

RAJESH PARSHURAM PATIL.

Advocate (Reg No: MAH/6220/2009)

09, Munoth Residency, Near Daily Bazar, old Thana naka road, Panvel- 410 206,

Dist. Raigad.

Mobil- 9321354661.

SEARCH REPORT & TITLE CERTIFICATE

Sub :- Title Certificate with respect to Gut No. 17, Part No 2, Area 12.1 Situated at Village Shivkar, Taluka Panvel, Dist. Raigad.

TO WHOMSOEVER IT MAY CONCERN

1) INSTRUCTIONS :

On the request of M/S. Shree Siddhivinayak Developers a partnership firm, through its partner Mr. Vasudev Gangaram Bade having office address at Shop No. 1, Sudarshan CHS, Sector 8, New Panvel (E), 410 206 (hereinafter referred to as "Mr. Vasudev"), I have caused search in respect of the said property, which is described in the revenue record as follows.

2) PROPERTY DESCRIPTION :-

All that pieces and parcel of Agriculture land situated, lying at Village Shivkar, Taluka Panvel, Dist Raigad in the registration District of Raigad, and within the jurisdiction of Sub-Registrar of Assurance at Panvel and within the limits of Raigad Zilla Parishad and described in the revenue record as under:-

Gut No.	Hissa No.	Area in	Assessment
		H. R. Sq. mt.	Rs.=Ps.
17	2	0.12.10	1=94

(Herein Gut No. 17, Part No 2, Area 12.1 is referred to as the "Said Property" and Plot is referred to as "Said Plot".)

3) SEARCH :

Accordingly, Adv. Sanket Namdev Mohite have carried out search of the Index No. II as maintained in the office of Sub-Registrar of Assurances at Panvel and Registrar of Assurances at Alibag for a period of 30 years i.e. from 08/08/1989 to 24/09/2018 vide receipt No. 12698. and revenue record till date with respect to the said Land. Notes of search are reproduced herein below. That from the available record documents mentioned in the notes of search were found during search.

4) **PAPER NOTICE** :

I have cause to issued Public notice with respect to said Plot in "Kille Raigad" dt. 04/10/2018 and "Vadalwara" dt 04/10/2018, I have not received any objection in response of the same till date.

5) **DOCUMENTS** :

For the purpose of investigation of title and search of the said property, I also perused the following documents:

- i) 7/12 extract.
- ii) 8-A extract.
- iii) Mutation entry No. 731, 858, 1164, 1550, 1611, 2074, 2074, 2076, 2201, 2313, 2322, 2325, 2354, 2376, 2436, 2576, 2611.
- iv) Agreement for sale Dt. 21/05/2012.
- v) Sale deed Dt 05/01/2013.
- vi) Development Agreement on Dt. 19/06/2018.

6) **INCIDENTS** :

- A) That for the purpose of investigation of title I have perused 7/12 extract of said land and name of Miss. Priyanka Aaba lengare and Mr. Satish Gopal Zanjad is recorded in the column of Owners/Kabjedar.
- 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 - Shivkar, issued by Talathi Saja Vichumbe and it is as under: -
Mutation Entry NO 731.

It is observed that Mutation entry No. 731, as per the Hon'ble Settlement Commissioner and Deputy Director of Land Record Officer of Pune by his order No. CULABA - 2, PART OF 1, PAGE NO 1499, dt. 30/03/1985. As per order CONSOLIDATION ACT under provision granted to land of village Shivkar, Tal. Panvel, Dist. Raigad.

That time given land to all account holders and other righter's of Shivkar Village & made new registered entry of village as per this scheme.

II. Mutation Entry No 858.

It is observed that purchase price of Rs. 192.31/- u/s. 32-G Shivkar of B.T. & A.L. Act 1948 was fixed with respect to said land in favour of Tenant Mr. Padya Hashya Dhawle by Agriculture Land Tribunal & Additional Mamlatdar Panvel hence name of Tenant Purchaser Mr. Padya Hashya Dhawle was recorded in Kabjedar column and that of landlord Mr. Madhav Mukunda Ghangrekar was recorded towards charge of Purchase price as per Mutation Entry No. 858.

III. Mutation Entry No 1164.

It is observed that as per the Maharashtra State Weights & Measurement Act. 1958 and Indian Coins Act. 1955 the areas and assessments of the properties at village situated which included said land Shivkar, Tal. Panvel, were changed to Decimals as per Mutation Entry No. 1164.

IV. Mutation Entry No 1550.

It is observed that tenant purchaser has paid purchase price of Rs. 192.31/- therefore the Agriculture Land Tribunal had issued 32-M certificate bearing No. 32-M/ S.R.291 name of landlord Mr. Madhav Mukunda Ghangrekar as recorded in other rights column was removed from revenue record by effecting mutation entry 1550.

V. Mutation Entry No 1611.

That the Mr. Padya Hashya Dhawle was dead before 20 years, who was survived by his legal heir namely 1) Nama padu Dhawle, (son), 2) Ganu Padu Dhawle, 3) Kamlu padu Dhawle (Death son) his legal heirs namely 3/1. Gotiram Kamlu Dhawle, 3/2. Ramchandra Kamlu Dhawle, 3/3. Sitabai Kamlu Dhawle, 3/4. Kani Harichandra Patil, 3/5. Fashibai Balaram Patil, 3/6. Vithabai Ananta Bhoir, 3/7. Jijabai Ambaji Patil, 3/8. Barkibai Ganesh Mokal, 3/9. Gangubai Pundalik Patil, 4) Late Dhamba Padu Dhawle (Death son) his legal heirs namely 4/1. Ambaji Dhamba Dhawle, 4/2. Panduranga Dhamba Dhawle, 4/3. Balaram Dhamba Dhawle, 4/4. Mahadev Dhamba Dhawle, 4/5. Tarabai Kana Patil, 4/6. Bhuri Dhamba Dhawle, 4/7. Babibai Dhamba Dhawle, 5) Budhibai Padya Dhawle, (Daughter) 6) Gomi Padya Dhawle, (Daughter) 7) Bali Nathu Ghangre, (Daughter) 8) Jani Sudam Jitekar, (Daughter) 9) Mahadi Padya Dhawle (Death Daughter) his legal heirs namely 9/1. Baliram Dharma Patil, 9/2. Ganesh Dharma Patil, 9/3. Dharma patil was recorded to the revenue record of said land and that of Mr. Padya Hasha Dhawle ordered to be removed from revenue record.

VI. Mutation Entry No 2074.

Mr. Balaram Dhamba Dhawle released his right on said land in favor of Mr. Gotiram Kamlu Dhawle by Release deed on dt 27/02/2008. Said Release deed entry was found registered with Sub-Registrar Panvel I at serial No. 1790/2008 during search.

VII. Mutation Entry No 2075.

1). Mr. Nama padu Dhawle, 2) Ganu Padu Dhawle, 3) Ambaji Dhamba Dhawle, 4) Panduranga Dhamba Dhawle, 5) Mahadev Dhamba Dhawle, 6) Tarabai Kana Patil, 7) Bhuri Dhamba

Dhawle, 8) Babibai Dhamba Dhawle, 9) Fashibai Balaram Patil, 10) Vithabai Ananta Bhoir, 11) Jijabai Ambaji Patil, 12). Barkibai Ganesh Mokal, 13). Gangubai Pundalik Patil, released his right on said land in fever of Mr. Gotiram Kamlu Dhawle by Release deed on dt 18/02/2008.

VIII. **Mutation Entry No 2076.**

1). Budhibai Padya Dhawle, 2) Gomi Padya Dhawle, 3) Bali Nathu Ghangre, 4) Jani Sudam Jitekar released his right on said land in fever of Mr. Gotiram Kamlu Dhawle by Release deed on dt 12/02/2008. Said Release deed entry was found registered with Sub-Registrar Panvel 1, at serial No. 1351/2008 during search.

IX. **Mutation Entry No 2201.**

That the Smt. Sitabai Kamlu Dhawle, was dead, who was survived by her legal heir namely 1. Gotiram Kamlu Dhawle, 2. Ramchandra Kamlu Dhawle, 3. Kani Harichandra Patil, 4. Fashibai Balaram Patil, 5. Vithabai Ananta Bhoir, 6. Jijabai Ambaji Patil, 7. Barkibai Ganesh Mokal, 8. Gangubai Pundalik Patil was recorded to the revenue record of said land and that of Smt Sitabai Kamlu Dhawle ordered to be removed from revenue record.

X. **Mutation Entry No 2313.**

It is observed that as per declaration in Government Gazette for name correction in revenue record in following manners.

Reg. No.	Old Name	New Name
22083	Dharma Balu Patil	Dharma Balu Mhaskar
22084	Baliram Dharma Patil	Baliram Dharma Mhaskar
22085	Ganesh Dharma Patil	Ganesh Dharma Mhaskar.

XI. **Mutation Entry No 2322.**

That the Baliram Dharma Mhaskar, was dead, who was survived by her legal heir namely 1. Smt Nirmala Baliram Mhaskar, 2. Santosh

Baliram Mhaskar, 3. Sanjay Baliram Mhaskar, 4. Sangeeta Baliram Mhaskar, 5. Sarad Baliram Mhaskar was recorded to the revenue record of said land and that of Baliram Dharma Mhaskar ordered to be removed from revenue record.

XII. **Mutation Entry No 2325.**

That the Dharma Balu Mhaskar, was dead, who was survived by his legal heir namely 1. Ganesh Dharma Mhaskar, 2. Baliram Dharma Mhaskar (Dead son) his legal heir namely 2/1. Smt Nirmala Baliram Mhaskar, 2/2. Santosh Baliram Mhaskar, 2/3. Sanjay Baliram Mhaskar, 2/4. Sangeeta Baliram Mhaskar, 2/5. Sarad Baliram Mhaskar was recorded to the revenue record of said land and that of Dharma Balu Mhaskar ordered to be removed from revenue record.

XIII. **Mutation Entry No 2354.**

1). Ramchandra Kamlu Dhawle, 2) Kanibai alias Nirmala Harichandra Patil, 3) Sungdha alias Fashibai Balaram Patil, 4) Vithabai Ananta Bhoir, 5) Jijabai Ambaji Patil, 6) Ranjana alias Barki Ganesh Mokal, 7) Kalpana alias Gangubai Kundalik Patil, 8) Ganesh Dharma Mhaskar 9). Smt Nirmala Baliram Mhaskar, 10) Santosh Baliram Mhaskar, 11) Sanjay Baliram Mhaskar, 12) Sangeeta Baliram Mhaskar, 13). Sarad Baliram Mhaskar released his right on said land in fever of Mr. Gotiram Kamlu Dhawle by Release deed on dt 06/08/2012. Said Release deed entry was found registered with Sub-Registrar Panvel 1 at serial No. 9707/2012 during search.

XIV. **Mutation Entry No 2376.**

That Mr. Gotiram Kamlu Dhawle have sold & conveyed Said Land in favour Mr. Harish Yashwant Pawar for total consideration of Rs. 48,00,000/- by Sale Deed of 05/01/2013. That said Sale Deed was lodged for registered with Sub-Register Panvel on 05/01/2013 at Serial No 218/2013 Effect of the said Sale Deed is given to

revenue record by Mutation Entry No. 2376. Said sale deed entry was found registered with Sub-Registrar Panvel during search.

XV. **Mutation Entry No 2436.**

That Mr. Satish Yashwant Pawar have sold & conveyed Said Land in favour Miss. Priyanka Aaba Lengare and Mr. Satish Gopal Zanjad for total consideration of Rs. 60,50,000/- by Sale Deed of 10/03/2014. That said Sale Deed was lodged for registered with Sub-Register Panvel on 10/03/2014 at Serial No. 2809/2014. Effect of the said Sale Deed is given to revenue record by Mutation Entry No. 2436. Said sale deed entry was found registered with Sub-Registrar Panvel during search.

XVI. **Mutation Entry No 2516.**

It is observed that Miss. Priyanka Aaba lengare and Mr. Satish Gopal Zanjad had mortgaged said land in favour of VISHAL JUNNAR CO-OPERATIVE LMT, PANVEL through its branch manager Mr. Vasant Maruti Sarjine against loan taken hence charge of said society was recorded in other rights column of said land by Mutation Entry No. 2516 on dt 30/11/2015.

XVII. **Mutation Entry No 2576.**

Said entry is not concerned with Gut no 17/2.

XVIII. **Mutation Entry No .2611.**

It is observed that the direction off Government Gazette No.180/L-1, dt. 07/05/2016, as per order dt. 07/09/2017 was issued by Tahsildar Mr. Deepak Maruti Akade, Raigad District, has amended Computerizes and Handwriting Revenue Record under and use E-Module Project. So accordingly, the said land and others land amended on revenue record.

C) That Adv. Sanket Mohite inspected the Index – II record, both manual and computerized for Thirty years i.e. from 1989 to 2018, made available to the five offices of sub – registrar of Assurances at Panvel i. e. Panvel – 1, Panvel – 2, Panvel – 3, Panvel – 4 and

Adv. R.P.PATIL

D. Others Documents :-**• Development Agreement :-**

I perused the copy of Development agreement dated 19/06/2018. It is obverse that Miss. Priyanak Aaba Lengare and Mr. Satish Gopal Zanjad executed registered Development Agreement with respect to Gut No. 17, area 2 gunta out of 12.1, dt. 19/06/2018 in favour of M/s. Shree Siddhivinayak Developers Through its Partner 1. Mr. Vasudev Gangaram Bade and 2. Mr. Sandip Dilip Shewale, referred to as "Developers" of the first part which is registered with the Sub Registrar, Panvel - 5 on same day at Sr. No. 6952/2018.

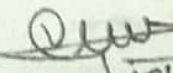
E) That from the above flow of title it can be seen that flow of title of Miss. Priyanak Aaba Lengare and Mr. Satish Gopal Zanjad is in consonance to available revenue record. Whereas Miss. Priyanak Aaba Lengare and Mr. Satish Gopal Zanjad has entrusted the development rights of the said land to M/S. Shree Siddhivinayak Developers. Hence M/S. Shree Siddhivinayak Developers are legally entitled to develop the said land.

7) CERTIFICATE OF TITLE:

On perusal of the documents, revenue records made available to me and as per the search report issued by Adv. Sanket Mohite, I am of the opinion that, subject to clearance of mortgage of Rs. 40,00,000/- of VISHAL CO-OPERATIVE SOCIETY PANVEL, the title of M/S. Shree Siddhivinayak Developers over said Land is clear, marketable.

Place: Panvel.
Date: 15/10/2018.




15/10/2018
(Rajesh P. Patil)
Advocate.