

SEARCH REPORT-CUM-TITLE CERTIFICATE

of

GUT NO. 1, H. NO. 6/10
AREA ADMEASURING 0-15-20 H.R.P.

GUT NO. 1, H. NO. 6/11
AREA ADMEASURING 0-15-20 H.R.P.

GUT NO. 1, H. NO. 6/12
AREA ADMEASURING 0-11-20 H.R.P.

AND

GUT NO. 1, H. NO. 6/13
AREA ADMEASURING 0-11-20 H.R.P.

VILLAGE - KOYANAVELE,
TAL.PANVEL, DIST.RAIGAD

by

MANOJ K. BHUJBAL
(Advocate)

Office:-

2, Ashadeep Apartment,
Near Vasudev Phadke Auditorium,
Beside Anil Xerox, Panvel,
Tel. : 2745 6306.

MANOJ K. BHUJBAL
(Advocate)

Residence :-

"Vithai", Bhujbal Wadi, Podi
No.2, Sector-15-A,
New Panvel-410206.

Date: 02/08/2017.

SEARCH REPORT & TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

As per instruction, information, documents provided and placed before me by **Mr. Gaurav P. Agrawal**, I, have carried out the search of the property described below with the intention:-

To make sure that the Ownership regarding the property mentioned below is complete in all respects and also fair and free from any encumbrances.


DESCRIPTION OF THE PROPERTY

I) All the piece and parcel of Non Agricultural Land, ground and hereditaments situate lying and being at **Village – Koyanavele**, Taluka and registration and Sub District Panvel, District and Registration District of Raigad within the limit of Panvel Panchayat Samitee and Raigad Zilla Parishad.

Revenue Village	Gut No.	Hissa No.	Area H.R.P.	Assessment Rs. Ps.
Koyanavele	1	6/10	0-14-20 P.K. 0-01-00	1.06
Koyanavele	1	6/11	0-14-20 P.K. 0-01-00	1.06
Koyanavele	1	6/12	0-10-40 P.K. 0-00-80	0-87
Koyanavele	1	6/13	0-10-40 P.K. 0-00-80	0-80

This observation is written on the basis of 7/12 extract issued by Talathi Saja **Pendhar**.

II) In the process of investigation of title, I have gone through the Revenue Records i.e. village extract 7/12 and Village Mutation Entry


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Advocate

Form No. VI and also Index II Register of the period 1988 to 2017 kept at District Registrar Alibag and at the offices of Sub-Registrar, Panvel No. 1 to 5 and on the basis of record of rights which is available and provided to me by the above mentioned instructor.

Pertaining to the land as described above in question and on the basis of the inspection of the said documents, I submit my report as follows:

A) Village Form No. 7/12 (Gut No. 1)

It reflects the occupant of the said Agricultural land described above is as follows:

Gut No.	Hissa No.	Area (H.R.P)	Occupant
1	6/10	0-14-20 P.K. 0-01-00	Mr. Gaurav P. Agrawal
1	6/11	0-14-20 P.K. 0-01-00	
1	6/12	0-10-40 P.K. 0-00-80	
1	6/13	0-10-40 P.K. 0-00-80	

(This observation is written on the basis of 7/12 extract issued by Talathi Saja Pendhar)

B) Village Form No.VI (Mutation Entries)

The observation of the mutation entries is made on the basis of village Form No.VI of Village Koyanavele, issued by Talathi Saja Pendhar and it is as under :-

1) Mutation Entry No. 5.

Survey Numbers mentioned in the said mutation entry were included in New revenue Village Ghaot Camp.



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2) **Mutation Entry No. 31.**

As per the Vardi given by Mr. Rama Hira Gade names of Yashwant Bhagojirao Gade, Shankar Bhagojirao Gade, Ravaji Bhagojirao Gade and Chokhu Govind Gade were mutated to 1/3 share each regarding Gut No. 1/6/10.

3) **Mutation Entry No. 62.**

The lands mentioned in the said mutation entry including Gut No. 1/6/10 were allotted by Government to the Koyana Project Affected Persons and therefore as per the order passed by Tahasildar, Panvel remark of "Avibhajya Satta Prakar" was recorded on 7/12 extract.

4) **Mutation Entry No. 72.**

As per the Gazette of Government of Maharashtra dated 15th January, 1987 name of revenue Village Ghotcamp was changed to the Village Koyanavele.

5) **Mutation Entry No. 102.**

Janu Dhondu Kamble died on 2/11/1997 and names of his heirs (i) Shantabai Janu Kamble, (ii) Chandrabai Chandrakant Sapkal, (iii) Vasant Janu Kamble, (iv) Tanaji Janu Kamble, (v) Shivaji Janu Kamble, (vi) Shantaram Janu Kamble, (vii) Suvarna Janu Kamble, (viii) Pravina Janu Kamble, (ix) Prathiba Ranjan More, (x) Ujwalla Shashikant Samudre, were recorded in the revenue record of Gut No. 1/6/13.

6) **Mutation Entry No. 111.**

Daji Dhondi Kamble died on 03/02/1999 and name of his heirs (i) Anusaya Daji Kamble, (ii) Shantaram Daji Kamble, (iii) Vithabai Bhaghuram Kamble, (iv) Anita Laxman Pawar, (v) Shila

Ravindra Pagare were recorded in the revenue record of Gut No. 1/6/12.

7) **Mutation Entry No. 116.**

Remark of "Avibhajya Satta Prakar" on 7/12 extract was removed as per order of Tahsildar dated 30/09/2000.

8) **Mutation Entry No. 135.**

Said entry is not concerned with the said property.

9) **Mutation Entry No. 147.**

Anusaya Daji Kamble died on 02/02/2002 and name of her heirs (i) Shantaram Daji Kamble, (ii) Vithabai Bhaghuram Kamble, (iii) Anita Laxman Pawar, (iv) Shila Ravindra Pagare were recorded in the revenue record of Gut No. 1/6/12.

10) **Mutation Entry No. 149.**

(i) Vithabai Bhaghuram Kamble, (ii) Anita Laxman Pawar, (iii) Shila Ravindra Pagare released their share in Gut No. 1/6/12 in favour of Shantaram Daji Kamble by Released Deed.

11) **Mutation Entry No. 152.**

Shri. Shantaram Daji Kamble paid encumbrance (Boja) of Rs. 1000/- of Taloja Society and pursuant to which charge was deleted from other right column of Gut No. 1/6/12.

12) **Mutation Entry No. 266.**

Ramchandra Hiraji Gade died on 11/06/2009 and names of his heirs (i) Pramod Ramchandra Gade (ii) Sakhubai Ramchandra Khade (iii) Tarabai Ramchandra Gade (iv) Gangaram Ramchandra Gade, (v) Yuvraj Ramchandra Gade, (vi) Suvarna Yuvraj Jadhav, (vii) Rajendra Ramchandra Gade, (viii) Rajshri Rajendra Gade, (ix) Jayashri Pramod Kamble, (x) Minakshi

Rajendra Gade, (xi) Raj Rajendra Gade, were recorded in the revenue record of Gut No. 1/6/10.

13) **Mutation Entry No. 292.**

Yuvraj Ramchadra Gade died on 29/10/2010 and name of his heirs (i) Pravina Yuvraj Gade (ii) Karuna Yuraj Gade (iii) Sarjerao Yuvraj Gade (iv) Rudra Yuvraj Gade, were recorded in the revenue record of Gut No. 1/6/10.

14) **Mutation Entry No. 315.**

The encumbrance (Boja) of Taloja Society was deleted from other right column as it was time barred.

15) **Mutation Entry No. 323.**


Chokhu Govind Gade died on 22/10/2003 and name of his heirs (i) Bhimabai Chokhu Gade (ii) Sunil Namdeo Sawant, (iii) Vasanti Yashwant Kamble, (iv) Kunda Rajesh Chabuksar, were recorded in the revenue record of Gut No. 1/6/10.

