

SEARCH REPORT-CUM-TITLE CERTIFICATE

of

GUT NO. 78, H. NO. 3
AREA ADMEASURING 0-27-00 H.R.P.

AND

GUT NO. 79, H. NO. 1
AREA ADMEASURING 0-22-30 H.R.P.

AND

GUT NO. 79, H. NO. 17
AREA ADMEASURING 0-12-50 H.R.P.

VILLAGE - TALOJE MAJKUR,
TAL.PANVEL, DIST.RAIGAD

by

PRASHANT A. BHUJBAL
(Advocate)

Office :-

2, Ashadcep 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: 03/05/2018.

SEARCH REPORT & TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

As per instruction, information, documents provided and placed before me by M/s. Siddhivinayak Associates through its Partners 1) Mr. Vaibhav Purushottam Agrawal, 2) Sussex Builder & Developers Private Ltd. through its director Mr. Nandgopal Kolrao. 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 – Taloje Majkur, 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.	Hissa No.	Area H.R.P.	Assessment Rs. Ps.
Taloje Majkur	78	3	0-22-00 P.K. 0-05-00	0.59
Taloje Majkur	79	1	0-20-80 P.K. 0-01-50	0.75
Taloje Majkur	79	17	0-11-50 P.K. 0-01-00	2.31

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


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 1989 to 2018 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.

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.
Taloje Majkur	78	3	0-22-00 P.K. 0-05-00
Taloje Majkur	79	1	0-20-80 P.K. 0-01-50
Taloje Majkur	79	17	0-11-50 P.K. 0-01-00

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

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- Taloje Majkur, issued by Talathi Saja Taloja Pachnand and it is as under :-

1) Mutation Entry No. 62.

As per the certificate issued by Talathi Saja Taloje Pachnand this mutation entry is not available in record.

3/-
Prashant A. Bhujbal
Advocate

2) Mutation Entry No. 192.

As per Oral Partition between Appa Dharma Patil, Govind Dharma Patil & Chahu Dharma Patil Gut No. 78/3 & 79/1 was given to share of Shri. Chahu Dharma Patil. Accordingly name of Shri. Chahu Dharma Patil was mutated on the 7/12 extract of said property.

3) Mutation Entry No. 406.

Chahu Dharma Patil died on 20/07/1949 and name of his only legal heir Munga Ladku Patil, was mutated on 7/12 extract of Gut No. 78/3 & 79/1.

4) Mutation Entry No. 503.

Name of tenant Mahadu Ragho Raje was deleted of Gut No. 79/17 as per order of Tahsildar dated 18/08/1955.

5) Mutation Entry No. 575.

Said entry is not concerned with the Captioned Property.

6) Mutation Entry No. 577.

As per Oral Partition Krushna Chahu Patil, Munga Ladku Patil & Pandurang Ladku Patil Gut No. 78/3 & 79/1 was given to share of Shri. Krushna Chahu Patil. Accordingly name of Shri. Krushna Chahu Patil was mutated on the 7/12 extract of Gut No. 78/3 & 79/1.

7) Mutation Entry No. 649.

As per the certificate issued by Talathi Saja Taloje Pachnand this mutation entry is not available in record.

8) Mutation Entry No. 763.

As per the certificate issued by Talathi Saja Taloje Pachnand this mutation entry is not available in record.

4/-
Prashant A. Bhujbal
Advocate

9) Mutation Entry No. 790.

As per the certificate issued by Talathi Saja Talaje Pachnand said mutation entry is not available in record.

10) Mutation Entry No. 885.

As per the Vardi of the Munga Ladku Patil, the name of the Krushna Chahu Patil was recorded as a Kabjedar and the name of the Munga Ladku Patil was deleted from the 7/12 extract of Gut No. 78/3 & 79/1.

11) Mutation Entry No. 1079.

Krushna Chahu Patil died and names of his heirs (i) Ramchandra Krushna Patil, (ii) Balaram Krushna Patil, (iii) Ganesh Bhagwan Patil, (iv) Bebi Bhagwan Patil, (v) Jyoti Bhagwan Patil, (vi) Nisha Bhagwan Patil, (vii) Kavita Bhagwan Patil, (viii) Rekha Bhagwan Patil, (ix) Mathura Bhagwan Patil, were recorded on the 7/12 extract of captioned property.

12) Mutation Entry No. 1383.

Ramchandra Krushna Patil died on 26/10/2000 and names of his heirs (i) Mahadev Ramchandra Patil, (ii) Lata Kamlakar Bhoir, (iii) Karuna Ramchandra Patil, (iv) Asha Ramchandra Patil, (v) Kusum Ganesh Patil were recorded in the revenue record of captioned property.

13) Mutation Entry No. 1393.

(i) Balaram Krushna Patil, (ii) Ganesh Bhagwan Patil, (iii) Bebi Bhagwan Patil, (iv) Jyoti Bhagwan Patil, (v) Nisha Bhagwan Patil, (vi) Kavita Bhagwan Patil, (vii) Rekha Bhagwan Patil, (viii) Mathura Bhagwan Patil, (ix) Mahadev Ramchandra Patil,


Prashant A. Bhujbal
Advocate

....5/-

(x) Lata Kamlakar Bhoir, (xi) Karuna Ramchandra Patil, (xii) Asha Ramchandra Patil, (xiii) Kusum Ganesh Patil sold Gut No. 78/3 & 79/1 vide Sale Deed dated 10/06/2008 to Real Land Pvt. Ltd. through its Director Prakashchandra Shukla.

14) Mutation Entry No. 1590.

1) Real Land Pvt. Ltd. through Surendra Varma, 2) Ashapura Land Pvt. Ltd. through Ravin Kapadia sold Gut No. 78/3 & 79/1 vide Sale Deed dated 22/05/2012 to Vaibhav Purushottam Agrawal.

15) Mutation Entry No. 1601.

(i) Balaram Krushna Patil, (ii) Ganesh Bhagwan Patil, (iii) Bebi Bhagwan Patil, (iv) Jyoti Bhagwan Patil, (v) Nisha Bhagwan Patil, (vi) Kavita Bhagwan Patil, (vii) Rekha Bhagwan Patil, (viii) Mathura Bhagwan Patil, (ix) Mahadev Ramchandra Patil, (x) Lata Kamlakar Bhoir, (xi) Karuna Ramchandra Patil, (xii) Asha Ramchandra Patil, (xiii) Kusum Ganesh Patil & Real Land Pvt. Ltd. through Director Surendra Varma sold Gut No. 79/17 vide Sale Deed dated 01/09/2012 to Avinda Anant Ghavarkar @ Avinda Vikas Survase.

16) Mutation Entry No. 1602.

Avinda Anant Ghavarkar @ Avinda Vikas Survase sold Gut No. 79/17 vide Sale Deed dated 01/09/2012 to Vaibhav Purushottam Agrawal.


Prashant A. Bhujbal
Advocate

....6/-

C) Other Documents:


The Decree of Hon'ble Civil Judge Junior Division at Panvel in Regular Civil Suit No. 345/2017 dated 10/02/2018, by virtue of which captioned property has been declared as the property of M/s. Siddhivinayak Associates through its Partners 1) Mr. Vaibhav Purushottam Agrawal, 2) Sussex Builder & Developers Private Ltd. through its director Mr. Nandgopal Kolrao.

D) INDEX - II :

In the process of title I have gone through register of Index - II for the period 1989 to April-2018 kept at District Registrar Alibag and at the Sub-Registrar, Panvel (by making Application No. 796/2018, dated 02/05/2018) through Adv. Kishor Dhakad, Panvel. While investigation, following entries of registered documents was found:

PANVEL NO. 1


YEAR	FINDINGS
1989 to 2007	No Entry found
2008	Registered Agreement For Sale dated 16/06/2008 entered into between (i) Balaram Krushna Patil, (ii) Ganesh Bhagwan Patil, (iii) Bebi Bhagwan Patil, (iv) Jyoti Bhagwan Patil, (v) Nisha Bhagwan Patil, (vi) Kavita Bhagwan Patil, (vii) Rekha Bhagwan Patil, (viii) Mathura Bhagwan Patil, (ix) Mahadev Ramchandra Patil, (x) Lata Kamlakar Bhoir, (xi) Karuna Ramchandra Patil, (xii) Asha Ramchandra Patil, (xiii) Kusum Ganesh Patil and Real Land Pvt. Ltd. which is registered at Serial No. 4746/2008 on 16/06/2008 regarding Gut No. 79/17.
2009	Registered Rectification Deed dated 21/04/2009 entered into between (i) Balaram Krushna Patil, (ii) Bebi Bhagwan Patil, (iii) Jyoti Bhagwan Patil, (iv) Nisha Bhagwan Patil, (v) Kavita Bhagwan Patil, (vi) Rekha Bhagwan Patil, (vii) Mathura Bhagwan Patil, (viii) Mahadev Ramchandra Patil, (ix) Lata Kamlakar Bhoir, (x) Karuna Ramchandra Patil, (xi) Asha Ramchandra Patil, (xii) Kusum Ganesh Patil and Ganesh Bhagwan Patil, which is registered at Serial No. 2388/2009 on 24/04/2009 regarding Gut No. 79/1, 78/3 & 79/17.


Prashant A. Bhujbal
Advocate

...7/-

2009	Registered Agreement For Sale dated 09/04/2009 entered into between (i) Balaram Krushna Patil, (ii) Ganesh Bhagwan Patil, (iii) Bebi Bhagwan Patil, (iv) Jyoti Bhagwan Patil, (v) Nisha Bhagwan Patil, (vi) Kavita Bhagwan Patil, (vii) Rekha Bhagwan Patil, (viii) Mathura Bhagwan Patil, (ix) Mahadev Ramchandra Patil, (x) Lata Kamlakar Bhoir, (xi) Karuna Ramchandra Patil, (xii) Asha Ramchandra Patil, (xiii) Kusum Ganesh Patil and Avinda Anant Chavarkar @ Avinda Vikas Survase which is registered at Serial No. 2389/2009 on 24/04/2009 regarding Gut No. 79/17.
2010 to 2011	No Entry found
2012	Registered Sale Deed dated 22/05/2012 entered into between 1) Real Land Pvt. Ltd. through Surendra Varma, 2) Ashapura Land Pvt. Ltd. through Ravin Kapadia and Mr. Vaibhav Purushottam Agrawal which is registered at Serial No. 6327/2012 on 22/02/2012 regarding Gut No. 78/3 & 79/1.
2012	<p>Registered Cancellation Deed dated 01/09/2012 entered into between Real Land Pvt. Ltd. and (i) Balaram Krushna Patil, (ii) Ganesh Bhagwan Patil, (iii) Bebi Bhagwan Patil, (iv) Jyoti Bhagwan Patil, (v) Nisha Bhagwan Patil, (vi) Kavita Bhagwan Patil, (vii) Rekha Bhagwan Patil, (viii) Mathura Bhagwan Patil, (ix) Mahadev Ramchandra Patil, (x) Lata Kamlakar Bhoir, (xi) Karuna Ramchandra Patil, (xii) Asha Ramchandra Patil, (xiii) Kusum Ganesh Patil which is registered at Serial No. 10753/2012 on 01/09/2012 regarding Gut No. 79/17.</p> <p>Registered Sale Deed dated 01/09/2012 entered into between Real Land Pvt. Ltd. and (i) Balaram Krushna Patil, (ii) Ganesh Bhagwan Patil, (iii) Bebi Bhagwan Patil, (iv) Jyoti Bhagwan Patil, (v) Nisha Bhagwan Patil, (vi) Kavita Bhagwan Patil, (vii) Rekha Bhagwan Patil, (viii) Mathura Bhagwan Patil, (ix) Mahadev Ramchandra Patil, (x) Lata Kamlakar Bhoir, (xi) Karuna Ramchandra Patil, (xii) Asha Ramchandra Patil, (xiii) Kusum Ganesh Patil and Avinda Anant Ghavarkar @ Avinda Vikas Survase which is registered at Serial No. 10755/2012 on 01/09/2012 regarding Gut No. 79/17.</p>

....8/-


Prashant A. Bhujbal
Advocate

2012	Registered Sale Deed dated 01/09/2012 entered into between Avinda Anant Ghavarkar @ Avinda Vikas Survase and Mr. Vaibhav Purushottam Agrawal which is registered at Serial No. 10756/2012 on 01/09/2012 regarding Gut No. 79/17.
2013 to 2018	No Entry found

