

REVISED SEARCH REPORT-CUM-TITLE CERTIFICATE

of

GUT NO. 30

AREA ADMEASURING 1-73-30 H.R.P.

VILLAGE - KOYANAVELE,

TAL.PANVEL, DIST.RAIGAD

by

MANOJ K. BHUJBAL
(Advocate)

Office:-

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

MANOJ K. BHUJBAL
(Advocate)

Residence :-

"Vithai", Bhujbal Wadi, Podi
No.2, Sector-15-A,
New Panvel-410206.

Date: 21/06/2016.

REVISED SEARCH REPORT-CUM-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. Gaurav P. Agarwal, 2) Mr. Vaibhav P. Agarwal, I, have carried out the search of the property described below with the intention:-

To make sure that the Ownership of Mr. Amrutlal Manroopji Kothari, Mr. Mahendrakumar Milapchand Kanungo, Mr. Mahesh Dungarmalji Chandak and the development rights of M/S. SIDDHIVINAYAK HOMES through its Partners 1) Mr. Gaurav P. Agarwal, 2) Mr. Vaibhav P. Agarwal, 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 Non 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 Panchayat Samitee and Raigad Zilla Parishad.

Revenue Village	Gut No.	Area H.R.P.	Assessment Rs. Ps.
Koyanavele	30	1-73-30	14-19

...2/-


Manoj K. Bhujbal
Advocate

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

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 2015 to 2016 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. 30)**

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

Gut No.	Area H.R.P.	Occupants
30	1-73-30	Mr. Amrutlal Manroopji Kothari Mr. Mahendrakumar Milapchand Kanungo Mr. Mahesh Dungarmalji Chandak

(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 :-

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Manoj K. Bhujbal
Advocate

1) **Mutation Entry No. 422.**

Name of Shri. Sitaram Bhiva Patil was mutated as protected tenant of Survey No. 74/0.

2) **Mutation Entry No. 670.**

As per order of Agricultural Land Tribunal and Additional Mamlatdar, Panvel purchase price of Survey No. 74/0 was fixed as Rs.9,972/- in the name of tenant Shri. Sitaram Bhiva Patil. Hence name of Shri. Sitaram Bhiva Patil is mutated as occupant of the said property and charge of owner Mr. Jahagir Ratanshi Dubhash of Rs.9,972/- was kept in the column of other rights.

3) **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.

4) **Mutation Entry No. 821.**

As the charge of purchase price of Rs.9,972/- was repaid & 32 M Certificate was issued, name of Mr. Jahagir Ratanshi Dubhash was removed from the 7/12 extract of Survey No. 74.

5) **Mutation Entry No. 850.**

Charge of Rs. 1,000/- of Taloja Majkur V.V.S. Society was kept on 7/12 extract of Survey No. 74.

6) **Mutation Entry No. 894.**

As charge of Rs. 1319.94 of Soil Conservation department was kept on 7/12 extract of Survey No. 74.

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Advocate

7) **Mutation Entry No. 5.**

Survey No. 74 was changed to Survey No. 30 in the Revenue Records of Village-Ghotcamp.

8) **Mutation Entry No. 13.**

As per vardi/intimation given by Shri. Sitaram Bhiva Patil Survey No. 30 of Village-Ghotcamp was given to the share of his son Shri. Panga Sitaram Patil who was actually cultivating the said land.

9) **Mutation Entry No. 26.**

As Charge of Rs. 1,000/- of Taloja Majkur V.V.S. Society was repaid by tenant Shri. Panga Sitaram Patil. Hence the said charge was removed from the 7/12 extract of captioned property.

10) **Mutation Entry No. 28.**

As charge of Rs. 1319.94 of Soil Conservation department was repaid by Shri. Sitaram Bhiva Patil. Hence the said charge was removed from the 7/12 extract of captioned property.

11) **Mutation Entry No. 29.**

As per application given by Smt. Alka Vasant Patil & Smt. Nami Barsha Patil and order of Tahsildar Panvel, names of Smt. Alka Vasant Patil & Smt. Nami Barsha Patil were mutated on the 7/12 extract of captioned property. But said entry has been cancelled.

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12) Mutation Entry No. 63.

Said mutation entry is not concerned the captioned property.

13) Mutation Entry No. 72.

As per state of Maharashtra gazette dtd. 15/01/1987 name of Village- Ghotcamp was changed as Koyanavele and accordingly modification was done in the revenue record.

14) Mutation Entry No. 151.

As Charge of Rs. 5,000/- of Taloja Majkur V.V.S. Society was repaid by Shri. Panga Sitaram Patil. Hence the said charge was removed 7/12 extract of captioned property.

15) Mutation Entry No. 197.

Shri. Panga Sitaram Patil sold captioned property to 1) Mr. Amrutlal Manroopji Kothari, 2) Mr. Mahendrakumar Milapchand Kanungo, 3) Mr. Mahesh Dungarmalji Chandak by Registered Sale Deed dtd. 13/06/2007. Hence names of 1) Mr. Amrutlal Manroopji Kothari, 2) Mr. Mahendrakumar Milapchand Kanungo, 3) Mr. Mahesh Dungarmalji Chandak were mutated to 7/12 extract of captioned property.

16) Mutation Entry No. 389.

The Collector office, Raigad has issued N.A. Permission for residential purpose regarding the captioned property by his Order No. मशा/एल.एन.ए. 1(ब)/एस.आर. 546/2012 dtd. 07/07/2014.

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Manoj K. Bhujbal
Advocate

C) PERMISSIONS

- 1) NA and Development permission dtd. 07/07/2014 issued by The Collector office, Raigad bearing Order No. मशा/एल.एन.ए. 1(ब)/एस.आर. 546/2012.
- 2) Revised Development permission dtd. 06/05/2016 issued by The Collector office, Raigad bearing Order No. मशा/एल.एन.ए. 1(अ)/एस.आर. 451/2014.

D) INDEX - II

In the process of title I have gone through register of Index - II for the period 1986 to June 2015 kept at District Registrar Alibag and at the Sub-Registrar, Panvel (by making Application No. 3333/2015, dated 17/06/2015) through Adv. Kishor Dhakad, Panvel. While investigation, following entries of registered documents was found:

PANVEL NO. 1

YEAR	FINDINGS
2015	No Entry found
2016	No Entry found

PANVEL NO. 2

YEAR	FINDINGS
2015	No Entry found
2016	Registered Supplementary Agreement dated 26/04/2016 entered into between M/s. Dhruv Land Developers through its partners Mr. Amrutlal Manroopji Kothari, Mr. Mahendrakumar Milapchand Kanungo, Mr. Mahesh Dungarmalji Chandak and M/S. SIDDHIVINAYAK HOMES through its Partners 1) Mr. Gaurav P. Agarwal, 2) Mr. Vaibhav P. Agarwal and Mr. Amrutlal Manroopji Kothari, Mr. Mahendrakumar Milapchand Kanungo, Mr. Mahesh Dungarmalji Chandak and which is registered at Serial No. 4788/2016 with Sub-Registrar Panvel No. 2 on 26/04/2016.

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Advocate

PANVEL NO. 3

YEAR	FINDINGS
2015	No Entry found
2016	No Entry found

PANVEL NO. 4

YEAR	FINDINGS
2015	Registered Development Agreement dated 08/06/2015 entered into between Mr. Amrutlal Manroopji Kothari, Mr. Mahendrakumar Milapchand Kanungo, Mr. Mahesh Dungarmalji Chandak and M/s. Dhruv Land Developers through its partners Mr. Amrutlal Manroopji Kothari, Mr. Mahendrakumar Milapchand Kanungo, Mr. Mahesh Dungarmalji Chandak and M/S. SIDDHIVINAYAK HOMES through its Partners 1) Mr. Gaurav P. Agarwal, 2) Mr. Vaibhav P. Agarwal which is registered at Serial No. 7111/2015 with Sub-Registrar Panvel No. 4 on 08/06/2015.
2016	No Entry found

PANVEL NO. 5

YEAR	FINDINGS
2015	No Entry found
2016	No Entry found

On the basis of the aforesaid details given in the paragraphs No. I & II and the Sub-groups A, B, C & D 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.
- b) Mr. Amrutlal Manroopji Kothari, Mr. Mahendrakumar Milapchand Kanungo, Mr. Mahesh Dungarmalji Chandak are the owners and occupants of the captioned property.

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Manoj K. Bhujbal
Advocate

- c) M/S. SIDDHIVINAYAK HOMES through its Partners 1) Mr. Gaurav P. Agarwal, 2) Mr. Vaibhav P. Agarwal 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) Mr. Amrutlal Manroopji Kothari, Mr. Mahendrakumar Milapchand Kanungo, Mr. Mahesh Dungarmalji Chandak are entitled to sale flats/shops (in the building to be constructed on the captioned property) of their share as per Development Agreement dtd. 08/06/2015 & Supplementary Agreement dated 26/04/2016.
- e) M/S. SIDDHIVINAYAK HOMES through its Partners 1) Mr. Gaurav P. Agarwal, 2) Mr. Vaibhav P. Agarwal are entitled to sale flats/shops (in the building to be constructed on the captioned property) of their share as per Development Agreement dtd. 08/06/2015 & Supplementary Agreement dated 26/04/2016.

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 Search Report-Cum-Title Certificate is issued.

Panvel.
Date : 21/06/2016.


(Manoj K. Bhujbal)
Advocate
Manoj K. Bhujbal
Advocate

86/0

इतर
पावती

Original/Duplicate

Saturday, 18 June 2016 1:15 PM

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव:

पावती क्र.: 6925 दिनांक: 18/06/2016

दस्तऐवजाचा अनुक्रमांक: पवत1-0-2016

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अँड मनोज भूजवळ

वर्णन अर्ज क्र 2463/16 मौजे कोयनावेळ सर्वे नं. 30 सन 2015 ते 2016

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

JOINT SR PANVEL 1

मह. दुय्यम निरीक्षक, वर्ग-२
पनवेल-१

1); देयकाचा प्रकार: eChallan रकम: रु.300/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH001920436201617E दिनांक: 18/06/2016

बँकेचे नाव व पत्ता: