

Santosh Manohar Lad.

Advocate (Reg No :MH/1000/1994)

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SEARCH REPORT & TITLE CERTIFICATE

Sub :- Search & Title Certificate report with respect to agriculture land being and laying at **Village Koyanavele, Tal-Panvel, District-Raigad.**

TO WHOMSOEVER IT MAY CONCERN

1) **INSTRUCTIONS :**

On the request of **Mr. DINESH RAMRATAN KHANDELWAL**, partner of Kamdhenu Lifespaces, **address : Kamdhenu Lifespace, Gardenia, Survey No. 42/3 & 42/5, Koyanavele, Ghotcamp, Tal Panvel, Dist Raigad 410 208** (herein after referred to as "**the Developers**") my office had carried search in respect of the said property, which is described as follows.

2) **PROPERTY DESCRIPTION :-**

All that pieces and parcel of land situated, lying at **Village Koyanavele** Taluka & Sub-Division of Panvel District & Division of Raigad in the registration District of Raigad, and within the jurisdiction of Sub-Registrar of Assurance at Panvel and within the limits of Raigad Zilla Parishad and described in the revenue record as under:-

Survey No.	Hissa No.	Area in H-R-P	Assessment Rs=Ps
43	1(2)	15-30.00	306=00

(Hereinafter referred to as the "**Said Property**")



3) **SEARCH** :

Accordingly, my office has carried out search of the Index No. II as maintained in the office of Sub-Registrar of Assurances at Panvel 1, 2, 3, 4 & 5 for a period of 30 years i.e. from **01/01/1988 to 02/01/2018, vide Receipt No. 46, dated 02/01/2018**, and revenue record with respect to the said property. Notes of search are reproduced herein below.

4) **DOCUMENTS** :

For the purpose of investigation of title and search of the said property, I also perused the following documents:

- a) 7/12 extract.
- b) Mutation entry No.: 1083 (this Mutation Entry are with respect to Village Ghot) & Mutation Entry No. 5, 72, 415, 419, 464. (this Mutation Entry are with respect to Village Koyanavele)

5) **ZONE OF THE PROPERTY :**

That zone certificate is not available with respect to said property hence I am unable to opine about the same.

6) **URBAN LAND CEILING :-**

That in view of repeal of Urban Land Ceiling Act 1976 by state of Maharashtra therefore there is no question of ceiling limits.

7) **INCIDENTS** :

- a) On perusal of 7/12 extract of said property **Dt. 13/12/2017**, said property is recorded in the name & ownership of **Mr. Surinder @ Surendra Anantram**

Sablok. Said property is free hold property as the holding is **Class-I.**

- b) It is pertinent to note that said land was previously part of Village Ghot, Taluka Panvel Dist-Raigad. That subsequently certain lands from village Ghot were included in newly formed Village Koyanavele, Taluka Panvel Dis-Raigad. The mutation entry referred in para 4 (b) out of them mutation entry no. 1083 are with respect to Village Ghot and 5, 72, 415, 419, 464 are with respect to Village Koyanavele. Therefore mutation numbers are mentioned year wise and not in chronological or in descending order.
- c) That another important thing which is required to be noted is that this land was originally numbered as Survey no. 89 in village Ghot, Taluka Panvel, Dist-Raigad and on its inclusion in newly formed revenue Village of Koyanavele it is re numbered as Gat No. 43.
- d) On perusal of **mutation entry No. 1083**, it is noticed that same is with respect to Partition. That S.No 89/1(2) along with other properties were recorded in the name of **Mr. Shivram Ambo Patil**. He gave vardi that though S.No.88 and other lands were recorded in his name he was not cultivating all the lands, he intimated that as per mutual understanding between him and his brothers etc S. No. 88/1 and other lands were cultivated and accordingly requested to record name of the person cultivating it accordingly S. No. 89/1(2) was records in the name of Mr. Hari Ambo Patil. That as per vardi of Mr. **Shivram Ambo Patil** S.No. 89/1(2) was recorded in the name of **Mr. Hari Ambo Patil** as per **mutation Entry No 1083**. (Note this entry is with respect to Ghot Village)



