 09/09/2018 published in Vashi Times Newspaper issued by Adv. S.V. Dalvi.
12. A Copy of Conveyance Deed dated – 27/09/2018 between M/s. LeoFORTUNE Cityscapes through its Partners (1) Mr. Dinesh Ambavi Ravariya and (2) Mr. Vasant Dhanji Bambhaniya on One Part and M/s. Abhinandan Infra LLP, a limited liability Partnership Firm through its designated Partners (1) Mr. Devendrakumar K. Vaid and (2) Mr. Dhanraj S. Paliwal on the Other Part, which was registered in the Office of the Sub-Registrar of Assurances, Panvel – 2 on 27/09/2018 under Serial No. PVL2-12668-2018.
13. A Copy of Pherphar of Mutation Entry bearing No. 1472 in respect of the said Land.
14. A Copy of Village Form No. 8-A dated – 10/10/2018 in respect of the said Land.
15. A Copy of 7/12 extracts dated – 26/10/2018 issued by Talathi of Nere, Tal. Panvel, Dist. Raigad in respect of said Land.
16. A Copy of Search Report dated – 01/11/2018 issued by Mr. Datta Mane, Search Clerk for Search from the period of 1989 to 2018 (30 years) alongwith Receipt No. 16685 dated – 31/10/2018 of search taken in the Office of Sub Registrar Panvel 2.

On the basis of search report and perusing all the documents more particularly mentioned above I am hereby submitting my observation as under:-

1. WHEREAS Shri Dinanath Baban Mali was the Original Owner of the said Land bearing Survey No. 74, Hissa No. 1, admeasuring about 0-20-0 H.R.PT., Situated at Village Kevale, in Taluka Panvel, District – Raigad.

2. AND WHEREAS Shri Dinanath Baban Mali vide Sale Deed dated 27th

Agarwal, which was registered in the Office of the Sub-Registrar of Assurances, Panvel – 1 on 28/08/1997 under Serial No. PVL1-1784-1997 and vide Mutation Entry No. 855 the name of Shri Shravankumar Jaynarayan Agarwal was entered in the Revenue Record of Rights and Registers.

3. AND WHEREAS Shri Shravankumar Jaynarayan Agarwal vide Deed of Conveyance dated 15th April, 2004 had sold the said Land to (1) Mrs. Anuradha Abhay Deshpande and (2) Mrs. Madhuri Nitin Deshpande, which was registered in the Office of the Sub-Registrar of Assurances, Panvel – 1 on 15/04/2004 under Serial No. PVL1-02648-2004 and vide Mutation Entry No. 1068 the names of (1) Mrs. Anuradha Abhay Deshpande and (2) Mrs. Madhuri Nitin Deshpande were entered in the Revenue Record of Rights and Registers.
4. AND WHEREAS (1) Mrs. Anuradha Abhay Deshpande and (2) Mrs. Madhuri Nitin Deshpande, obtained permission from Collector of Raigad, Alibaug for Residential Non Agricultural use of the said Land vide his Order No. TENANCY/KAT-2/TOKEN NO. 1635/2013 dated 9th October, 2013.
5. AND WHEREAS (1) Mrs. Anuradha Abhay Deshpande and (2) Mrs. Madhuri Nitin Deshpande vide Deed of Conveyance dated 7th January, 2014 had sold the said Land to M/s. LeoFORTUNE Cityscapes, a registered Partnership Firm represented through its Partners (1) Mr. Dinesh Ambavi Ravariya and (2) Mr. Vasant Dhanji Bambhaniya, which was registered in the Office of the Sub-Registrar of Assurances, Panvel – 5 on 07/01/2004 under Serial No. PVL5-155-2014 and vide Mutation Entry No. 1383 the name of M/s. LeoFORTUNE Cityscapes through its Partners (1) Mr. Dinesh Ambavi Ravariya and (2) Mr. Vasant Dhanji Bambhaniya was entered in the Revenue Record of Rights and Registers.
6. AND WHEREAS M/s. LeoFORTUNE Cityscapes, a registered Partnership Firm represented through its Partners (1) Mr. Dinesh Ambavi Ravariya and (2) Mr. Vasant Dhanji Bambhaniya, obtained permission from the Office of Collector, Panvel of the said Land for Non Agricultural Use under NAINA vide his Order No. JAMINBAB/KAT-1/4045/2016 dated 20th June, 2017.

7. AND WHEREAS M/s. LeoFORTUNE Cityscapes through its Partners (1) Mr. Dinesh Ambavi Ravariya and (2) Mr. Vasant Dhanji Bambhaniya vide Conveyance Deed dated 27th September, 2018 had sold the said Land to M/s. Abhinandan Infra LLP, a limited liability Partnership Firm through its designated Partners (1) Mr. Devendrakumar K. Vaid and (2) Mr. Dhanraj S. Paliwal, which was registered in the Office of the Sub-Registrar of Assurances, Panvel – 2 on 27/09/2018 under Serial No. PVL2-12668-2018 and vide Mutation Entry No. 1472 the name of M/s. Abhinandan Infra LLP, through its Partners (1) Mr. Devendrakumar K. Vaid and (2) Mr. Dhanraj S. Paliwal, was entered in the Revenue Record of Rights and Registers.
8. I have made the oral enquiries from M/s. Abhinandan Infra LLP, through its Partners (1) Mr. Devendrakumar K. Vaid and (2) Mr. Dhanraj S. Paliwal regarding any loan and Cases, if any pending in the Court of Law, then the representatives of M/s. Abhinandan Infra LLP replied in negative, which is confirmed when no charge of any nature is found in the 7/12 extracts and Pherphar.

SCHEDULE OF PROPERTY

All that Piece and Parcel of Land bearing Survey No. 74, Hissa No. 1, admeasuring about 0-20-0 H.R.PT., Situated at Village Kevale, in Taluka Panvel, District – Raigad and within the Jurisdiction of Grampanchayat of Kevale and Registration District Raigad and Registration Sub-District Panvel and bounded as follows:-

- On or towards the North By : Survey No. 3
- On or towards the East By : Survey No. 75
- On or towards the South By : Survey No. 74/2
- On or towards the West By : Survey No. 3/3 and 3



Taking into consideration all the above referred facts and circumstances and after perusing all the relevant documents, search, Index, records and papers, I am of the opinion that the title of the said Land bearing Survey No. 74, Hissa No. 1, admeasuring about 0-20-0 H.R.PT., Situated at Village Kevale, in Taluka Panvel, District – Raigad, stands in the name of M/s. Abhinandan Infra LLP, represented through its Partners (1) Mr. Devendrakumar K. Vaid and (2) Mr. Dhanraj S. Paliwal is clear and marketable and there are no known encumbrances of any nature on the said Land. Therefore, this Search Report Cum Title Clearance Certificate is qualified in value and submitted from the records available and found “On AS IS WHERE IS BASIS” without any liability on the part of the undersigned.

At Vashi – Navi Mumbai

Dated: 01/11/2018



A handwritten signature in black ink, appearing to read "A.A. Patel".

A.A. Patel
Advocate A.A. Patel & Associates
SS3/230, Sector-2, Vashi,
Navi Mumbai – 400 703