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इतर पावती

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पावती क्र.: 19295 दिनांक: 12/12/2017

मावाचे नाव:

दन्तऐवजाचा अनुक्रमांक: पवेल4-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: एंड किशोर धाकड

वर्णन अर्ज क्र 6036/2017 तळोजे सजकुर सर्व्हे नं 110/3व, 111/14, 111/15/2 मन 1988 ते 2017 30 वर्षे

शोध व निरीक्षणे

रु. 2250.00

एकूण:

रु. 2250.00

Joint Sub Registrar Panel 4

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008190241201718E दिनांक: 12/12/2017

विक्रेते नाव व पत्ता:

सह. दुय्यम निबंधक वर्म-२.  
पनवेल-४.

**KISHOR A. DHAKAD**

(Advocate High Court)

Office- Shop No. 32, Shiva Complex, Plot No.6, Sector-19, New Panvel (east), Panvel, Taluka-Panvel 410206

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Ref/KD/07/2017

**SEARCH & TITLE REPORT**

Upon instructions of M/s. Omkaresh Infratech LLP through its Partners Mr. Manoj Mahabir Agarwal, Mr. Vikram Murarilal Tulsyan & Mrs. Kanchan Ashish Agrawal, At Panvel, Tal-Panvel, Dist-Raigad, I have caused investigations to be made in the offices of the Sub-Registrar of Assurances at Panvel Office Nos.-1 to 5 and upon perusal of the Xerox copies of documents provided to me, I have to state as under

**DISCRIPTION OF THE PROPERTY:-**

All that piece and parcel of Agricultural land lying being and situated at Revenue Village-Taloje Majkur, Taluka-Panvel, District-Raigad within the Jurisdiction of the Sub-Registrar of Assurances at Panvel, within the territorial limits of Talathi Saja-Taloja Panchanand, Panchayat Samittee-Panvel, Zilla Parishad-Raigad and the description whereof as per the present record of rights it as under:-

**Revenue Village-Taloje Majkur, Taluka-Panvel, District-Raigad**

Gat No.	Hissa No.	Area	Assessment	Name of Owner
110	3/B	0-16-0	0.00	M/s. Omkaresh Infratech LLP through its Partners Mr. Manoj Mahabir Agarwal, Mr. Vikram Murarilal Tulsyan & Mrs. Kanchan Ashish Agrawal
111	14	0-09-0	0.35	
111	15/2	0-10-0	0.39	

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**DOCUMENTS PERUSED :-**

- A. A copy of 7/12 extract dated 06/12/2017 in respect of the Gat Nos. 110/3B, 111/14 & 111/15/2, at Village-Taloje Majkur, Taluka-Panvel, District-Raigad.
- B. A Copies of Mutation Entries Nos. 866, 910, 1188, 1265, 1648, 1779, 1786, 1791, 1850 & 1854, in respect of Gat Nos. 110/3B, 111/14 & 111/15/2, at Village-Taloje Majkur, Taluka-Panvel, District-Raigad.
- C. A Copy of Sale Deed dated 07/10/2013, 20/06/2016, 24/08/2016 & 13/10/2017 in respect of Gat Nos. 110/3B, 111/14 & 111/15/2, at Village-Taloje Majkur, Taluka-Panvel, District-Raigad.

**DETAILS OF MUTATION ENTRIES AND FLOW OF TITLE:-**

The observation of the mutation entries is made on the basis of Village Form No.VI of Village-Taloje Majkur, issued by Talathi Saja-Taloja Pachanand and it is as under:-

**1) Mutation Entry No. 866:-**

By Mutation Entry Dated 11/02/1973, the land allotted to the Koyana Project Affected Persons by Govt. Therefore as per Possession receipt dated 29/12/1972 & as per Order LNDWSI-41/73/9/1/73, the Gat No. 110/3, area 0-52-00 allotted to Mr. Murar Narsingh Rao Kadam & the Gat No. 111/14, area 0-9-00 allotted to Mr. Ramchandra Dharrav Kadam. (Note-Information related to the Gat No. 111/15 is unclear & unredable condition. Hence not mentioned here)

  
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**2) Mutation Entry No. 910:-**

By Mutation Entry Dated 05/10/1973, area of concerned Gat Nos. was amended as per Kami-Jast-Patruk No. 1/73.

**3) Mutation Entry No. 1188:-**

By Mutation Entry Dated 12/06/1994, by order of Collector, Raigad, land allotted to the villagers of Village-Koyanvele (Ghotcamp), by Order bearing No. Punarvasan Koyana/Karayasan/dated 21/03/88 & Masha/Kat/2/Punarvasan/14-1982 of Deputy Director of Rehabilitation of Raigad & as per the instructions dated 06/06/1994 given by the Tahsildar, Panvel, possession receipt issued to the Villagers of the Koyanvele (Ghotcamp). As per the Order bearing No. Punarvasan/10048/94 dated 10/06/1994, the Survey No. 115/15 Pai, area 0-10-00 allotted to Mr. Ramchandra Dharrao Kadam & Pursuant to which the name of Mr. Ramchandra Dharrao Kadam was recorded.

**4) Mutation Entry No. 1265:-**

By Mutation Entry Dated 02/01/2004, for computersiation of 7/12 extract through LMIS, Old Survey Nos. are converted into New Survey Nos. & pursuant to which Old Survey No. 111/15 Pai converted into New Survey No. 111/16. This Mutation entry mutated as per the Circular bearing No. CLR 2001/PRA.KA4/L1/SES dated 23/10/2002 of Secretary Mahasul & Forest Department, as per the Order bearing No. Kra/Hakkanod/Kat/4/2628/220 dated 18/12/2002 of Tahsildar, Panvel & as per the Letter bearing No. Tenancy/Kat/2/7/12 computersiation/103/19/08/2003 of Collector, Raigad.

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**5) Mutation Entry No. 1648:-**

By Mutation Entry Dated 2013, Mr. Gaurav Purushottam Agrawal had purchased Gat No. 110/3, area 0-16-00 out of total area 0-52-0 from Mr. Murar Narsingh Rao Kadam by registered Sale Deed dated 07/10/2013, duly registered under serial No. PVL/4/9273/2013

**6) Mutation Entry No. 1779:-**

By Mutation Entry Dated 07/07/2016, Mr. Manoj Mahabir Agarwal had purchased Gat No. 110/3B, area 0-16-00 from Mr. Gaurav Purushottan Agrawal by registered Sale Deed dated 20/06/2016, duly registered under serial No. PVL-2/7099/2016.

**7) Mutation Entry No. 1786:-**

By Mutation Entry Dated 29/08/2016, Mr. Manoj Mahabir Agarwal had purchased Gat No. 111/14, area 0-09-00 & Gat No. 111/16, area 0-10-00 from Mr. Ramchandra Dharrav Kadam by registered Sale Deed dated 24/08/2016, duly registered under serial No. PVL-2/9976/ 2016.

**8) Mutation Entry No. 1850:-**

By Mutation Entry Dated 23/10/2017, M/s. Omkaresh Infratech LLP through Partners Mr. Manoj Mahabir Agarwal, Mr. Vikram Murarilal Tulsyan & Mrs. Kanchan Ashish Agrawal had purchased Gat Nos. 110/3B, 111/14 & 111/15/2 from Mr. Manoj Mahabir Agarwal by registered Conveyance/Sale Deed dated 13/10/2017, duly registered under serial No. PVL-4/11840/2017. On 7/12 extract, not proper implementation/reflection of the sanction

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Mutation Entry & hence due to above reason this mutation entry rejected/cancelled by the concerned officer.

**9) Mutation Entry No. 1854:-**

By Mutation Entry Dated 06/12/2017, M/s. Omkaresh Infratech LLP through its Partners Mr. Manoj Mahabir Agarwal, Mr. Vikram Murarilal Tulsyan & Mrs. Kanchan Ashish Agrawal had purchased Gat Nos. 110/3B, 111/14 & 111/15/2 from Mr. Manoj Mahabir Agarwal by registered Conveyance/Sale Deed dated 13/10/2017, duly registered under serial No. PVL-4/11840/2017. As per the Govt. Gazette dated 01/01/2016, remark recorded that permission granted for Binsheti purpose for 5 years from transfer of this land.

10) The Mutation Entry No. 790 not available in revenue record & hence talathi Saja-Taloja Panchanand issued Certificate dated 03/08/2017.

11) As per the copy of the Sale Deed dated 07/10/2013, It is shows that Mr. Gaurav Purushottam Agrawal had purchased Gat No. 110/3, area 0-16-00 out of total area 0-52-00 from Mr. Murar Narsingh Rao Kadam which is duly registered the sub-registrar office Panvel-4, under serial No. PVL/ 4/9273/2013 upon the terms & conditions contained therein.

12) As per the copy of the Sale Deed dated 20/06/2016, It is shows that Mr. Manoj Mahabir Agarwal had purchased Gat No. 110/3B, area 0-16-00 from Mr. Gaurav Purushottam Agrawal which is duly registered the sub-registrar office Panvel-2, under serial No. PVL/2/7099/2016 upon the terms & conditions contained therein. 

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13) As per the copy of the Sale Deed dated 24/08/2016, It is shows that Mr. Manoj Mahabir Agarwal had purchased Gat No. 111/14, area 0-09-00 & Gat No. 111/16, area 0-10-00 from Mr. Ramchandra Dharrav Kadam which is duly registered the sub-registrar office Panvel-2, under serial No. PVL/2/9976/2016 upon the terms & conditions contained therein.

14) As per the copy of the Conveyance/Sale Deed dated 13/10/2017, It is shows that M/s. Omkaresh Infratech LLP through Partners Mr. Manoj Mahabir Agarwal, Mr. Vikram Murarilal Tulsyan & Mrs. Kanchan Ashish Agrawal had purchased Gat No. 110/3B, area 0-16-0, Gat No. 111/14, area 0-09-0 & Gat No. 111/15/2, area 0-10-0 from Mr. Manoj Mahabir Agarwal which is duly registered the sub-registrar office Panvel-4, under serial No. PVL/4/11840/2017 upon the terms & conditions contained therein.

15) As per the copies of 7/12 extract dated 06/12/2017 in respect of the Gat Nos. 110/3B, 111/14 & 111/15/2, at Village-Taloje Majkur, Taluka-Panvel, District-Raigad, It is shows that, the name of M/s. Omkaresh Imfratech LLP through Partners Mr. Manoj Mahabir Agarwal, Mr. Vikram Murarilal Tulsyan & Mrs. Kanchan Ashish Agrawal recorded in owners column of the concerned 7/12 extract. In the other right column of the Gat Nos. 110/3B, 111/14 & 111/15/2, recorded that permission granted for Binsheti purpose for 5 years from transfer of this land.

16) As per the letter dated 27/09/2016 issued by the Tahsildar, Panvel to Up-Adhikshak, Bhoomi Abhilekh, Panvel, it is shows that as per the Mutation Entry No. 1188 dated 10/06/1994 the Survey No.111/15 Pai area 0-10-0 allotted to the Applicant. But as per the Mutation Entry No. 1265 for the computersiation, the Survey No.111/15 changed into Survey

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No.111/16. But at the time of "Mojani" the Hissan No. 16 was not available. Therefore Tahsildar, Panvel was given instructions to Up-Adhikshak, Bhoomi Abhilekh, Panvel for correction of Survey No. 111/15 Pai & Pursuant to which Survey No. 111/15 Pai converted/changed into Survey Nos. 111/15/1 & 111/15/2, at Village-Taloje Majkur, Tal-Panvel, Dist-Raigad.

17) As per the Application of Mr. Ramchandra Dharrav Kadam to Up-Adhikshak, Bhoomi Abhilekh, Panvel, it is shows that Survey No. 111/15 converted/changed into Survey Nos. 111/15/1, area 0-09-70 & 111/15/2, area 0-10-0 at Village-Taloje Majkur, Tal-Panvel, Dist-Raigad.

**SEARCH AT SUB-REGISTRAR OFFICES PANVEL NOS. 1 to 5 :-**

I have taken search of the index-II as maintained and as available in the office of the Sub-Registrar of Assurances at Panvel Offices 1 to 5 i. e. for the period of last 30 years as under mentioned by vide Search Receipt bearing No. 19295/2017 dated 12/12/2017. The original receipt is annexed herewith. Notice of Intimations not available for search & hence I have taken on line search also as available.

During the search of registers of Index-II, I found that, some pages of Index-II register of every year are either missing, not maintain properly, partly torned or not readable condition.

**PANVEL SUB-REGISTRAR OFFICE NO. 1**

Year	Particulars
1986-2002	Index II are in torned condition
2003-2015	Nil
2016 to till date	Registers of Index II are not ready and the same was not available for search & hence I have taken on line search as available



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**PANVEL SUB-REGISTRAR OFFICE NO. 2**

Year	Particulars
2003-2015	Nil
2016-2016	<b>Document Type-Sale Deed</b> Description of Property - Gat No. 110/3B, area 0-16-00, at Village-Taloje Majkur, Taluka-Panvel, Dist-Raigad Document executed & registered on 20/06/2016 <b>Document No. 7099/2016</b> Stamp Duty – 710000/- & Registration Fees-30000/- Seller-Mr. Gaurav Purushottam Agrawal <b>Purchaser-Mr. Manoj Mahabir Agarwal</b>
2016-2016	<b>Document Type-Sale Deed</b> Description of Property - Gat No. 111/14, area 0-09-00 & Gat No. 111/16, area 0-10-00, at Village-Taloje Majkur, Taluka-Panvel, Dist-Raigad Document executed & registered on 24/08/2016 <b>Document No. 9976/2016</b> Stamp Duty – 500000/- & Registration Fees-30000/- Seller-Mr. Ramchandra Dharrav Kadam <b>Purchaser-Mr. Manoj Mahabir Agarwal</b>
2017 to till date	Registers of Index II are not ready and the same was not available for search & hence I have taken on line search as available

**PANVEL SUB-REGISTRAR OFFICE NO. 3**

Year	Particulars
2005-2016	Nil
2017 to till date	Registers of Index II are not ready and the same was not available for search & hence I have taken on line search as available

  
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**PANVEL SUB-REGISTRAR OFFICE NO. 4**

Year	Particulars
Sept.2012- 2012	Nil
2013-2013	<b>Document Type-Sale Deed</b> Description of Property - Gat No. 110/3, area 0-16-0 out of total area 0-52-0, at Village-Taloje Majkur, Taluka-Panvel, Dist-Raigad Document executed & registered on 07/10/2013 <b>Document No. 9273/2013</b> Stamp Duty – 200000/- & Registration Fees-30000/- Seller-Mr. Murar Narsingrao Kadam <b>Purchaser- Mr. Gaurav Purushottam Agarwal</b>
2014-2015	Nil
2016- to till date	Registers of Index II are not ready and the same was not available for search & hence I have taken on line search as available
2017-2017 Found at online search	<b>Document Type- Conveyance/Sale Deed</b> Description of Property - Gat No. 110/3B, area 0-16-0, Gat No.111/14, area 0-09-0 & Gat No. 111/15/2, area 0-10-0, at Village-Taloje Majkur, Taluka-Panvel, Dist-Raigad Document executed & registered on 13/10/2017 <b>Document No. 11840/2017</b> Stamp Duty – 742500/- & Registration Fees-30000/- Seller- Mr. Manoj Mahabir Agarwal <b>Purchaser- M/s. Omkaresh Infratech LLP through Partners Mr. Manoj Mahabir Agarwal, Mr. Vikram Murarilal Tulsyan &amp; Mrs. Kanchan Ashish Agrawal</b>

**PANVEL SUB-REGISTRAR OFFICE NO. 5**

Year	Particulars
2013 – 2016	Nil
2017 to till date	Registers of Index II are not ready and the same was not available for search & hence I have taken on line search as available

  
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B.A.L.L.B.  
Advocate High Court

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**OPINION-**

Subject to aforesaid details given in above, Subject to documents and materials placed before me for inspection & subject to unavailable mutation entry Nos. 1791 for investigation of title, I am of the opinion that :-


a) As per Mutation Entry No. 1854 & As per the Conveyance/Sale Deed dated 13/10/2017 executed between Mr. Manoj Mahabir Agarwal of the One Part & **M/s. Omkaresh Infratech LLP through its Partners Mr. Manoj Mahabir Agarwal, Mr. Vikram Murarilal Tulsyan & Mrs. Kanchan Ashish Agrawal** of the Other Part, duly registered with the sub-registrar office Panvel-4, under serial No. PVL/4/11840/2017, **M/s. Omkaresh Infratech LLP through its Partners Mr. Manoj Mahabir Agarwal, Mr. Vikram Murarilal Tulsyan & Mrs. Kanchan Ashish Agrawal** is owner of Gat Nos. 110/3B, area 0-16-0, Gat No.111/14, area 0-09-0 & Gat No. 111/15/2, area 0-10-0, at Village-Taloje Majkur, Taluka-Panvel, Dist-Raigad.

b) I do not found any adverse entries in respect of the captioned property. Hence, the captioned property is free from any encumbrances.

The above mentioned Search & Title Report is given on the basis of records of rights produced before me and from the records with the registers of Index II of the Sub-Registrar Panvel available “**as is where is basis**” without any liability on the part of the undersigned

Hence, this Search & Title Report is issued.

Panvel  
Date : 18/12/2017

  
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