



Ref.:

**SEARCH AND TITLE REPORT**

**To whomsoever it may concern**

I have received instructions from my client City Homes through its partners 1) Mr.Mukesh Tarachand Garg (H.U.F) 2) Mr.Bhavesh Ramji Dholu (H.U.F) 3)Mr.Atul Radheymohan Sinha, to take search from the office of Sub-Registrar, Karjat, Dist - Raigad for the period of 30 years i.e. 1987 to 18/05/2017 to ascertain the title of land hereunder written.

Report on title of the property bearing Survey No.168, Hissa No.3 of Village. Mamdapur, Tal. Karjat, Dist - Raigad owned by Mrs.Ajita kiritkumar Sanghavi.

**(A).DESCRIPTION OF THE PROPERTY: -**

I have investigated the title of above mention property

| Survey No. | Hissa No. | Area H.R. | Assessment |
|------------|-----------|-----------|------------|
|            |           |           | Rs.Ps      |
| 168        | 3         | 632.00.00 | 63.20      |

अड. गजानन पालू डुकरे

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at village. Mamdapur, Taluka Karjat, Dist – Raigad. In connection with the same I have perused the revenue record and other documents of title furnished to me for my investigation.

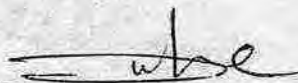
**(B) REVENUE RECORDS: -**

So also I have perused the following revenue record i.e. 7x12 extract & mutation entries and I am satisfied that the property has been transferred in the name of the persons mentioned in the property extracts. The entries in the mutation register have been duly certified by the competent authority. The following documents have been produced for my investigation by my client.

- 1). 7/12 extract dated 24/04/2017.
- 2) Mutation Entries No: 872,873,2274,3300 & 3361

**C). TITLE AND SEARCH: -**

I have taken the necessary search of registration index from the office of sub-registrar Karjat & Karjat-2 which were made available for the period of 30 years i.e. 1987 to 18/05/2017 by paying a search fees by application No.299/2017 and receipt No. 1790. The records of Index II at karjat for the year 1985,1986,1987,1988,

  
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1989,1990,1991,1992,1993,1994,1995,1996,1997,1998,1999,2000,2001 & 2002 are totally in a torn condition. And plenty of pages are missing from the index records for the year 1987 to 2002. therefore I have taken the year 1987 to 2017 search from index-II records which are available for public investigation in sub registrar's office Karjat & Karjat-2 and Apatrak record from website of IGR Maharashtra.

Following are the year wise details of the Search of Index-II :-

| Year | Date and Document no. | Types of Document | Seller / First part | Purchaser / second part |
|------|-----------------------|-------------------|---------------------|-------------------------|
| 1987 | Record Torn Condition |                   |                     |                         |
| 1988 | Record Torn Condition | -----             | -----               | -----                   |
| 1989 | Record Torn Condition |                   |                     |                         |
| 1990 | Record Torn Condition | -----             | -----               | -----                   |
| 1991 | Record Torn Condition |                   |                     |                         |
| 1992 | Record Torn Condition |                   |                     |                         |
| 1993 | Record Torn Condition |                   |                     |                         |
| 1994 | Record Torn Condition | -----             | -----               | -----                   |
| 1995 | Record Torn           | -----             | -----               | -----                   |

|      | Condition                          |           |   |                                    |
|------|------------------------------------|-----------|---|------------------------------------|
| 1996 | Record Torn Condition              |           |   |                                    |
| 1997 | Record Torn Condition              |           |   |                                    |
| 1998 | Record Torn Condition              |           |   |                                    |
| 1999 | Record Torn Condition              |           |   |                                    |
| 2000 | Record Torn Condition              |           |   |                                    |
| 2001 | Record Torn Condition              | -----     | -----   | -----                              |
| 2002 | Record Torn Condition              | -----     | -----   | -----                              |
| 2003 | Nil                                | -----     | -----   | -----                              |
| 2004 | Nil                                | -----     | -----   | -----                              |
| 2005 | Nil                                | -----     | -----   | -----                              |
| 2006 | Nil                                | -----     | -----   | -----                              |
| 2007 | Nil                                | -----     | -----   | -----                              |
| 2008 | Nil                                | -----     | -----   | -----                              |
| 2009 | Nil                                | -----     | -----   | -----                              |
| 2010 | Nil                                | -----     | -----   | -----                              |
| 2011 | Nil                                | -----     | -----   | -----                              |
| 2012 | Nil                                |           | -----   |                                    |
| 2013 | Dated 16/02/2013<br>Reg.N.790/2013 | Sale deed | Mrs.Maheswari<br>Sitaram Gupta &<br>Mrs.Rima Anupam<br>Kaushik through<br>their power of<br>attorney holder Mr.<br>Prakash Mangal | Mrs.Ajita<br>Kiritkumar<br>Sanghvi |



