

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai- 400 706.

Dated : 02/10/2016

SEARCH CUM TITLE CERTIFICATE

To,

M/S. QUALITAS NAMAN HOME MAKERS LLP,

Office No. 901 to 907, B Wing,

Mahavir Icon, Plot No.-89/90,

Sector No.-15, CBD-Belapur,

Navi Mumbai.

sir,

Sub :- Search cum Title in respect of land bearing Survey Number 1, Hissa Number 3, Village - Koyanavale, Taluka -Panvel, District - Raigad.

I have taken the search of the aforesaid property at Sub-Registrar Office Panvel from 1 to 5 for the last 30 years. Some of the registers of this office are in torn conditions and some of the records of 2015 & 2016 are not yet ready in the aforesaid registrar's office. The further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

1) Document No. PVL5-3508/2014 registered on 15/05/2014 (for the Area 0-14-2 H.R.P.) is a Sale deed executed by 1) SHRI RAMESH YASHWANT KADAM 2) SHRI RAJENDRA YASHWANT KADAM and 3) SMT. CHHAYA KASHIRAM BHOSALE in favour of SHRI SANJAY PARASMAL BAKLIWAL in the records of Sub-Registrar Panvel for the Plot of land bearing Survey Number 1, Hissa No. 3, situated at Village - Kayanavale, Taluka - Panvel, District - Raigad. The Market Value is Rs.4118000/- Consideration amount is Rs.14100000/- & the stamp duty paid is Rs.705000/- and Registration fee paid is Rs.30000/-.


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: 2 :

7/12 Extract record:-

I have persued the 7/12 extract issued by the Talathi Saza Pendhar, Taluka-Panvel, District-Raigad, on 08/08/2016 wherein the name of SHRI SANJAY PARASMAL BAKLIWAL is appearing as Class 1 occupant in the occupant's coloumn.

The Mutation Entries are as follows:-

1) That by virtue of Mutation Entry No. 721, dated 15/07/1966, land bearing survey number 83/3 was allotted to one SHRI YASHWANT BABURAO KADAM as per allotment letter dated 24/05/1966 issued by Koyana Rehabilitation Officer and the same was recorded in the 7/12 extracts of the revenue records of the concerned authority vide order of Tahsildar Panvel bearing No.-NORTS/WME/510, dated 28/05/1966, and the said mutation was certified on 22/08/1966.

2) That by virtue of a Mutation Entry bearing No.-741, dated 28/02/1981, the correction were made in the akar of the land bearing survey number 83/3 showing the area of the land as 0-14-0 H.R.P. and the owner is SHRI YASHWANT BABURAO KADAM,


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: 3 :

3) That by virtue of a Mutation Entry No.- 759, dated 29/06/1977, the Special District Superintendent, Land Records, Colaba directed to use decimal units for the purpose of measurement under the Weight & Measurement Act, 1958 and the Indian Coins Act, 1955 of the Maharashtra Government for the lands bearing Survey Numbers from 1 to 133;

4) That Mutation Entry No.-5, dated 04/08/1981, which is certified on 19/12/1981, it appear from the said mutation entry that in pursuance of the addition of S. No.-1 to 43 into new village Ghotecamp and provisions of the Maharashtra Weights & Measurements Act, 1958 and the Indian Currency Act, 1955, the New decimal system (i.e. the system of numbers, weights, measures, etc. amendment were implemented and the Survey No.83 is changed to Survey No.-1.

5) That land bearing survey numbers 1/3, 1/4, 1/5, 1/7 & others were allotted to Koyana Project affected person by Government and hence the remark of abhibhajya satta prakar was not recorded in the 7/12 extract but as per the order of Hon'ble Tahsildar vide its Order No. Egamo/Punarvasan/Kat/217, dated 15/07/1993 the same was mutated vide mutation entry No.-62, dated 20/07/1993 and the said entry is certified on 30/09/1993;


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6) As per the Gazzate Notification issued by General Administration department, Mantralaya, Mumbai dated 15/01/1987, name of 'Ghotkyam' village of Panvel Taluka was changed and declared as 'Koyanavale' and the said changes has been effected vide mutation entry bearing number 72, dated 15/12/1993 and the same has been certified on 03/01/1994;

7) By virtue of Mutation Entry No. 116, dated 02/01/2001, the land bearing survey No.-1/3, 1/4, 1/5, 1/7 & others, which were allotted to Koyana Project affected person and thereafter in year 1993 the lands were recorded as an Avibhajya Satta Prakaar, but the said entry was removed vide order number Rehabilitation/kat/10/246, dated 30/09/2000 and the said entry was certified on 18/01/2001.

8) That SHRI YASHWANT BABURAO KADAM died on 27/04/2006 leaving behind the following legal heirs i.e his wife - 1) SMT. JAISHREE YASHWANT KADAM, his sons - 2) SHRI RAMESH YASHWANT KADAM 3) SHRI RAJENDRA YASHWANT KADAM and his daughter 4) SMT. CHHAYA KASHIRAM BHOSALE and their names were recorded in 7/12 extracts of the revenue records of the concerned authority by virtue of a Mutation Entry No.- 202, dated 10/07/2007 for the lands bearing Survey number 1/3 & 18/3 as per Varas Register No.-94 and the same was certified on 29/08/2008;


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9) That SMT. JAISHREE YASHWANT KADAM died on 27/09/2007 leaving behind the following legal heirs i.e her sons - 1) SHRI RAMESH YASHWANT KADAM 2) SHRI RAJENDRA YASHWANT KADAM and her daughter 3) SMT. CHHAYA KASHIRAM BHOSALE and their names were recorded in 7/12 extracts of the revenue records of the concerned authority by virtue of a Mutation Entry No.- 263, dated 30/06/2009 for the lands bearing Survey number 1/3 as per Varas Register No.-109 and the same is certified on 01/03/2010;

10) That SMT. JAISHREE YASHWANT KADAM died on 27/09/2007 leaving behind the following legal heirs i.e her sons - 1) SHRI RAMESH YASHWANT KADAM 2) SHRI RAJENDRA YASHWANT KADAM and her daughter 3) SMT. CHHAYA KASHIRAM BHOSALE and their names were recorded in 7/12 extracts of the revenue records of the concerned authority by virtue of a Mutation Entry No.- 289, dated 01/10/2010 for the lands bearing Survey number 1/3 as per Varas Register No.-118 and the same is certified on 30/10/2010;

11) By virtue of a Kharedi Khat dated 15/05/2014, duly executed between 1) SHRI RAMESH YASHWANT KADAM 2) SHRI RAJENDRA YASHWANT KADAM and her daughter 3) SMT. CHHAYA KASHIRAM BHOSALE, therein referred to as "THE VENDOR" of the One Part and SHRI SANJAY PARASMAL BAKLIWAL, therein referred to as "THE PURCHASER" of the Other Part, the said Vendor sold and


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: 6 :

transferred the land bearing Survey Number 1/3 to the said Purchaser for a sum of Rs. 14100000/- and as the terms and conditions contained therein and pursuant to the said Kharedi Khat, the said piece or parcel of land was mutated in the 7/12 Extracts of the revenue records of the concerned authority in favour of the said SHRI SANJAY PARASMAL BAKLIWAL vide Mutation Entry No.- 391, dated 01/09/2014, which is certified on 21/08/2014;

12) That lands bearing survey numbers 1/3, 1/4, 1/5 & 1/7 were converted for non-agricultural use and as per terms and conditions of the order from Sr. No. 1 to 33 and as per the approved plan and the development permission granted by Hon'ble Collector, Raigad, Alibag, vide order bearing reference number MASHA/L.N.A.1(B)/SR/12/2016 dated 03/06/2016 and the same was mutated in the 7/12 extracts of the revenue records of the concerned authority vide mutation entry bearing number 447 dated 20/06/2016;

13) That by virtue of a mutation entry bearing no.-460, dated 19/09/2016, the corrections were made in the 7/12 extracts as per the order of the Government Notification dated 07/05/2016 and as per the order of Tahsildar SHRI DEEPAK MARUTIRAO AKADE and the same is recorded in the revenue records.


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इतर पावती

Original/Duplicate

Wednesday, 14 September 2016 8:06

नोंदणी क्र.: 39म

PM

Regn.: 39M

पावती क्र.: 13784 दिनांक: 14/09/2016

गावाचे नाव: कोयनाबळे

दस्तऐवजाचा अनुक्रमांक: पबल2-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍड. रमाकांत पवार

वर्गान शोध अर्ज क्र. 2420/16 मीजे कोयनाबळे सा.पनवेल जि.रायगड येथील सर्व्हे क्र. 01 हिस्ता क्र. 7 3 4 5

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SEARCHFEE

₹. 750.00

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Jointly Panvel 2

1); देयकाचा प्रकार: eChallan रक्कम: ₹.750/-

डीडी/धनादेशाचे ऑडर क्रमांक: MH004230391201617E दिनांक: 14/09/2016

सिकेचे नाव व पत्ता:

सहदुय्यम निबंधक, वॉर्डा
(पनवेल-२)