PANVEL NO. 2


YEAR	FINDINGS
2002 to 2018	No Entry found

PANVEL NO. 3

YEAR	FINDINGS
2005 to 2007	No Entry found
2008	Registered Sale Deed dated 06/06/2008 entered into between (i) Balaram Krushna Patil, (ii) Ganesh Bhagwan Patil, (iii) Bebi Bhagwan Patil, (iv) Jyoti Bhagwan Patil, (v) Nisha Bhagwan Patil, (vi) Kavita Bhagwan Patil, (vii) Rekha Bhagwan Patil, (viii) Mathura Bhagwan Patil, (ix) Mahadev Ramchandra Patil, (x) Lata Kamlakar Bhoir, (xi) Karuna Ramchandra Patil, (xii) Asha Ramchandra Patil, (xiii) Kusum Ganesh Patil and Real Land Pvt. Ltd. through its Director Prakashchandra Shukla which is registered at Serial No. 5601/2008 on 10/06/2008 regarding Gut No. 78/3 & 79/1. Registered Power of Attorney dated 10/06/2008 entered into between (i) Balaram Krushna Patil, (ii) Ganesh Bhagwan Patil, (iii) Bebi Bhagwan Patil, (iv) Jyoti Bhagwan Patil, (v) Nisha Bhagwan Patil, (vi) Kavita Bhagwan Patil, (vii) Rekha Bhagwan Patil, (viii) Mathura Bhagwan Patil, (ix) Mahadev Ramchandra Patil, (x) Lata Kamlakar Bhoir, (xi) Karuna Ramchandra Patil, (xii) Asha Ramchandra Patil, (xiii) Kusum Ganesh Patil and Real Land Pvt. Ltd. through its Director Prakashchandra Shukla which is registered at Serial No. 5602/2008 on 10/06/2008 regarding Gut No. 78/3 & 79/1.
2009 to 2018	No Entry found

PANVEL NO. 4

YEAR	FINDINGS
2012 to 2018	No Entry found

9/-
Prashant A. Bhujbal
Advocate

PANVEL NO. 5

YEAR	FINDINGS
2013 to 2018	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) M/s. Siddhivinayak Associates through its Partners 1) Mr. Vaibhav Purushottam Agrawal, 2) Sussex Builder & Developers Private Ltd. through its director Mr. Nandgopal Kolrao are the owners of the captioned property and their title to captioned property is clean, clear and marketable.
- c) M/s. Siddhivinayak Associates through its Partners 1) Mr. Vaibhav Purushottam Agrawal, 2) Sussex Builder & Developers Private Ltd. through its director Mr. Nandgopal Kolrao have every right to develop the said captioned property after obtaining necessary permissions from the concerned authority.
- d) M/s. Siddhivinayak Associates through its Partners 1) Mr. Vaibhav Purushottam Agrawal, 2) Sussex Builder & Developers Private Ltd. through its director Mr. Nandgopal Kolrao are entitle to sale flats/shops in the building to be constructed on the captioned property in

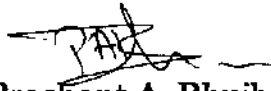
10/-
Prashant A. Bhujbal
Advocate

accordance with the conditions which will be prescribed in the various permissions regarding development of captioned property laid down by the concerned authority.

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 : 03/05/2018.


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

860

इतर पावती

Original/Duplicate

Wednesday, 02 May 2018 12:54 PM

नोंदणी क्र. 39म

Regn. 1961

पावती नं. 5657 दिनांक: 02/05/2018

गावाचे नाव:

उत्तमपत्रजाता अनुक्रमांक: पत्रल 1-0-2018

उत्तमपत्रजाता अनुक्रमांक:

मादर करणान्याचे नाव: अॅड प्रशांत अशोक भुजबळ

वर्णन अर्ज क्र 796/18 मीजे तळोजे मजकूर सर्वे नं 78/3 79/1 व 79/17 मन 1989 ते 2018

शोध व निरीक्षणे

रु. 2250.00

एकूण:

रु. 2250.00

JOINT S-R PANVEL 3

1); देयकीचा प्रकार: eChallan रकम: रु.2250/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001077089201819E दिनांक: 02/05/2018

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक, वर्ग-२
(पत्रवेल-१)