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|      |                                     |                              | Misal   |                                    |
|------|-------------------------------------|------------------------------|---|------------------------------------|
| 2014 | Nil                                 | -----                        | -----   | -----                              |
| 2015 | Nil                                 | -----                        | -----   | -----                              |
| 2016 | Reg.no.2783/2015<br>Date.29/12/2015 | Developm<br>ent<br>Agreement | City Homes through<br>its partners 1)<br>Mr.Mukesh<br>Tarachand Garg<br>(H.U.F) 2)<br>Mr.Bhavesb Ramji<br>Dholu (H.U.F)<br>3)Mr.Atul<br>Radheymohan Sinha | Mrs.Ajita<br>Kiritkumar<br>Sanghvi |
| 2017 | Nil                                 | -----                        | -----   | -----                              |

**(D) HISTORY OF OWNERSHIP: -**

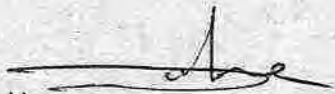
**1).Mutation Entry No. 872 :-** After perusal of the said entry, it seems that, The owner Mr. Mohanji Ratanshi Madhvani obtained Non-agricultural permission of survey no. 76/0, 75/3, 74/2, 31/14, 31/13A, 31/12, 31/11, 31/10, 31/9, 31/8, 31/7 and 31/1 property and As per the order of Tahsildar of Karjat order bearing no. LNA-SR-56-71 dated 01/03/1972 the survey no. 76/0, 75/3, 74/2, 31/14, 31/13A, 31/12, 31/11, 31/10, 31/9, 31/8, 31/7 and 31/1 property had been converted into non-agricultural and accordingly mutation entry no. 872 effected on revenue record.

**2). Mutation Entry No. 873:-** After perusal of the said entry, it seems that, Mr. Mohanji Ratanshi Madhvani sold the said

property by a sale deed dated 22/05/1973 to **Mr.Sitaram Gupta** and therefore the **mutation entry no. 873** effected on revenue record on **5/7/1973**.

**3). Mutation Entry No. 2274:-** After perusal of the said entry, it seems that, as per the Maharashtra government revenue and forest department letter bearing no.**C.L.R.2001.** प्र.क. **□/भाग-□/ल-□ सेल** of Mumbai dated 13/11/2003 and Taluka order no.**मशा/काल-□/R.T.S/03** dated 25/08/2003 that the changes was need for computerization system and therefore the survey no. **76/0 + 75/3 + 74/2+ 31/14 + 31/13A + 31/12 + 31/11 + 31/10 + 31/9 + 31/8 + 31/7+ 31/1** was given new survey no. **168** and accordingly **mutation entry no. 2274** was effected on revenue Record on **28/10/2003**.

**4). Mutation Entry No. 3300:-** After perusal of the said entry, it seems that, **Mr Sitaram Gupta** was expired on **23/12/2002** and however his legal heirs wife **Mrs.Maheswari Sitaram Gupta** and daughter **Mrs.Rima Anupam Kuashnik** were brought on revenue record of said property & accordingly the **mutation entry no. 3300** effected on revenue Record on **19/11/2012**.

  
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**5). Mutation Entry No. 3361:-** After perusal of the said entry, it seems that, Mrs.Maheswari Sitaram Gupta & Mrs.Rima Anupam Kaushik through their power of attorney holder Mr. Prakash Mangal Misal sold the said property by a registered sale deed dated 16/02/2013 bearing Reg. No.790/2013 to Mrs.Ajita Kiritkumar Sanghvi and therefore the mutation entry no. 3361 effected on revenue record on 26/03/2013.


**(E). Development Rights:-**

i) Mrs.Ajita Kiritkumar Sanghvi entered into the Development Agreement with City Homes through its partners 1) Mr.Mukesh Tarachand Garg (H.U.F) 2) Mr.Bhavesh Ramji Dholu (H.U.F) 3) Mr.Atul Radheymohan Sinha regarding the said property by a registered Development Agreement dated 29/12/2015 bearing Reg. No.2783/2015. By said Agreement City Homes through its partners 1) Mr.Mukesh Tarachand Garg (H.U.F) 2) Mr.Bhavesh Ramji Dholu (H.U.F) 3) Mr.Atul Radheymohan Sinha acquired the development right of the said property.

**(F). GENERAL OPINION: -**

Above mentioned search & title report is subject to the clause [B, C & E] in the said circumstances.

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There is not a single entry of the above mention property, which is adverse to the title of the above mention property.


I did not find any kind of encumbrance such as mortgage on the said property.

In connection with the aforesaid observations, after referring the above documents and considering the facts discussed in column [E] only I am of the opinion that the title of the present owners **Mrs.Ajita Kiritkumar Sanghvi** is clear, marketable and free from all encumbrances subject to the Development agreement Bearing no. Reg. No.2783/2015.

**Enclose and referred Document: -**

- 1). 7/12 extract dated 24/04/2017.
- 2).Mutation Entries no.872,873,2274, 3300 & 3361

**ADVOCATE**

  
**अॅड. गजानन पालू डुकरे**  
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