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- e) On perusal of **Mutation entry No. 5** it is noticed that same is with respect change in name of Village due to formation of new Village. That on 04/08/1981 as survey No. 1 to 43 were included in new Village known as Ghotcamp. Hence name of Village in revenue record was changed to Ghotcamp as per **Mutation Entry No. 5.**
- f) On perusal of **Mutation Entry No. 72** it is noticed that same is with respect to change in name of Village applicable to all lands i.e. for survey No. 1 to 43 & Gavthan Plots. That on 15/12/1993 it was informed to revenue officer that name of Village Ghotcamp was change to Village Koyanwele and necessary information was entered in Gazette dt 15/01/1988 necessary order was passed by Tahsildar Panvel Vide order No. Masha/Prashasan/20526/1903 dt. 09/12/1993 hence name of Village Ghotcamp was changed to Village Koyanavele as per **Mutation Entry on 72.**
- g) On perusal **Mutation Entry No. 415** it is noticed that same is with respect to giving effect to registered Sale Deed. That on 13/05/2015 it was informed to revenue officer that said land along with other 2 lands were sold by Mr. Haribhau Ambaji Patil @ Hari Ambo Patil to Mr. Surinder @ Surendra Anantram Sablok for total consideration of Rs. 7,80,30,000/-. That said sale Deed was found to be registered with Sub-Registrar Panvel 3 on dt. 5/2/2015 at Serial No. PWL3-820/2015. Effect of Sale Deed was given to revenue record by **Mutation Entry No. 415.**

- h) On perusal of Mutation Entry no. 419 it is noticed that same is with respect to giving effect to Akkarphodpatrak. on dt. 29/06/2015 it was informed to revenue officer that akkarphodpatrak No. 22507/2015 dt 5/6/2015 was received and according to it Gat o. 43/1 was further divided in to 5 parts land held by Hari Ambo Patil was numbered as Gat No. 43/1(2) accordingly mutation was carried and same was done in accordance with letter of Assistant Superintendent of Land Records dt. 23/4/2015 as per mutation entry No. 419.
- i) On perusal **Mutation Entry No. 464** it is noticed that same is with respect to NA permission. That on 24/10/2016 it was informed to revenue officer that said land along with other 4 lands were granted NA permission by Collector of Raigad at Alibag vide his permission No. Mash/L.N.A. 1(A) S.R. 290/2015 dt. 23/09/2015 for residential & Commercial use of said land mentioned in the said Order hence said land were recorded as NA lands as per **Mutation Entry No. 464**.
- j) That during search it was noticed that **Mr. Surinder @ Surendra Anantram Sablok** by sale deed dt. 3/1/2018 has sold and conveyed said land to Kamdhenu Lifespaces a partnership Firm. The said sale deed is registered with Sub-Registrar Panvel-5 at serial No. 97/2018. Though sale deed is executed till date 7/12 extract is recorded in the name of **Mr. Surinder @ Surendra Anantram Sablok**.
- k) That though 7/12 extract is recorded in the name of **Mr. Surinder @ Surendra Anantram Sablok** in view of registered sale deed Kamdhenu Lifespaces have become owner of the said land though their name is not recorded in



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7/12 extract. As per law registered sale deed is required for conferring title over immovable property and entries in revenue record are only for fiscal purpose and prima facie proof of title unless otherwise is proved. In this case as stated herein above registered sale deed is executed in favour of Kamdhenu Lifespaces.

- l) It is observed that contents of above mutation entries the flow of title **Mr. Surinder @ Surendra Anantram Sablok** is in consonance with revenue record. In view registered sale deed **Kamdhenu Lifespaces** is Owner of the property.

8) **ACQUISITION/RESERVATIONS:-**

That on perusal of 7/12 extract no acquisition is seen as on date. That land is made NA subject to conditions as mentioned in NA permission.

9) **CONCLUSION:**

On the basis of the perusal of the documents referred to above, the information collected by me as has been mentioned above, so also incidents pointed out as above, search taken by me I am of the opinion that said land is recorded in the name of **Mr. Surinder @ Surendra Anantram Sablok** as per 7/12 extract but in view of registered sale deed **Kamdhenu Lifespaces**, a partnership firm, is Owner of the property subject to recording of their name on 7/12 extract.

10) **CERTIFICATE OF TITLE:**

I certify that title of **Kamdhenu Lifespaces** is clear, marketable and without any encumbrance subject to recording of their name of 7/12 extract.

Place : Panvel.
Date : 18/1/2018.



(S. M. Lad)
Advocate.

**NOTES OF SEARCH FROM Index II since
01/01/1988 to 02/01/2018**

YEAR	FINDINGS
1988	Village Entry Not Found Register is in Torn Condition
1989	Village Entry Not Found Register is in Torn Condition
1990	Village Entry Not Found Register is in Torn Condition
1991	Village Entry Not Found Register is in Torn Condition
1992	Village Entry Not Found Register is in Torn Condition
1993	Village Entry Not Found Register is in Torn Condition
1994	Village Entry Not Found Register is in Torn Condition
1995	Village Entry Not Found Register is in Torn Condition
1996	Village Entry Not Found Register is in Torn Condition
1997	No Entry Found Register is in Torn Condition
1998	No Entry Found Register is in Torn Condition
1999	Village Entry Not Found Register is in Torn Condition
2000	Village Entry Not Found Register is in Torn Condition
2001	Village Entry Not Found Register is in Torn Condition
2002	Village Entry Not Found Register is in Torn Condition
2003	Village Entry Not Found
2004	Village Entry Not Found
2005	Village Entry Not Found
2006	Village Entry Not Found Register is in Torn Condition

2007	Village Entry Not Found Register is in Torn Condition
2008	Village Entry Not Found
2009	Village Entry Not Found
2010	Village Entry Not Found
2011	Village Entry Not Found
2012	Village Entry Not Found
2013	Village Entry Not Found
2014	Village Entry Not Found
2015	SR-3, Sale deed Doc No. 820/2015.
2015	Village Entry Not Found
2016	Village Entry Not Found
2017	Village Entry Not Found
2018	Up to 02/01/2018 SR-5, Sale Deed Doc No. 97/2018.

Note –

- 1) Index-II Record of Year 1988 to 2018 (Manual Index) available for search is almost in torn condition and in bad shape.
- 2) Computerized Index-II of the year 2002 to 2017 not bounded alphabetically and in haphazard manner.
- 3)
 - a) Sub-Registrar Office No. 1 - Index-II Record from Jan 2014 Onwards not made available for search.
 - b) Sub-Registrar Office No. 2-Some of the Index-II Record for Year 2002 to 2006 is in loose, mix and torn condition and for the Year 2014-2015 Index-II record available only upto month April 2015 is in loose and mix condition.
 - c) Sub-Registrar Office No. 3 – Some of the Index-II Record for Year 2002 to 2006 is in loose, mix and torn condition and for the Year 2014-2015 Index-II record available only upto month March 2015 is in loose and mix condition.
 - d) Sub-Registrar Office no. 4 – Some of the Index-II Record for the Year 2015 Index-II record available only upto month March 2015 is in loose and mix condition & from this month index-II record not made available for search.
 - e) Sub-Registrar Office No. 5 – This office commence from the month of January 2013 & from this month onwards Index- II record not made available for search.
 - f) Search for the year 2018 is not physically available but e-search is available.

- f) There was no entire record found pertaining to the total no. of books or total No. of pages or total No. of entries made till date pertaining to the respective village.

Hence this Search Report issued.

Place : Panvel
Date: 02/01/2018

Note :
**Consolidated Original Search receipt
dt. 02/01/2018 is bearing No. 46
is handed over to client.**



(S. M. Lad)
Advocate