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इतर पावती

Original/Duplicate

Tuesday, 20 September 2022 12:30 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 17550 दिनांक: 20/09/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2022

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. संकेत मोहिते

वर्णन अर्ज क्र. 1102/2022 मौजे कोयनावळे, ता पनवेल जि रायगड येथील गट नं. 43/1/1 व 43/1/4 चा सन 2022 या 1 वर्षाचा शोध मिळणेबाबत.

शोध व निरीक्षणे

रु. 600.00

एकूण:

रु. 600.00

Sub Registrar Panvel 3

1); देयकाचा प्रकार: eChallan रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007981529202223E दिनांक: 20/09/2022

वैकेचे नाव व पत्ता:

सह. मुख्यम निबंधक वर्ग-१
पनवेल क्र.३

Sanket N. Mohite

Advocate

104, 1st floor, "Aditya Vihar", Mahatma Phule Marg, Near Old Post Office, Panvel- 410 206, Dist. Raigad.
Mobil-9930114242

To

Maha RERA

LEGAL TITLE REPORT

Sub : Title Clearance Certificate with respect to Gut No. 43/1/1, admeasuring 0-58.10 H-R.P, Situated at Koyanavele, Taluka Panvel, Dist Raigad (Hereinafter referred as the "said Property")

I have investigated the title of the said property on the request of **Mr. Ganesh Pandurang Patil, R/o-Ghot, Tal. Panvel, Dist Raigad, having office at- R/o-Ghot, Tal. Panvel, Dist Raigad** and following document are perused i.e :-

1. Description of the Property :-

All that pieces and parcel of land situated, lying at **Village Koyanavele, Taluka & Sub-Division of Panvel District & Division of Raigad** in the registration District of Raigad, and within the jurisdiction of Sub-Registrar of Assurance at Panvel and described in the revenue record as under:-

Gut No.	Hissa No.	Area in	Assessment
		H-R-Sq.Mtrs.	Rs.=Ps.
43	1/1	0-56.10	6=25
		0-02-00	
	Total	0-58.10	

(herein referred to as "**Said Plot**" or "**Said Property**")

2. The documents of allotment of property :

i) 7/12 extract dt. 05/01/2022.

- ii) Mutation entry No. (Mutation entry No. 523, 700, 759, 858, 912 & 1083 are with respect to Village Ghotcamp) & Mutation Entry No. 5, 56, 72, 260, 361, 419, 435. (Mutation entry No. 5 to 525 are with respect to Village Koyanavele).
3. **7/12 extract** issued by Talathi Saja, Taloje Majkur.
4. **Mutation Entry No:** (Mutation entry No. 523, 700, 759, 858, 912 & 1083 are with respect to Village Ghotcamp) & Mutation Entry No. 5, 56, 72, 260, 361, 419, 435. (Mutation entry No. 5 to 525 are with respect to Village Koyanavele).
5. Search report for 30 years from **01/01/1993 to 20/09/2022** vide **receipt No. 313 and 17550.**

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **1) Mr. Ganesh Atmaram Patil, 2) Mrs. Jayashree Gurunath Mhatre, 3) Mr. Naresh Atmaram Patil, 4) Mrs. Pushpabai Keshav Pawar, 5) Mrs. Rasika Ankush Mali, 6) Smt. Sumanbai Atmaram Patil** is clear, Marketable and without any encumbrances.

The report reflecting the flow of the title of the (Owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Place : Panvel.
Date : 20/09/2022




