

TITLE CERTIFICATE

of

GUT NO. 1, H. NO. 13
AREA ADMEASURING 0-50-50 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: 06/11/2020.

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

D) 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	1	13	0-47-50 P.K. 0-03-00 Total 0-50-50	3.56

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 1991 to 2020 kept at District Registrar Alibag and at the offices of Sub-Registrar, Panvel No. 1 to 5 (by making Application No. 981/2020, dated 02/11/2020) 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	13	0-47-50 P.K. 0-03-00 Total 0-50-50	3.56

(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 :-


Prashant A. Bhujbal
Advocate

...3/-

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 was changed to Survey No. 1 of village Ghot Camp.

2) **Mutation Entry No. 62.**

The lands mentioned in the said mutation entry including Gut No. 1/13 was 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.

3) **Mutation Entry No. 67.**

Ramchandra Dajirao Kadam died leaving behind his legal heirs Smt. Ranjana Ramchandra Kadam, Shri. Vijay Ramchandra Kadam, Shri. Vinod Ramchandra Kadam, Shri. Pravin Ramchandra Kadam, Smt. Kalpana Krushna Shinde, Smt. Seema Subhash Shinde, Smt. Prafullata Ramchandra Kadam, Smt. Sangita Ramchandra Kadam. Hence their names were recorded in the revenue record of captioned property.

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. 91.**

Smt. Kalpana Krushna Shinde, Smt. Seema Subhash Shinde, Smt. Prafullata Ramchandra Kadam, Smt. Sangita Ramchandra Kadam released their right, title, interest and share in captioned

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Advocate

property in favour of Shri. Laxman Dajirao Kadam, Smt. Ranjana Ramchandra Kadam, Shri. Vinod Ramchandra Kadam, Shri. Vijay Ramchandra Kadam, Shri. Pravin Ramchandra Kadam by Release Deed dated 19/08/1995.

6) **Mutation Entry No. 116.**

Remark of "Avibhajya Satta Prakar" on 7/12 extract was removed as per order of Tahsildar dated 30/09/2000.

7) **Mutation Entry No. 135.**

Said entry was not concerned with captioned property.

8) **Mutation Entry No. 277**

Laxman Dajirao Kadam died on 18/05/2009 leaving behind his legal heirs Smt. Sumati Laxmanrao Kadam, Mrs. Shubhangi Shashikant Chavan, Shri. Sanjay Laxmanrao Kadam, Smt. Ashwini Vinod More, Smt. Priti Bipin More. Hence their names were recorded in the revenue record of captioned property.

9) **Mutation Entry No. 315.**

The encumbrance (Boja) of Taloja Society was deleted from other right column as it was time barred.

10) **Mutation Entry No. 572.**

Smt. Ashwini Vinod More, Smt. Priti Bipin More, Mrs. Shubhangi Shashikant Chavan, Smt. Sumati Laxmanrao Kadam released their right, title, interest and share in captioned property in favour of Shri. Sanjay Laxmanrao Kadam by registered Release Deed dated 01/07/2019.


Prashant A. Bhujbal
Advocate

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11) Mutation Entry No. 578.

Ranjana Ramchandra Kadam died on 08/06/2010 leaving behind his legal heirs Shri. Vijay Ramchandra Kadam, Shri. Vinod Ramchandra Kadam, Shri. Pravin Ramchandra Kadam. Hence their names were recorded in the revenue record of captioned property.

12) Mutation Entry No. 580.

Area of 0-25-25 H.R.P. out captioned property was sold by Shri. Pravin Ramchandra Kadam, Shri. Vijay Ramchandra Kadam, Shri. Vinod Ramchandra Kadam to Siddhivinayak Homes through its Partner Mr. Gaurav Puroshottam Agarwal by registered Sale Deed dtd. 06/12/2019. But said mutation entry has been cancelled.

13) Mutation Entry No. 602.

As per order of Tasildar Panvel, Dtd. 28/10/2020, certain changes were made in the computerized 7/12 extract of captioned property.

14) Mutation Entry No. 603.

Area of 0-25-25 H.R.P. out captioned property was sold by Shri. Pravin Ramchandra Kadam, Shri. Vijay Ramchandra Kadam, Shri. Vinod Ramchandra Kadam to Siddhivinayak Homes through its Partner Mr. Gaurav Puroshottam Agarwal by registered Sale Deed dtd. 06/12/2019. Said entry is pending for approval.


Prashant A. Bhujbal
Advocate

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15) Mutation Entry No. 721.

As per order of Tahsildar Panvel, and allotment letter of Koyana Punarvasan Adhikari dtd. 24/5/1966 Survey No. 83/13 was given to Shri. Ramchandra Dajirao Kadam.

16) Mutation Entry No. 741.

As per Puravani Aakarphod Patrak correction were made in Survey No. 83. Accordingly Survey No. 83/13 was given to Shri. Ramchandra Dajirao Kadam.

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. 834.

As per intimation given by Shri. Ramchandra Dajirao Kadam name of his brother Shri. Laxman Dajirao Kadam was mutated to Gut No. 83/13 of Village-Ghot.

C) DOCUMENTS/PERMISSIONS:

- 1) Amended Development Permission & Amended Commencement Certificate bearing No. 2019/PMC/TP/BP/1819/2019 dated 26/07/2019, issued by Panvel Municipal Cooperation regarding Gut No. 1/6/10, 1/6/11, 1/6/12, 1/6/13, 1/13 (Captioned Property) of Village Koyanavele, Tal. Panvel, Dist. Raigad.

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:


Prashant A. Wanjhal
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) Shri. Sanjay Laxmanrao Kadam is the owner of an area of 0-25-25 H.R.P. out of the captioned property and M/s. Siddhivinayak Homes through its Partners 1) Mr. Vaibhav Purushottam Agrawal, 2) Mr. Gaurav Pursuhottam Agrawal, 3) Mr. Saurav Pursuhottam Agrawal have acquired development rights regarding the said property and their title to said area out of captioned property is clean, clear and marketable.
- c) 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 an area of 0-25-25 H.R.P. out of the captioned property, subject to approval/ certification of Mutation Entry No. 603.

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 Title Certificate is issued.

Panvel.

Date : 06/11/2020.

Signature



Prashant A. Bhujbal
Advocate

398/0

इतर पावती

Original/Duplicate

Monday, 02 November 2020 7:33 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11447 दिनांक: 02/11/2020

गावाचे नाव: कोप्रोली

दस्तऐवजाचा अनुक्रमांक: पबल3-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड प्रशांत अशोक भुजबळ

वर्णन अर्ज क्र. 981/2020 मीजे कोयनावेळे ता पनवेल जि रायगड गट नं 1/13 शोध सन 1991 ते 2020 पर्यंत

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Panvel 3

1); देवकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006303470202021E दिनांक: 02/11/2020

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२

पनवेल क्र. ३

Office :-

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

PRASHANT ASHOK BHUJBAL
(Advocate)

Residence :-

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

Date: 07/12/2020.

SUPPLEMENTARY 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 issued Search Report & Title Certificate dtd. 06/11/2020 regarding Property bearing Gut No. 1, Hissa No. 13, total admeasuring 0-50-50 H.R.P., at Village Koyanavele, Tal. Panvel, Dist. Raigad. Said Title Certificate dtd. 06/11/2020 was issued subject to approval/ certification of Mutation Entry No. 603.

Now the above mentioned instructors have provided copy of Mutation Entry No. 603 regarding purchase of an area of 0-25-25 H. R.P. out of above mentioned property by M/s. Siddhivinayak Homes from Mr. Vijay Ramchandra Kadam & others vide Sale Deed dated 06/12/2019. Said Mutation Entry No. 603 has been approved/certified by Circle Officer Taloja Panchnand on 02/12/2020.

The instructors have also provided copy of 7/12 extract of above mentioned property dtd. 02/12/2020, which shows that name of M/s. Siddhivinayak Homes has been mutated on the 7/12 extract of above mentioned property for area of 0-25-25 H. R.P. out of above mentioned property.

Hence, this Supplementary Title Certificate is issued.

Panvel.

Date : 07/12/2020.

Signature


Prashant A. Bhujbal
Advocate