16) **Mutation Entry No. 351.**

Shantaram Daji Kamble vide Sale Deed dated 30/10/2012 registered with the office of Sub-Registrar of Assurances Panvel under Serial No. 12406/2012, sold, transferred, and conveyed area admeasuring 0-11-20 H.R.P. of the land Property bearing Gut No. 1/6/12 to Gaurav Purushottam Agrawal.

17) **Mutation Entry No. 353.**

Shantaram Janu Kamble died on 02/09/2000 and name of his heirs (i) Shantabai Janu Kamble, (ii) Shivaji Janu Kamble, (iii) Chandrabai Chandrakant Sapkal, (iv) Vasant Janu Kamble, (v) Tanaji Janu Kamble, (vi) Suvarna Janu Kamble, (vii) Pravina Janu Kamble, (viii) Prathiba Ranjan More, (ix) Ujwalla


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Shashikant Samudre, were recorded in the revenue record of Gut No. 1/6/13.

18) **Mutation Entry No. 354.**

Shankar Bhagoji Gade died on 25/05/2010 and name of his heir Lilibai Shankar Gade, were recorded in the revenue record of Gut No. 1/6/10.

19) **Mutation Entry No. 355.**


Yashwant Bhagoji Gade died on 18/05/1989 and name of his heir (i) Rukhmini Yashwant Gade, (ii) Ashok Yashwant Gade, (iii) Kishor Yashwant Gade, (iv) Sanjay Yashwant Gade, (v) Suchitra Vishnu Kamble, (vi) Rekha Satish Sonavane, (vii) Shamim Taijuddin Shaikh, (viii) Usha Bapu Bhalerao, were recorded in the revenue record of Gut No. 1/6/10.

20) **Mutation Entry No. 360.**

(i) Ravaji Bhagoji Gade, (ii) Lilibai Shankar Gade, (iii) Rukhmini Yashwant Gade, (vi) Ashok Yashwant Gade, (v) Kishor Yashwant Gade, (vi) Sanjay Yashwant Gade, (vii) Suchitra Vishnu Kamble, (viii) Rekha Satish Sonavane, (ix) Shamim Taijuddin Shaikh, (x) Usha Bapu Bhalerao vide Sale Deed dated 15/04/2013 registered with the office of Sub-Registrar of Assurances Panvel under Serial No. 3742/2013, sold, transferred, and conveyed area admeasuring 0-05-6 H.R.P out of 0-15-2 H.R.P. of the land Property bearing Gut No. 1/6/10 to Sanjay Parasmal Bakliwal.

21) **Mutation Entry No. 364.**

(i) Pramod Ramchandra Gade, (ii) Gangaram Ramchandra Gade, (iii) Sakhubai Ramchandra Gade, (vi) Tarabai Ramchandra Gade, (v) Suvarna Yuvraj Gade, (vi) Rajashree Rajendra Gade,


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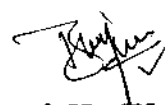
(vii) Jayshree Pramod Kamble, (viii) Minakshi Rajendra Gade, (ix) Raj Rajendra Gade, (x) Pravina Yuvraj Gade, (xi) Karuna Yuvraj Gade, (xii) Sarjerao Yuvraj Gade, (xiii) Rudra Yuvraj Gade, (xiv) Bhimabai Chokhu Gade, (xv) Sunita Namdeo Sawant, (xvi) Vasanti Yashwant Kamble, (xvii) Kunda Rajendra Chabusakar vide Sale Deed dated 15/05/2013 registered with the office of Sub-Registrar of Assurances Panvel under Serial No. 4990/2013, sold, transferred, and conveyed area admeasuring 0-10-0 H.R.P out of 0-15-2 H.R.P. of the land Property bearing Gut No. 1/6/10 to Gaurav Purushottam Agrawal.