S.N.Mohite
Advocate



ANNEXURE**1. FLOW OF THE TITLE OF THE SAID PROEPRTY :**

- a) That for the purpose of investigation of title I have perused 7/12 extract of said land dt 05/01/2022 and name of **1) Mr. Ganesh Atmaram Patil, 2) Mrs. Jayashree Gurunath Mhatre, 3) Mr. Naresh Atmaram Patil, 4) Mrs. Pushpabai Keshav Pawar, 5) Mrs. Rasika Ankush Mali, 6) Smt. Sumanbai Atmaram Patil** recorded in the column of Owner.
- b) It is pertinent to note that said land was previously part of Village Ghotcamp, Taluka Panvel Dist-Raigad. That subsequently certain lands from village Ghotcamp, Taluka Panvel Dis-Raigad were included in newly formed Village Koyanavele, Taluka Panvel Dis-Raigad. The mutation entry referred in para 7(ii) out of them mutation entry no. 523, 700, 759, 858, 912 & 1083 are with respect to Village Ghotcamp and 5, 56, 72, 260, 361, 419, 435 are with respect to Village Koyanavele Taluka Panvel Dist-Raigad. Therefore, mutation numbers are mentioned year wise and not in chronological or in descending order.
- c) That another important thing which is required to be noted is that this land was originally numbered as Survey no. 89/1 in village Ghotcamp, Taluka Panvel, Dist-Raigad and on its inclusion in newly formed revenue Village of Koyanavele, Taluka Panvel Dist-Raigad it was numbered as Gat No. 43/1/1.
- d) On perusal of **Mutation Entry No. 523** it is noticed that same is with respect to recording names of legal heirs. That on dt. 13/02/1953 it was informed to

revenue officer that **Mr. Ambo Govind Patil** had died on dt. 16/12/1952 and he was succeeded by his legal heir **Mr. Shivram Ambo Patil** (Minor elder son) through guardian **Mr. Rodya Govind Patil** and his name was recorded in place of **Mr. Ambo Govind Patil** as per **Mutation Entry No. 523.**

- e) On perusal of **Mutation Entry No. 700** it is noticed that same is with respect to recording of charge. That on dt.01/08/1964 it was informed to revenue officer that **Mr. Shivram Ambo Patil** has obtained Rs. 1000/- towards Vihir Tagai therefore charge of the same was recorded worth Rs.1000/- in the other rights column of said land along with survey no. 88/2 as per **Mutation Entry No. 700.**
- f) 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 bearing S. Nos. 1 to 133 at village situated which included said land Ghot Tal. Panvel, were changed to Decimals as per **Mutation Entry No. 759.**
- g) On perusal of **Mutation Entry No. 858** it is seen that same is with respect to recording of charge of Society. That on dt. 24/05/1971 it was informed to revenue officer that loan of Rs 4000/- was advanced to **Mr. Shivram Ambo Patil** therefore charge of Taloje Vivedh Vikas Karyakari Society worth Rs. 4000/- was recorded against said land as well as Gat No. 88/2 as per **Mutation Entry No. 858.**
- h) On perusal of **Mutation Entry No. 912** it is seen that same is with respect to deleting charge. That on 06/02/1974 charge of Vihir Tagai worth Rs. 1000/- was repaid by **Mr. Shivram Ambo Patil** hence charge of



same was removed from revenue record of said land along with survey no. 88/2 as per **Mutation Entry No. 912.**

- i) On perusal of **Mutation Entry No. 1083**, it is noticed that same is with respect to Partition. That S. No 89/1 to 89/1/5 along with other properties were recorded in the sole name of **Mr. Shivram Ambo Patil**. He gave vardi that though S.No.89 and other lands were recorded in his name and he has other 5 brothers who cultivating said land along with others land together. he intimated that said land along with other lands were cultivated by him along with his brothers therefore same shall be recorded in their respective names as per vahivat (occupation) and accordingly S. No. 89 was bifurcated and 89/1/1 was records in the name of **Mr. Shivram Ambo Patil** as per **Mutation Entry No 1083.** (Note this entry is with respect to Ghotcamp Village)
- j) On perusal of **Mutation Entry No. 5** it is noticed that same is with respect change in name of Village due to formation of new Village. That on 04/08/1981 as survey No. 1 to 43 were included in new Village known as Ghotcamp. Hence name of Village in revenue record was changed to Ghotcamp as per **Mutation Entry No. 5.**
- k) That though **Mutation Entry No. 56** is reflected on 7/12 extract of said property but on perusal of the same it is seen that it is not related to said property it related to 29/1 (which is not subject matter of this report hence no comment is required to be given on the same) as per **Mutation Entry No. 56.**
- l) On perusal of **Mutation Entry No. 72** it is noticed that same is with respect to change in name of Village

applicable to all lands i.e. for survey No. 1 to 43 & Gaothan Plots. That on 15/12/1993 it was informed to revenue officer that name of **Village Ghotcamp** was change to **Village Koyanavele** and necessary information was entered in Gazette dt 15/01/1988 necessary order was passed by Tahsildar Panvel Vide Order No. Masha/Prashasan/20526/ 1903 dt. 09/12/1993 hence name of **Village Ghotcamp** was changed to **Village Koyanavele** as per **Mutation Entry on 72.**

- m) On perusal of **Mutation Entry No. 260** it is noticed that same is with respect to giving effect of sale deed. By sale deed dt.01/11/2008 the land owner **Mr. Shivram Ambo Patil** has sold and conveyed said land to **1) Mr. Sunil Shivram Patil, 2) Mr. Anil Shivram Patil, 3) Mr. Ramkrushna Shivram Patil** for total consideration of Rs.4,00,000/-. Effect of the said sale deed was given to revenue record and Original Gat no. 43/1/1 was recorded in the name of **1) Mr. Sunil Shivram Patil, 2) Mr. Anil Shivram Patil, 3) Mr. Ramkrushna Shivram Patil** as owner there of as per **Mutation Entry No. 260**. That said agreement was found registered on same day during search with Sub-Registrar Panvel-1 at **serial No. PWL1-7984/2008**.
- n) That though **Mutation Entry No. 361** is reflected on 7/12 extract of said property but on perusal of the same it is seen that it is not related to said property it related to 1/6/4 (which is not subject matter of this report hence no comment is required to be given on the same) as per **Mutation Entry No. 361**.
- o) On perusal of **Mutation Entry No. 419**, it is notice that the same is with respect to giving effect of Aakarphod



Patrak. That on dt. 29/06/2015 it was informed to revenue officer that Akarphod patrak dt. 05/06/2015 of Deputy Superintendent of Land Record of Panvel letter no. BHUMAPAN/ AKARPHOD/ MAUJE KOYANAVELE/ DU.R.NO. 376/2015 dt.23/4/2015/1351. That survey No. 43/1 was divided in to Gat No 43/1(1), 43/1(2), 43/1(3), 43/1(4), 43/1(5). That land admeasuring 0.58.10 gunthas was numbered as Gat No 43/1/1 and same was recorded in the name of **Mr. Atmaram Ambo Patil** as per **Mutation Entry No. 419.**

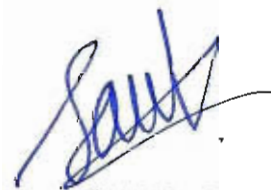
- p) On perusal of **Mutation Entry No. 435** it is noticed that same is with respect to recording names of legal heirs. That on dt.30/11/2015 it was informed to revenue officer that **Mr. Atmaram Ambo Patil** had died on dt.09/07/2014 and he was succeeded by legal heirs namely **1) Smt. Sumanbai Atmaram Patil (Widow), 2) Mr. Ganesh Atmaram Patil (Son), 3) Mr. Naresh Atmaram Patil (Son), 4) Mrs. Pushpabai Keshav Pawar (Married daughter), 5) Mrs. Jayashree Gurunath Mhatre (Married daughter), 6) Mrs. Rasika Ankush Mali (Married daughter)** and their name were recorded in place of **Mr. Atmaram Ambo Patil** on the 7/12 extract as per **Mutation Entry No. 435. (Note-** As per said mutation names of legal heirs of Mr. Atmaram Ambo Patil was recorded but on perusal of 7/12 extract of said property there was wrongly mention in front of names of legal heirs that said names were recorded as per mutation entry no. 419, but said mutation entry was about akarphod patrak and on perusal of same said mutation does not create adverse effect on title of said property).



- q) That from the available record the flow of title is in accordance to the revenue record and there is no encumbrance and or charge recorded against said land.
- r) It is observed that contents of above mutation entries the flow of title of **1) Mr. Ganesh Atmaram Patil, 2) Mrs. Jayashree Gurunath Mhatre, 3) Mr. Naresh Atmaram Patil, 4) Mrs. Pushpabai Keshav Pawar, 5) Mrs. Rasika Ankush Mali, 6) Smt. Sumanbai Atmaram Patil** in consonance with revenue record.
2. 7/12 extract as on date of application for registration.
3. (Mutation entry No. 523, 700, 759, 858, 912 & 1083 are with respect to Village Ghotcamp) & Mutation Entry No. 5, 56, 72, 260, 361, 419, 435. (Mutation entry No. 5 to 525 are with respect to Village Koyanavele).
4. Search report for 30 years from **01/01/1993 to 20/09/2022** vide **receipt No. 313 and 17550** taken from Sub Registrar office at Panvel and Registrar of Assurances at Panvel 1, 2, 3, 4 & 5.
5. Any other relevant title : Nil.
6. Litigations if any : Nil.

Place : Panvel.
Date : 20/09/2022




S.N.Mohite
Advocate



SANKET N. MOHITE.

Advocate

104, 1st floor, "Aditya Vihar", Mahatma Phule Marg, Near Old Post Office, Panvel- 410 206, Dist. Raigad.
Mobil-9930114242.

SEARCH REPORT

Sub :- Search report with Respect to Agriculture Land being and lying at **Village Koyanavele, Taluka Panvel, Dist. Raigad.**

TO WHOMSOEVER IT MAY CONCERN

1) **INSTRUCTIONS :**

On the request of **Mr. Ganesh Pandurang Patil, R/o- Ghot, Tal. Panvel, Dist Raigad**, 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 land situated, lying at **Village Koyanavele** Taluka & Sub-Division of Panvel District & Division of 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-P	Rs.=Ps.
43	1/1	0-56.10	6=25
		0-02-00	
	Total	0.58.10	

(Herein referred to as the "**Said Property**")

3) **SEARCH :**

Accordingly, I 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 Panvel 1, 2, 3, 4 & 5



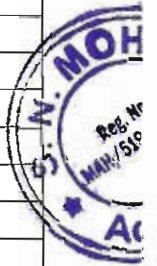
for a period of 30 years i.e. from **01/01/1993 to 20/09/2022** vide **receipt No. 313 and 17550** and revenue record till date with respect to the said property. Notes of search are reproduced herein below. That from the available record documents mentioned in the notes of search were found during search.

NOTES OF SEARCH FROM Index II

NOTES OF SEARCH FROM

Index II since 01/01/1993 to 20/09/2022

YEAR	FINDINGS
1993	Index II register is not available
1994	Index II register is not available
1995	Index II register is not available
1996	Index II register is not available
1997	Index II register is not available
1998	Index II register is not available
1999	Index II register is not available
2000	Index II register is not available
2001	Index II register is not available
2002	Available Index Checked No Entry Found
2003	Available Index Checked No Entry Found
2004	Available Index Checked No Entry Found
2005	Available Index Checked No Entry Found
2006	Available Index Checked No Entry Found
2007	Available Index Checked No Entry Found
2008	Sale Deed dt. 01/11/2008 at serial No. PWL1-7984/2008.
2009	Available Index Checked No Entry Found
2010	Available Index Checked No Entry Found
2011	Available Index Checked No Entry Found
2012	Available Index Checked No Entry Found
2013	Available Index Checked No Entry Found
2014	Available Index Checked No Entry Found
2015	Available Index Checked No Entry Found
2016	Available Index Checked No Entry Found
2017	Available Index Checked No Entry Found
2018	Available Index Checked No Entry Found
2019	Available Index Checked No Entry Found
2020	Available Index Checked No Entry Found
2021	Available Index Checked No Entry Found
2022	Checked up to 20/09/2022 available Index Checked No Entry Found.



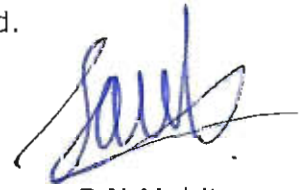
Note-

- 1) Index-II of the year 1993 to 2002 not bounded alphabetically and in haphazard manner.
- 2) Computerized Index-II of the year 2002 to 2022 not bounded alphabetically and in haphazard manner.
- 3)
 - a) Sub-Registrar Office No. 1 - Index-II Record from Jan 2016 Onwards not made available for search.
 - b) Sub-Registrar Office No.2-Some of the Index-II Record for Year 2012 to 2017 is in loose, mix and torn condition and for the Year 2018 to 2022 Index-II record not available.
 - c) Sub-Registrar Office No. 3 - Index-II Record from Jan 2018 Onwards not made available for search.
 - d) Sub-Registrar Office no.4 (office has started since 2012) - Index-II Record from Jan 2018 Onwards not made available for search.
 - e) Sub-Registrar Office No.5 (office has started since 2012) - Index-II Record from Jan 2018 Onwards not made available for search.
 - f) Index for year 2022 from 1/1/2022 is not available for search but e-search is available.
- 4) There was no entire record found pertaining to the total no. of books or total No. of pages or total No. of entries made till date pertaining to the respective village.

Hence this Search Report issued.

Panvel
Date: 20/09/2022




S.N.Mohite
Advocate