

**TITLE CERTIFICATE**

of

**GUT NO. 1, H. NO. 2  
AREA ADMEASURING 0-40-50 H.R.P.**

**VILLAGE - KOYANA VELE,  
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: 23/11/2019.

**TITLE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**

As per instruction, information, documents provided and placed before me by M/s. Yashodeep Buildcon through its Partner 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**

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	1	2	0-38-20 P.K. 0-02-30 Total 0-40-50	2.87

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 1990 to 2019 kept at District Registrar Alibag and at the offices of Sub-Registrar, Panvel No. 1 to 5 (by making Application No. 640/2019, dated 22/11/2019) 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	2	0-38-20 P.K. 0-02-30 Total 0-40-50	2.87

(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. 1/2 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. 72.**

As per the Gazette of Government of Maharashtra dated 15<sup>th</sup> January, 1987 name of revenue Village Ghotcamp was changed to the Village Koyanavele.

4) **Mutation Entry No. 99.**

Sunanda Krushnaji Shinde, Sulochana Pandurang Chavan, Shobha Chandrakant More released their right, title, interest and share in captioned property in favour of Narayan Sakharam Kadam, Krushnaji Sakharam Kadam, Rajaram Sakharam Kadam by Release Deed dated 21/05/1997.

5) **Mutation Entry No. 116.**

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

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**Prashant A. Bhujbal**  
Advocate

6) **Mutation Entry No. 314.**

Narayan Sakharam Kadam died on 2/9/2010 leaving behind his legal heirs Smt. Jayashri Narayan Kadam, Shri. Vijay Narayan Kadam, Shri. Dipak Narayan Kadam, Shri. Prashant Narayan Kadam, Smt. Ankita Uday Shinde. Hence their names were recorded in the revenue record of captioned property.

7) **Mutation Entry No. 545.**

Krushnaji Sakharam Kadam died on 29/6/2018 leaving behind his legal heirs Smt. Sarita Krushanji Kadam, Shri. Pradip Krushnaji Kadam, Smt. Aishwarya Anil More, Shri. Nilesh Krushanji Kadam, Smt. Reena Suhas More. Hence their names were recorded in the revenue record of captioned property.

8) **Mutation Entry No. 555.**

Smt. Sarita Krushanji Kadam, Smt. Aishwarya Anil More, Smt. Reena Suhas More released their right, title, interest and share in captioned property in favour of Shri. Pradip Krushnaji Kadam, Shri. Nilesh Krushanji Kadam by registered Release Deed dated 21/12/2018.

9) **Mutation Entry No. 721.**

As per order of Tahsildar Panvel, and allotment letter of Koyana Punarvasan Adhikari dtd. 24/5/1966 Survey No. 83/1 was given to Shri. Bapujirao Ramjirao Kadam and Survey No. 83/2 was given to Shri. Sakharam Ramji Kadam.

10) **Mutation Entry No. 741.**

As per Aakarphod Patrak correction were made in Survey No. 83. Accordingly Survey No. 83/2 was given to Shri. Sakharam Ramji Kadam.

  
**Prashant A. Bhujbal**  
Advocate

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11) 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.

12) Mutation Entry No. 955.

Shri. Sakharam Ramji Kadam taken loan of Rs. 1000/- from Talaja Society and pursuant to which charge was kept in other right column of Survey No. 83/2.

13) Mutation Entry No. 1038.

Sakharam Ramji Kadam died on 11/2/1977 leaving behind his legal heirs Shri. Narayan Sakharam Kadam, Shri. Rajaram Sakharam Kadam, Shri. Krushnaji Sakharam Kadam, Sunanda Krushnaji Shinde, Smt. Sulochana Pandurang Chavan, Smt. Shobha Chandrakant More, Smt. Bhagirathi Sakharam Kadam. Hence their names were recorded in the revenue record of Survey No. 83/2.

On the basis of the aforesaid details given in the paragraphs No. I & II and the Sub-groups A & B 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. Yashodeep Buildcon through its Partner Mr. Saurav Pursuhottam Agrawal are the owners of the captioned property and their title to captioned property is clean, clear and marketable subject to effecting mutation entry to give effect of Registered Sale Deed dated 15/11/2019 to the 7/12 of captioned property.

  
**Prashant A. Bhujbal**  
Advocate

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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 & Title Certificate is issued.

Panvel.  
Date : 23/11/2019.

Signature



**Prashant A. Bhujbal**  
Advocate

529/0

Friday, 22 November 2019 4:54 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 12727 दिनांक: 22/11/2019

गावाचे नाव: कोयनावेळे

दस्तऐवजाचा अनुक्रमांक: पवल5-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.प्रशांत अशोक भुजबळ

वर्णन अर्ज क्र-640 मौजे-कोयनावेळे ता.पनवेल जि.रायगड येथील सर्व्हे नं.1/2 (सन-1990 ते 2019)

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Panvel 5

1): देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008661171201920E दिनांक: 22/11/2019

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२

(पनवेल-५)