22) **Mutation Entry No. 366.**

(i) Shantabai Janu Kamble, (ii) Shivaji Janu Kamble, (iii) Chandrabai Chandrakant Sapkal, (iv) Vasant Janu Kamble, (v) Tanaji Janu Kamble, (vi) Suvarna Janu Kamble, (vii) Pravina Janu Kamble, (viii) Prathiba Ranjan More, (ix) Ujwalla Shashikant Samudre vide Sale Deed dated 31/05/2013 registered with the office of Sub-Registrar of Assurances Panvel under Serial No. 5453/2013, sold, transferred, and conveyed land Property bearing Gut No. 1/6/13 to Gaurav Purushottam Agrawal.

23) **Mutation Entry No. 386.**

Chimabai Bhagoji Kadam died on 05/06/1997 and name of her heirs (i) Shankar Bhagoji Kadam, (ii) Nirmala Ramchandra Kadam, (iii) Suresh Ramchandra Kadam, (iv) Vijay Ramchandra Kadam, (v) Anusaya Laxman Kamble, (vi) Sharadabai Vitthal Kamble, were recorded in the revenue record of Gut No. 1/6/11.


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24) **Mutation Entry No. 421.**

Sharadabai Vitthal Kamble died on 13/04/2014 and name of her heir Chandrakant Vitthal Kamble were recorded in the revenue record of Gut No. 1/6/11.

25) **Mutation Entry No. 422.**

Nirmala Ramchandra Kadam died on 23/05/2015 and name of her heirs (i) Suresh Ramchandra Kadam, (ii) Vijay Ramchandra Kadam were recorded in the revenue record of Gut No. 1/6/11.

26) **Mutation Entry No. 429.**

(i) Suresh Ramchandra Kadam, (ii) Vijay Ramchandra Kadam, (iii) Shankar Bhagoji Kadam, (iv) Anusaya Laxman Kamble, (v)

Chandrakant Vitthal Kamble vide Sale Deed dated 14/09/2015 registered with the office of Sub-Registrar of Assurances Panvel under Serial No. 7814/2015, sold, transferred, and conveyed area admeasuring 0-15-0 H.R.P. of the land Property bearing Gut No. 1/6/11 to Gaurav Purushottam Agrawal.

27) **Mutation Entry No. 453.**

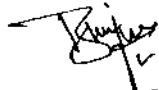
As per Govt. Resolution dated 7/5/2016 and order of Tahsildar Panvel dated 8/8/2016 correction was made in 7/12 extract of captioned property.

28) **Mutation Entry No. 457.**

Said entry is not concerned with the said property.

29) **Mutation Entry No. 458.**

Sanjay Parasmal Bakliwal vide Sale Deed dated 04/07/2016 registered with the office of Sub-Registrar of Assurances Panvel under Serial No. 7774/2016, sold, transferred, and conveyed area admeasuring 0-05-6 H.R.P out of 0-15-2 H.R.P. of the land


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Property bearing Gut No. 1/6/10 to Gaurav Purushottam Agrawal.

30) Mutation Entry No. 721:

Said entry is not concerned with the said property.

31) Mutation Entry No. 741:

Said entry is not concerned with the said property.

32) Mutation Entry No. 759:

According to Maharashtra Weight & Measure Act 1958 and Indian Coinage Act 1955, the effect of Decimal scheme was given to the records of rights of Survey No. 1 to 133 of the village Ghot.

33) Mutation Entry No. 768:

Said entry is not concerned with the said property.

34) Mutation Entry No. 769:

Said entry is not concerned with the said property.


C) INDEX – II :

In the process of title I have gone through register of Index – II for the period 1988 to July- 2017 kept at District Registrar Alibag and at the Sub-Registrar, Panvel (by making Application No. 2506/2017, dated 11/07/2017) through Adv. Kishor Dhakad, Panvel. While investigation, following entries of registered documents was found:


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Advocate

SUB REGISTRAR OFFICE PANVEL NO. 1


YEAR	FINDINGS
1988 to 2011	No Entry found
2012	Registered Agreement for Sale dated 01/01/2012 entered into between (i) Pramod Ramchandra Gade, (ii) Gangaram Ramchandra Gade, (iii) Sakhubai Ramchandra Gade, (vi) Tarabai Ramchandra Gade, (v) Suvarna Yuvraj Gade, (vi) Rajashree Rajendra Gade, (vii) Jayshree Pramod Kamble, (viii) Minakshi Rajendra Gade, (ix) Raj Rajendra Gade, (x) Pravina Yuvraj Gade, (xi) Karuna Yuvraj Gade, (xii) Sarjerao Yuvraj Gade, (xiii) Rudra Yuvraj Gade, (xiv) Bhimabai Chokhu Gade, (xv) Sunita Namdeo Sawant, (xvi) Vasanti Yashwant Kamble, (xvii) Kunda Rajendra Chabusakar and Mr. Gaurav Purushottam Agrawal which is registered at Serial No. 13297/2012 on 04/12/2012, regarding Gut No. 1/6/10, admeasuring area 0-10-00 H. R. P. out of total area 0-15-20 H.R.P.
2012	Registered Sale Deed dated 30/10/2012 entered into between Shantaram Daji Kamble and Mr. Gaurav Purushottam Agrawal which is registered at Serial No. 12406/2012 on 31/10/2012, regarding Gut No. 1/6/12, admeasuring area 0-11-20 H. R. P.
2013	Registered Sale Deed dated 15/05/2013 entered into between (i) Pramod Ramchandra Gade, (ii) Gangaram Ramchandra Gade, (iii) Sakhubai Ramchandra Gade, (vi) Tarabai Ramchandra Gade, (v) Suvarna Yuvraj Gade, (vi) Rajashree Rajendra Gade, (vii) Jayshree Pramod Kamble, (viii) Minakshi Rajendra Gade, (ix) Raj Rajendra Gade, (x) Pravina Yuvraj Gade, (xi) Karuna Yuvraj Gade, (xii) Sarjerao Yuvraj Gade, (xiii) Rudra Yuvraj Gade, (xiv) Bhimabai Chokhu Gade, (xv) Sunita Namdeo Sawant, (xvi) Vasanti Yashwant Kamble, (xvii) Kunda Rajendra Chabusakar and Mr. Gaurav Purushottam Agrawal which is registered at Serial No. 4990/2013 on 15/05/2013, regarding Gut No. 1/6/10, admeasuring area 0-10-00 H. R. P. out of total area 0-15-20 H.R.P.


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2013	Registered Sale Deed dated 18/04/2013 entered into between (i) Shantabai Janu Kamble, (ii) Shivaji Janu Kamble, (iii) Chandrabai Chandrakant Sapkal, (iv) Vasant Janu Kamble, (v) Tanaji Janu Kamble, (vi) Suvarna Janu Kamble, (vii) Pravina Janu Kamble, (viii) Prathiba Ranjan More, (ix) Ujwalla Shashikant Samudre and Mr. Gaurav Purushottam Agrawal which is registered at Serial No. 5453/2013 on 31/05/2013, regarding Gut No. 1/6/13, admeasuring area 0-11-20 H. R. P.
2014 to 2017	No Entry found

SUB REGISTRAR OFFICE PANVEL NO. 2

YEAR	FINDINGS
2002 to 2014	No Entry found
2015	Registered Sale Deed dated 14/09/2015 entered into between (i) Suresh Ramchandra Kadam, (ii) Vijay Ramchandra Kadam, (iii) Shankar Bhagoji Kadam, (iv) Anusaya Laxman Kamble, (v) Chandrakant Vithal Kamble and Mr. Gaurav Purushottam Agrawal which is registered at Serial No. 7814/2015 on 14/09/2015, regarding Gut No. 1/6/11, admeasuring area 0-15-00 H. R. P.
2016	Registered Sale Deed dated 04/07/2016 entered into between Sanjay Parasmal Bakliwal and Mr. Gaurav Purushottam Agrawal which is registered at Serial No. 7774/2016 on 04/07/2016, regarding Gut No. 1/6/10, admeasuring area 0-05-60 H.R.P. out of total area 0-15-20 H.R.P.
2016	Registered Correction Deed dated 11/01/2016 entered into between (i) Suresh Ramchandra Kadam, (ii) Vijay Ramchandra Kadam, (iii) Shankar Bhagoji Kadam, (iv) Anusaya Laxman Kamble, (v) Chandrakant Vithal Kamble and Mr. Gaurav Purushottam Agrawal which is registered at Serial No. 447/2016 on 13/01/2016, regarding Gut No. 1/6/11, admeasuring area 0-15-20 H. R. P.
2017	No Entry found


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 Advocate

SUB REGISTRAR OFFICE PANVEL NO. 3

YEAR	FINDINGS
2005 to 2017	No Entry found

SUB REGISTRAR OFFICE PANVEL NO. 4


YEAR	FINDINGS
2012	No Entry found
2013	Registered Sale Deed dated 15/04/2013 entered into between (i) Pramod Ramchandra Gade, (ii) Gangaram Ramchandra Gade, (iii) Sakhubai Ramchandra Gade, (vi) Tarabai Ramchandra Gade, (v) Suvarna Yuvraj Gade, (vi) Rajashree Rajendra Gade, (vii) Jayshree Pramod Kamble, (viii) Minakshi Rajendra Gade, (ix) Raj Rajendra Gade, (x) Pravina Yuvraj Gade, (xi) Karuna Yuvraj Gade, (xii) Sarjerao Yuvraj Gade, (xiii) Rudra Yuvraj Gade, (xiv) Bhimabai Chokhu Gade, (xv) Sunita Namdeo Sawant, (xvi) Vasanti Yashwant Kamble, (xvii) Kunda Rajendra Chabusakar and Sanjay Parasmal Bakliwal which is registered at Serial No. 3742/2013 on 15/04/2013, regarding Gut No. 1/6/10, admeasuring area 0-05-60 H.R.P. out of total area 0-15-20 H.R.P.
2014 to 2017	No Entry found

SUB REGISTRAR OFFICE PANVEL NO. 5

YEAR	FINDINGS
2013 to 2017	No Entry found

On the basis of the aforesaid details given in the paragraphs No. I & II and the Sub-groups A, B & C and on the basis of the documents and materials placed before me for inspection, I am of the opinion that;

- a) I do not found any adverse entries regarding sale instances in respect of the captioned property. Hence, the captioned property is free from any encumbrances.
- b) Mr. Gaurav Purushottam Agrawal is the owner of the captioned property and his title to captioned property is clean, clear and marketable.



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 Advocate

- c) Mr. Gaurav Purushottam Agrawal has every right to develop the said captioned property after obtaining necessary permissions from the concerned authority.
- d) Mr. Gaurav Purushottam Agrawal is entitled to sale flats/shops in the building to be constructed on the captioned property in accordance with the conditions which will be prescribed in the various permissions regarding development of captioned property laid down by the concerned authority.

While taking search, I considered only those transactions and mutation entries during the periods of 30 years and the mutation entries that are not related with the aforesaid properties are not considered while giving this Search Report. It should be noted that as some of Index-II registers were soiled, mutilated and torn condition, hence it was not possible to examine such registers.

Hence, this Search Report-Cum-Title Certificate is issued.

Panvel.
Date : 02/08/2017.


(Manoj K. Bhujbal)
Advocate
Manoj K. Bhujbal
Advocate

628/0

इतर पावती

Original/Duplicate

Tuesday, 11 July 2017 2:52 PM

भौदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10408 दिनांक: 11/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल4-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍड मनोज भुजबळ

वर्णन अर्ज क्र 2506/2017 गट नं 1/6/13, 1/6/12, 1/6/11, 1/6/10 मीजे कोयनावेळे ता पनवेल जि रायगड SAN 1988 ते 2017 30 वर्षे

शोध व निरीक्षणे

रु. 3000.00

एकूण:

रु. 3000.00

Joint Sub Registrar Panvel 4

सह. दुष्प्रसंग निबंधक वी. २.

पनवेल-४.

1); देयकाचा प्रकार: eChallan रक्कम: रु.3000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003384794201718E दिनांक: 11/07/2017

बँकेचे नाव व पत्ता: