

Office :-
2, Ashadeep Apartment,
Near Vasudev Balwant Phadke
Museum, 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 16/04/2018	
99802	2086
8/8/80	

SEARCH REPORT & TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

As per instruction, information, documents provided and placed before me by M/s. Samruddhi Buildcon through its Partner Mr. Annappa Appa Masal, I, have carried out the search of the property described below with the intention:-



To make sure that the Ownership of Mr. Suresh Choudhary & others regarding the property mentioned below is complete in all respects and also fair and free from any encumbrances.

DESCRIPTION OF THE PROPERTY

1) All the piece and parcel of Non Agricultural Land, ground and hereditaments situate lying and being at Village - Valap, 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	Assessment Rs. Ps.
Valap	152	-	(918 Sq.mtrs.) 0-91-80 H.R.P.	918.00

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


Prashant A. Bhujbal
Advocate

...2/-

पचल - ४	
९९४४४	२०४८
२४४	१५८०

- 2 -



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 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. VI

It reflects the occupants of the said Non Agricultural land described above is as follows:

Survey No.	Hissa No.	Area	Occupants
152	-	(9180sq.mtrs.) 0-91-80 H.R.P.	Mr. Suresh Devaram Choudhary Mr. Vishal Suresh Choudhary Mr. Naval Kisan Mane Mr. Jayant Shivaji Tamkhede

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

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 Valap, issued by Talathi Saja Palebudruk and it is as under:-

1) Mutation Entry No. 398.

As per Consolidation Scheme name of Likarya Chaya Patil was mutated as occupant of Gut No. 152.


Prashant A. Bhujbal
Advocate

...3/-

पवल - ४	
९९८०२	२०९८
२८/१२/२०१८	

2) Mutation Entry No. 673.

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 155 of Taluqa Valap.



3) Mutation Entry No. 732.

Likarya Chaya Patil died leaving behind his legal heirs (i) Bami Hasha Joshi, (ii) Namubai Bandu Mhatre, (iii) Shantabai Likarya Patil, (iv) Sitabai Likarya Patil. Hence their names were recorded in the revenue record of captioned property.

4) Mutation Entry No. 796.

Sitabai Likarya Patil died leaving behind her legal heirs (i) Bami Hasha Joshi, (ii) Namubai Bandu Mhatre, (iii) Shantabai Likarya Patil. Hence their names were recorded in the revenue record of captioned property.

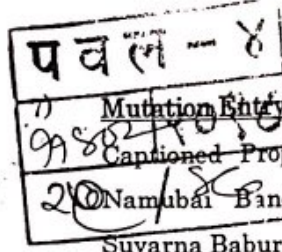
5) Mutation Entry No. 877

As per the Gazette of Government of Maharashtra dtd. 14/04/2005 name of Occupant Shantabai Likarya Patil was changed as Suvarna Baburao Patil.

6) Mutation Entry No. 882.

Captioned Property was sold by (i) Bami Hasha Joshi, (ii) Namubai Bandu Mhatre, (iii) Shantabai Likarya Patil @ Suvarna Baburao Patil to (i) Dinkar Shankar Chavan, (ii) Vasant Krushnaji Bhosale, (iii) Makbul Ahmed Ibadulla Khan, (iv) Premchand Tulshiram Gupta by registered Sale Deed dtd. 21/03/2006 but said mutation entry was cancelled.

Prashant A. Bhujbal
Prashant A. Bhujbal
Advocate



- 4 -

Mutation Entry No. 888.

Captioned Property was sold by (i) Bami Hasha Joshi, (ii) Namubai Bandu Mhatre, (iii) Shantabai Likarya Patil @ Suvarna Baburao Patil to (i) Dinkar Shankar Chavan, (ii) Vasant



Krushnaji Bhosale, (iii) Makbul Ahmed Ibadulla Khan, (iv) Premchand Tulshiram Gupta by registered Sale Deed dtd. 20/03/2006. But only the names of (i) Dinkar Shankar Chavan, (ii) Vasant Krushnaji Bhosale were mutated to the 7/12 extract of Gut No. 152.

8) Mutation Entry No. 910.

Names of (i) Makbul Ahmed Ibadulla Khan, (ii) Premchand Tulshiram Gupta were mutated to the 7/12 extract of Gut No. 152 by virtue of registered Sale Deed dtd. 21/03/2006.

9) Mutation Entry No. 949.

Captioned Property was sold by (i) Dinkar Shankar Chavan, (ii) Vasant Krushnaji Bhosale, (iii) Makbul Ahmed Ibadulla Khan, (iv) Premchand Tulshiram Gupta to (i) Suresh Devram Choudhari, (ii) Vishal Suresh Choudhari, (iii) Naval Kisan Mane, (iv) Jayant Shivaji Tamkhade by registered Sale Deed dtd. 21/09/2010.

10) Mutation Entry No. 983.

As per Notice of Lispendence dated 25/08/2011 Spl.Civil Suit No. 661/2010 was filed regarding Gut No. 152 by Namubai Bandu Mhatre. But said mutation entry was cancelled.

11) Mutation Entry No. 989.

As per Notice of Lispendence dated 25/08/2011 Spl.Civil Suit No. 661/2010 was filed regarding Gut No. 152 by Namubai Bandu Mhatre.

PAID
Prashant A. Bhujbal
Advocate

...5/-

12) Mutation Entry No. 1029.

As per order of SDO Panvel dated 06/12/2012 in R/S Appeal No. 173/2012 Mutation Entry No. 989 was cancelled.

13) Mutation Entry No. 1041.

As per order of Collector Raigad-Alibag dated 16/02/2013 non agricultural permission was granted regarding Gut No. 152.

14) Mutation Entry No. 1131.

As per order of Tahsildar Panvel dtd. 01/08/2016 certain changes were made in description of captioned property on 7/12 extract.

C) OTHER DOCUMENTS

Certified copies of petition (Exh-1) & withdrawal application (Exh-29), by which Spl. Suit No. 661/2010 (renumbered as RCS No. 262/2012) was unconditionally withdrawal by Namubai Bandu Mhatre.

D) INDEX - II

In the process of title I have gone through register of Index - II for the period 1989 to 2018 kept at District Registrar Alibag and at the Sub-Registrar, Panvel (by making Application No. 1606/2018, dated 09/04/2018 and through Adv. Kishor Dhakad, Panvel. While investigation, following entries of registered documents was found:

SUB REGISTRAR OFFICE PANVEL NO. 1

YEAR	FINDINGS
1989 to 2009	No Entry found
2010	Registered Sale Deed dated 21/09/2010 entered into between (i) Dinkar Shankar Chavan, (ii) Vasant Krushnaji Bhosale, (iii) Makbul Ahmed Ibadulla Khan, (iv) Premchand Tulshiram Gupte and (i) Suresh Devaram Choudhary, (ii) Vishal Suresh Choudhary, (iii) Naval Kisan Mane, (iv) Jayant Shivaji Tamkhade which is registered at Serial No. 11175/2010 on 21/09/2010.

...6/-

Prashant A. Bhujbal
 Advocate

पत्रांक - ४
 ११८०२ २०९८
 २०/१८८



पं. ४	2011	Notice of Lispendence dated 25/08/2011 registered by Namubai Bandu Mhatre at Serial No. 11140/2010 on 25/08/2011.
११४०/२०१०	2012 to 2017	No Entry found
39/180	2018	Registers of Index II are not ready and the same was not available for search.

SUB REGISTRAR OFFICE PANVEL NO. 2

THE SEAL OF THE JUDGE SUB REGISTRAR PANVEL	YEAR	FINDINGS
	2002 to 2017	No Entry found
	2018	Registers of Index II are not ready and the same was not available for search.

SUB REGISTRAR OFFICE PANVEL NO. 3

	YEAR	FINDINGS
	2005	No Entry found
	2006	Registered Sale Deed dated 21/03/2006 entered into between (i) Bami Hasha Joshi, (ii) Namubai Bandu Mhatre, (iii) Shantabai Likarya Patil @ Suvarna Baburao Patil and (i) Dinkar Shankar Chavan, (ii) Vasant Krushnaji Bhosale, (iii) Makbul Ahmed Ibadulla Khan, (iv) Premchand Tulshiram Gupta which is registered at Serial No. 1976/2006 on 21/03/2006.
	2007 to 2017	No Entry found
	2018	Registers of Index II are not ready and the same was not available for search.

SUB REGISTRAR OFFICE PANVEL NO. 4

	YEAR	FINDINGS
	2012 to 2017	No Entry found
	2018	Registers of Index II are not ready and the same was not available for search.

SUB REGISTRAR OFFICE PANVEL NO. 5

	YEAR	FINDINGS
	2013 to 2017	No Entry found
	2018	Registers of Index II are not ready and the same was not available for search.

Prashant A. Bhujbal
Advocate

पवल - ४	
११४०	२०१८
३२/१८०	

- 7 -

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) Mr. Suresh Devaram Choudhary, Mr. Vishal Suresh Choudhary, Mr. Naval Kisan Mane & Mr. Jayant Shivaji Tamkhede are the owners and occupants of the captioned property.
- c) Mr. Suresh Devram Choudary, Mr. Vishal Suresh Choudhary, Mr. Naval Kisan Mane & Mr. Jayant Shivaji Tamkhede have every right to Sale/Dispose/Develop of the captioned property.

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: 16/04/2018.


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