

SUPPLEMENTARY SEARCH REPORT
& TITLE CERTIFICATE

of

GUT NO. 35, H. NO. 3

AREA ADMEASURING 0-27-60 H.R.P.

AND

GUT NO. 36, H. NO. 2

AREA ADMEASURING 0-17-70 H.R.P.

VILLAGE - KOYANAVELE,
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: 10/06/2019.

SUPPLEMENTARY 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 Partner Mr. Gaurav Pursuhottam Agrawal, I, have carried out the search of the property described below with the intention:-

To make sure that the Ownership of M/s. Siddhivinayak Homes through its Partner Mr. Gaurav Pursuhottam Agrawal, 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 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	35	3	0-26-60 P.K. 0-01-00 0-27-60	5.13
Koyanavele	36	2	0-17-70	3.19

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



Prashant A. Bhujbal
Advocate

...2/-

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 **2018 & 2019** 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. 35/3 & 36/2)

It reflects the occupants of the said Agricultural land described above are as follows:

Gut No.	Hissa No.	Area H.R.P.	Occupants
35	3	0-26-60 P.K. 0-01-00 0-27-60	M/s. Siddhivinayak Homes through its Partner Mr. Gaurav Pursuhottam Agrawal
36	2	0-17-70	

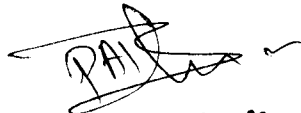
(This observation is written on the basis of 7/12 extract issued by Talathi Saja Pendhar)

B) DOCUMENT PERUSED:

Search Report-Cum-Title Certificate dtd. 19/06/2018 regarding captioned properties.

C) INDEX – II :

In the process of title I have gone through register of Index – II for the period **2018 & 2019** kept at District Registrar Alibag and at the Sub-Registrar, Panvel (by making Application No. 897/2019, dated 06/06/2019). While investigation, following entries of registered documents was found:


Prashant A. Bhujbal
Advocate

...3/-

SUB REGISTRAR OFFICE PANVEL NO. 1

YEAR	FINDINGS
2018	No Entry found
2019	Registers of Index II are not ready and the same was not available for search

SUB REGISTRAR OFFICE PANVEL NO. 2

YEAR	FINDINGS
2018	No Entry found
2019	Registers of Index II are not ready and the same was not available for search

SUB REGISTRAR OFFICE PANVEL NO. 3

YEAR	FINDINGS
2018	No Entry found
2019	Registers of Index II are not ready and the same was not available for search

SUB REGISTRAR OFFICE PANVEL NO. 4

YEAR	FINDINGS
2018	No Entry found
2019	Registers of Index II are not ready and the same was not available for search

SUB REGISTRAR OFFICE PANVEL NO. 5

YEAR	FINDINGS
2018	No Entry found
2019	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 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.

...4/-

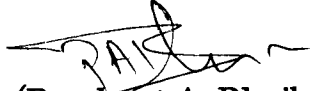

Prashant A. Bhujbal
Advocate

- b) M/s. Siddhivinayak Homes through its Partner Mr. Gaurav Pursuhottam Agrawal are the owners of the captioned property.
- c) M/s. Siddhivinayak Homes through its Partner Mr. Gaurav Pursuhottam Agrawal has every right to develop the said captioned property in accordance with the conditions prescribed in the various permissions above mentioned and subject to the plan sanctioned by the concerned authority.
- d) M/s. Siddhivinayak Homes through its Partner Mr. Gaurav Pursuhottam Agrawal are entitled to sale flats/shops in the building to be constructed on the captioned property in accordance with the conditions prescribed in the various permissions above mentioned and subject to the plan sanctioned by the concerned authority.

While taking search, I considered only those transactions and mutation entries during the periods of 2 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 : 10/06/2019.


(Prashant A. Bhujbal)
Advocate
Prashant A. Bhujbal
Advocate

528/0

Thursday, 06 June 2019 7:37 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6775 दिनांक: 06/06/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल4-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड प्रशांत भुजबळ

वर्णन अर्ज क्र. 897/2019 मौजे कोयनावेळे, ता. पनवेल, जि. रायगड येथील गट नं. 35/3, 36/2 सन 2018 ते 2019 वर्ष 2 शोध

SEARCHFEE

रु. 600.00

एकूण:

रु. 600.00

Joint Sub Registrar Panvel 4
सह. पु. व्यवस्थापक पनवेल

1); देयकाचा प्रकार: eChallan रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002367645201920E दिनांक: 06/06/2019

बँकेचे नाव व पत्ता: