

SEARCH REPORT & TITLE CERTIFICATE

of

GUT NO. 1, H. NO. 1A/2
AREA ADMEASURING 0-60-00 H.R.P.

GUT NO. 1/8, H. NO. B
AREA ADMEASURING 0-20-25 H.R.P.

GUT NO. 1, H. NO. 9
AREA ADMEASURING 0-20-30 H.R.P.

VILLAGE - KOYANA VELE,
TAL. PANVEL, DIST. RAIGAD

by

PRASHANT A. BHUJBAL
(Advocate)

Office :-

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

PRASHANT ASHOK BHUJBAL
(Advocate)

Residence :-

"Vithai", Bhujbal Wadi,
Podi No.2, Sector-15-A,
New Panvel-410 206.
Dist. Raigad.

Date: 10/05/2018.

SEARCH REPORT & TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

As per instruction, information, documents provided and placed before me by M/s. Siddhivinayak Homes through its Partners 1) Mr. Vaibhav Purushottam Agrawal, 2) Mr. Gaurav Pursuhottam Agrawal, 3) Mr. Saurav Pursuhottam 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

1) 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 Municipal Corporation.

Revenue Village	Gut No.	Hissa No.	Area H.R.P.	Assessment Rs. Ps.
Koyanavele	1	1A/2	0-60-00	4.81
Koyanavele	1	8 B	0-19-10 P.K. 0-01-15	1.44
Koyanavele	1	9	0-19-00 P.K. 0-01-30	1.44

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

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Prashant A. Bhujbal
Advocate

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 Form No. VI and also Index II Register of the period 1989 to 2018 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.


The description of the said Agricultural land as on 7/12 extract is as follows:

Revenue Village	Gut No.	Hissa No.	Area H.R.P.	Assessment Rs. Ps.
Koyanavele	1	1A/2	0-60-00	4.81
Koyanavele	1	8 B	0-19-10 P.K. 0-01-15	1.44
Koyanavele	1	9	0-19-00 P.K. 0-01-30	1.44

(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 :-


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1) Mutation Entry No. 5.

Survey Numbers mentioned in the said mutation entry were included in New revenue Village Ghot Camp accordingly Survey No. 83 of village Koyanavele was changed to Survey No. 1 of village Ghot Camp.

2) Mutation Entry No. 54.

Laxman Tukaram Kadam died leaving behind his legal heirs (i) Sudhabai Laxman Kadam, (ii) Milind Laxman Kadam, (iii) Sham Laxman Kadam, (iv) Minakshi Maruti More, (v) Pratima Laxman Kadam, (vi) Manisha Laxman Kadam. Hence their names were recorded in the revenue record of Gut No. 1/8.

3) Mutation Entry No. 62.

The lands mentioned in the said mutation entry including Gut No. 1/1A/2, 1/8/B, 1/9 were allotted by Government to the Koyna 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. 105.

Smt. Savita Chandrakant Chavan paid encumbrance (Boja) of Rs. 2000/- of Bank of Maharashtra and pursuant to which charge was deleted from other right column of Gut No. 1/1/1(2).

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6) Mutation Entry No. 107.

Smt. Savita Chandrakant Chavan paid encumbrance (Boja) of Rs. 3000/- of Talaja Society and pursuant to which charge was deleted from other right column of Gut No. 1/1/1(2).

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. 133.

(i) Minakshi Maruti More, (ii) Pratima Laxman Kadam, (iii) Manisha Laxman Kadam, (iv) Sudhabai Laxman Kadam released their right, title, interest and share in Gut No. 1/8 in favour of (i) Milind Laxman Kadam, (ii) Sham Laxman Kadam by registered Release Deed dated 31/12/2002.

9) Mutation Entry No. 239.

Smt. Saraswati Vishnu Kadam paid encumbrance (Boja) of Rs. 1000/- of Talaja Society and pursuant to which charge was deleted from other right column of Gut No. 1/9.

10) Mutation Entry No. 287.

Partition Deed dated 20/08/2010 entered into between Ashok Ganpat Chavan and Chandrakant Ganpat Chavan regarding Gut No. 1/1/1(2).

11) Mutation Entry No. 338.

Gut No. 1/1/1(2) was sold by Ashok Ganpat Chavan and Chandrakant Ganpat Chavan to Mr. Gaurav Purshottam Agrawal by registered Sale Deed dtd. 15/05/2012.


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12) Mutation Entry No. 363.

Gut No. 1/8, area 0-20-25 H.R.P. Out of 0-40-5 H.R.P. was sold by Sushma Shivaji Kadam and Milind Laxman Kadam, Sham Laxman Kadam (Confirming Party) to Mr. Gaurav Purshottam Agrawal by registered Sale Deed dtd. 22/3/2013 and Registered Rectification Deed dated 08/05/2013.

13) Mutation Entry No. 381.

As per Akarphod Patra correction was made in revenue record and Survey No. 1/8 of village Koyanavele was subdivided in Gut No. 1/8A & 1/8B.

14) Mutation Entry No. 499.

Gut No. 1/9 was sold by Smt. Saraswati Vishnu Kadam to Mr. Gaurav Purshottam Agrawal by registered Sale Deed dtd. 16/10/2017.

15) Mutation Entry No. 721:

As per order of Tahsildar Panvel, and allotment letter of Koyana Punarvasan Adhikari dtd. 24/5/1966 Survey No. 83/1 was given to Bapujirao Ramjirao Kadam and Survey No. 83/9 was given to Saraswati Vishnu Kadam.

16) Mutation Entry No. 741:

As per Aakarphod Patrak correction were made in Survey No. 83. Accordingly Survey No. 83/1 was given to Bapujirao Ramjirao Kadam.


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Advocate

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17) 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.

18) Mutation Entry No. 826:

As per intimation given by Shivaji Tukaram Kadam name of his wife Sushma Shivaji Kadam was mutated to Survey No. 83 by removing name of Shivaji Tukaram Kadam.

19) Mutation Entry No. 937:

Smt. Saraswati Vishnu Kadam taken loan of Rs. 1000/- from Taloja Society and pursuant to which charge was kept in other right column of Survey No. 83/9.

20) Mutation Entry No. 966:

Said entry is not concerned with the said property.

21) Mutation Entry No. 1048:

As per intimation given by Bapujirao Ramjirao Kadam Survey No. 83/1/1(2) was given to the share of Ashok Ganpat Chavan & Chandrakant Ganpat Chavan.

C) OTHER DOCUMENTS :

The Decree of Hon'ble Civil Judge Junior Division at Panvel in Regular Civil Suit No. 6/2018 dated 27/04/2018, by virtue of which captioned property has been declared as the property of M/s. Siddhivinayak Homes through its Partners 1) Mr. Vaibhav Purushottam Agrawal, 2) Mr. Gaurav Pursuhottam Agrawal, 3) Mr. Saurav Pursuhottam Agrawal.


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Advocate

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D) INDEX – II :

In the process of title I have gone through register of Index – II for the period 1989 to 2018 kept at District Registrar Alibag and at the Sub-Registrar, Panvel (by making Application No. 6296/2018, dated 27/12/2017) through Adv. Kishor Dhakad, Panvel. While investigation, following entries of registered documents was found:

SUB REGISTRAR OFFICE PANVEL NO. 1

YEAR	FINDINGS
1989 to 2011	No Entry found
2012	Registered Sale Deed dated 15/05/2012 entered into between Ashok Ganpat Chavan, Chandrakant G. Chavan and Mr. Gaurav Purushottam Agrawal which is registered at Serial No. 6019/2012 on 15/05/2012, regarding Gut No. 1/1(2), admeasuring area 0-60-00 H. R. P. Registered Rectification Deed dated 24/07/2012 entered into between Ashok Ganpat Chavan, Chandrakant G. Chavan and Mr. Gaurav Purushottam Agrawal which is registered at Serial No. 6019/2012 on 24/07/2012, regarding Gut No. 1/1A(2), admeasuring area 0-60-00 H. R. P.
2013	Registered Rectification Deed dated 08/05/2013 entered into between Sushma Shivaji Kadam and Mr. Gaurav Purushottam Agrawal which is registered at Serial No. 4854/2013 on 10/05/2013, regarding Gut No. 1/8, admeasuring area 0-20-25 H. R. P.
	Registered Sale Deed dated 15/03/2013 entered into between Sushma Shivaji Kadam, Milind Laxman Kadam, Shyam Laxman Kadam and M/s. Siddhivinayak Homes through its Partner Mr. Gaurav Purushottam Agrawal which is registered at Serial No. 3246/2013 on 22/03/2013, regarding Gut No. 1/8, admeasuring area 0-20-25 H.R.P.
2014 to 2017	No Entry found
2018	Registers of Index II are not ready and the same was not available for search


Prashant A. Bhujbal
Advocate

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SUB REGISTRAR OFFICE PANVEL NO.2

YEAR	FINDINGS
2002 to 2016	No Entry found
2017	Registered Sale Deed dated 16/10/2017 entered into between Saraswati Vishnu Kadam and Mr. Gaurav Purushottam Agrawal which is registered at Serial No. 11985/2017 on 16/10/2017, regarding Gut No. 1/9, admeasuring area 0-20-30 H.R.P.
2018	Registers of Index II are not ready and the same was not available for search

SUB REGISTRAR OFFICE PANVEL NO. 3

YEAR	FINDINGS
2005 to 2009	No Entry found
2010	Registered Partition Deed dated 20/08/2010 entered into between Ashok Ganpat Chavan and Chandrakant G. Chavan which is registered at Serial No. 8286/2010 on 20/08/2010, regarding Gut No. 1/1(2), admeasuring area 0-60-00 H.R.P.
2011 to 2017	No Entry found
2018	Registers of Index II are not ready and the same was not available for search

SUB REGISTRAR OFFICE PANVEL NO. 4

YEAR	FINDINGS
2012 to 2017	No Entry found
2018	Registers of Index II are not ready and the same was not available for search

SUB REGISTRAR OFFICE PANVEL NO. 5

YEAR	FINDINGS
2013 to 2017	No Entry found
2018	Registers of Index II are not ready and the same was not available for search

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


Prashant A. Bhujbal
Advocate

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- 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) M/s. Siddhivinayak Homes through its Partners 1) Mr. Vaibhav Purushottam Agrawal, 2) Mr. Gaurav Pursuhottam Agrawal, 3) Mr. Saurav Pursuhottam Agrawal are the owners of the captioned property and their title to captioned property is clean, clear and marketable.
- c) M/s. Siddhivinayak Homes through its Partners 1) Mr. Vaibhav Pursuhottam Agrawal, 2) Mr. Gaurav Pursuhottam Agrawal, 3) Mr. Saurav Pursuhottam Agrawal have every right to develop the said captioned property after obtaining necessary permissions from the concerned authority.
- d) M/s. Siddhivinayak Homes through its Partners 1) Mr. Vaibhav Purushottam Agrawal, 2) Mr. Gaurav Pursuhottam Agrawal, 3) Mr. Saurav Pursuhottam Agrawal are entitle 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.


Prashant A. Bhujbal
Advocate

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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 & Title Certificate is issued.

Panvel.
Date : 10/05/2018.

Signature


Prashant A. Bhujbal
Advocate

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इतर पावती

Original/Duplicate

Wednesday, 27 December 2017 3:13

नोंदणी क्र. :39म

PM

Regn.:39M

पावती क्र.: 20213 दिनांक: 27/12/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल4-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍड मनोज कृष्णाजी भुजबळ

वर्णन अर्ज क्र 6296/2017 सर्भे नं 1/1अ/2, 1/8/ब, 1/9 कोयनावेळ ता पनवेल जि रायगड सन 1988 ते 2017 30 वर्षे

शोध व निरीक्षणे

रु. 2250.00

एकूण:

रु. 2250.00

Joint Sub Registrar Panvel 4

सह. दुय्यम निरीक्षक वर्ग-रु.

पनवेल-४.

1); देयकाचा प्रकार: eChallan रकम: रु.2250/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008701183201718E दिनांक: 27/12/2017

बँकेचे नाव व पत्ता: