

RAJESH PARSHURAM PATIL.

Advocate (Reg No. MAH/6220/2009)

Office Address : 102, Shree Balaji Co-operative Housing Society, plot no 98 A, Above Saraswat Bank, Swami Nityanand Road, HOC colony, Panvel- 410 206, Dist. Raigad.
Mobil- 9321354661.

SEARCH REPORT & TITLE CERTIFICATE

Sub :- Search report & Title Certificate with Respect to Non-Agriculture Plot of land being and lying at Village Akurli, Taluka Panvel, Dist. Raigad.

TO WHOMSOEVER IT MAY CONCERN

1) INSTRUCTIONS :

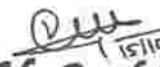
On the request of Mr. Sandeep Dilip Shewale, Mr. Vasudev Gangaram Bade, Mr. Pravin Shamsundar Sahu having office address office at. 102, Prajapati Arcade, Plot no 22/23, Sector 15 A, Neel- Kamal Hotel, New Panvel (E), Tal. Panvel, Dist - Raigad 410 206 (hereinafter referred to as "Mr. Vasudev"), I have 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 Non-Agriculture Plot of land situated, lying at Village Akurli, 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.	Plot No.	Area in	Assessment
		Sq. meters	Rs.-Ps.
102/2/105	20	256.00	25=60

(Herein Gut No. 102/2/105 is referred to as the "Said Property" and Plot no. 20 is referred to as "Said Plot".)


15/10/2015.
Adv. Rajesh P. Patil
Reg. No. MAH/6220/2009
At - Deval, Post - Panvel,
Tal. Panvel - 410206, Dist. Raigad

3) SEARCH :

I have also caused to be carried out search of the INDEX II REGISTERS pertaining to the period of 30 years from 1990 to 2019 in the office of the Sub Registrar, Panvel through Adv. Sanket Mohite, who has conducted search of Index II registered vide receipt No. 15872, dated 12/09/2019 & has issued the search report with respect to the said land. While conducting search as mention above, he has found following entries in respect of said land.

Type of Document	Documents made by	Documents made in the name of	Document number & Date of Registration
Agreement for Sale	✓ Kamalabai Kamalakar Varerkar	Madhukar K. Bhujbal	PNL-1-3573/06. 02/05/2006
Sale Deed	Kamalabai Kamalakar Varerkar	Madhukar K. Bhujbal	PNL-1-6994/06. 07/09/2006
Sale Deed	Madhukar K. Bhujbal	Mr. Sandeep D. Shewale, Mr. Vasudev G. Bade, Mr. Pravin S. Sahu	PNL-2-12079/19. 11/09/2019

Save and except the abovementioned observation, no other transaction, either of sale, transfer, or otherwise of any mode of transfer, or no Notice of Lis pendens is found to be recorded in respect of the aforesaid land.

4) PAPER NOTICE :

I have cause to issued Public notice with respect to said Plot in "Kille Raigad" dt. 02/08/2019, During the subsistence of said paper notice period or till the date of issuance of this certificate, I have not received any objection in response of the same.

5) DOCUMENTS SCRUTINIZE :

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

- Xerox copy of 7/12 extract issued by Talathi Sajja Asudgao.

- ii) Xerox copy of NA order passed by Hon'ble Assistant Collector Panvel Division, Panvel dated 03/01/1981.
- iii) Xerox copies of Mutation entry No. 1189, 1223, 1447, 1766.
- iv) Xerox copies of Sale Deed dated 11/09/2019.
- v) Search report by Adv. Sanket Mohite, dt 12/09/2019.

6) **INCIDENTS :**

- a) That for the purpose of investigation of title I have perused 7/12 extract of said land dt 14/10/2019. It shows that, the name of Mr. Pravin Shamsundar Sahu, Mr. Vasudev Gangaram Bade and Mr. Sandeep Dilip Shewale is recorded in the column of Owners/Kabjedar.
- b) I perused the copy of revised NA order passed by Hon'ble Assistant Collector, Panvel Division, Panvel dated 03/01/1981. It transpired that, Mr. Shambu Hari Mali, the then owner of the land bearing Survey No. 102/2, 105/0, 108/1, 108/2 situated at Village - Akurli, Tal- Panvel, Dist - Raigad made application to the Tahasildar, Panvel for change of use of land. The Hon'ble Tahasildar Panvel has granted NA permission to the Mr. Shambu Hari Mali, by its order bearing no. LNA/MR/405 dated 10/08/1965.

Whereas thereafter Mr. Shambu Hari Mali, sold and assigned the above mentioned NA Land to Mr. Jayantilal N. Thanavala & other 4. Thereafter said Mr. Jayantilal N. Thanavala & other 4 made application to the Hon'ble Sub-Divisional Officer of Panvel for sub division of the said NA land. The Hon'ble Sub-Divisional Officer of Panvel has granted the permission to divide the said NA land into 37 plots, by its order bearing no. LNA/3/4372 dated 11/08/1978.

And whereas said Mr. Jayantilal N. Thanavala & other 4 sold and assigned the 26 plots to the Government Servants Co-op. Housing Society Ltd. Kalamboli in the year 1979.

Government Servants Co-op. Housing Society Ltd. Kalamboli has submitted its revised plan for 30 plots laid out in the land comprised in the said land i.e. Survey No. 102/2 & 105/0. The said revised plan was approved by Hon'ble Assistant Collector Panvel, Division Panvel by its order dated 03/01/1981.

15/10/2019
Adv. P. Patil
SH/6220/2009
Post - Panvel,
410206, Dist. Raigad

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Adv. P. Patil
Post - Panvel,
Tal. Panvel

- c) That from the perusal of 7/12 extract mutation entries as mentioned in clause 5 (iii) are seen to be effected with respect to said property.
- d) That the plot which is subject matter of this sale deed is formed out of original agriculture land bearing Survey No. 102/2 and 105. That agriculture property bearing Survey No. 102/2 and 105 was converted in to NA by valid permission from Competent Authority.
- e) Village form No. VI (mutation Entries)
- The observation of the mutation entries is made on the basis of village form No VI of village - Akurli, issued by Talathi Saja Aasudgaon and it is as under:-

1) **Mutation Entry No 1189**

It is seen from the record that सरकारी गेकर सहकारी मृह निर्माण संस्था, कळवोली divided the said Property into several plots and possession were given to plot owners. Hence as per written application made by plot owners on dated 08/08/1982 the plots were muted in individual names of plots owners in following manner:-

Plot Number	Owner Name	Area in Sq. meters
1	Harichandra Shivram Pawar	255
2	D. R. Kadam	255
3 + 4	S.V.Desai	510
5	S. Y. Randive	253
6	K. V. Thakur	252
7	R. V. Gavandi	500
8 + 9	N. R. Zemse	504
10 + 11	K. A. Zende	600
12	K. L. Thakur	330
13	S. B. Khandagle	255
14	Kalawanti K Zemse	260
15	P. S. Manchekar	252
16 + 17	W. N. Walawalkar	512
18	B. G. Dharap	256
19	D. M. Ghanekar	256

20	K. S. Varerkar	256
21	S. D. Haldankar	256
22	N. B. Gandhi	256
23	V. K. Singasane	256
24	D. S. Godbole and C. K. Joshi	500
25	P. R. Dalvi	270
26	Suryakant R. Deshpande	255
27	B. K. Mhatre	1500
28	S. S. Bhise	1000
29	S. S. Padwal	1250

2) Mutation Entry No 1223

It is seen from the record that, Said Non-agriculture plot was in name of Mr. K. S. Varerkar. Mr. K. S. Varerkar made application on dated 01/01/85. Accordingly his name was deleted from revenue record and the name of his daughter Mrs. Anupama alias Manda Vinayak Samant was recorded as occupant of the said plot.

3) Mutation Entry No 1447.

It is seen from the record that, Said Non-agriculture plot was in the name of Mrs. Anupama alias Manda Vinayak Samant. but she did not wanted the said plot and hence as per the letter of Co-operative Society and resolution dated 01/11/1993, her named was deleted in revenue record and the name of her mother Mrs. Kamalabai kamlakar Varerkar was recorded into revenue record.

4) Mutation Entry No 1766.

Mr. Madhukar V. Bhujbal Purchased said plot no. 20 (Out of Gut No 102/2/105) Area 256 from Mr. Kamalabai Kamlakar Varekar by sale deed 10/11/2006. Said Sale Deed is registered with the Sub Registrar Panvel -I on same day at sr. no. 6994/2006.

- a) I have also perused the xerox copy of Sale Agreement dated 11/09/2019 executed between 1) सरकारी नोकर सहकारी गृह निर्माण संस्था, कळंबोली 2) सरकारी नोकर सहकारी गृह निर्माण संस्था, कळंबोली Through Mr.

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Reg. No.
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Post - Panvel
- 410206, Dist. Raigad

Madhukar Vasant Bhujbal, 3) Mr. Madhukar Vasant Bhujbal described as vendor therein and Mr. Sandeep Dilip Shewale, Mr. Vasudev Gangaram Bade, Mr. Pravin Shamsundar Sahu described as Purchaser therein. The Purchaser have purchased the said plot no. 20 (Out of Gut No 102/2/105) Area 256 from the vendor by sale deed 11/09/2019. Said Sale Deed is registered with the Sub Registrar Panvel -2 on same day at sr. no. 12079/2019.

- b) It transpired from the said deed that, the owners i.e. Mr. Sandeep Dilip Shewale, Mr. Vasudev Gangaram Bade, Mr. Pravin Shamsundar Sahu have acquired the Ownership right in the said plot.
- c) That from the above it can be said that flow of title is in consonance with the revenue record

7) **CONCLUSION:**

On the basis of the perusal of the documents referred to above, the information collected by me as has been mentioned above, so also incidents pointed out as above, and search report given b Adv. Sanket Mohite for 30 years I am of the opinion that:- Said plot is owned & Possessed by Mr. Pravin Shamsundar Sahu Mr. Vasudev Gangaram Bade, and Mr. Sandeep Dilip Shewale,

8) **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, Title of said Plot is clear, marketable and without any encumbrance.

Place: Panvel.
Date: 15/10/2019.


(Rajesh P. Patil)
Advocate.

Adv. Rajesh P. Patil
Reg. No. MH/6220/2009
At - Orwad, Post - Panvel,
Tal. Panvel - 410206, Dist. Raichur

RAJESH PARSHURAM PATIL.

Advocate (Reg No: MAH/6220/2009)

Office Address : 102, Shree Balaji Co-operative Housing Society, plot no 98 A, Above Saraswat Bank,
Swami Nityanand Road, HOC colony, Panvel- 410 206, Dist. Raigad.
Mobil- 9321354661

SEARCH REPORT & TITLE CERTIFICATE

Sub :- Search report & Title Certificate with
Respect to Non-Agriculture Plot of land
being and lying at Village Akurli, Taluka
Panvel, Dist. Raigad.

TO WHOMSOEVER IT MAY CONCERN

1) INSTRUCTIONS

On the request of Mr. Abhishek Bharti, Mr. Ramesh Devaji Gajora, Mr. Sai Kumar Sayanna Karipe having office at. 102, Prajapati Arcade, Plot no 22/23, Sector 15 A, Neel- Kamal Hotel, New Panvel (E), Tal. Panvel, Dist – Raigad 410 206 (hereinafter referred to as "Mr. Abhishek"), 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 Non-Agriculture Plot of land situated, lying at Village Akurli, 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.	Plot No.	Area in	Assessment
		Sq. meters	Rs.=Ps.
102/2/105	21	256.00	25=60

(Herein Gut No. 102/2/105 is referred to as the "Said Property" and Plot no. 21 is referred to as "Said Plot".)

[Signature]
16/10/2019.
Adv. Rajesh P. Patil
Reg. No. MAH/6220/2009
At - Devad, Post - Panvel,
Tal. Panvel - 410206, Dist. Raigad

3) SEARCH :

I have also caused to be carried out search of the INDEX II REGISTERS pertaining to the period of 30 years from 1990 to 2019 in the office of the Sub Registrar, Panvel through Adv. Sanket Mohite, who has conducted search of Index II registered vide receipt No. 15872, dated 12/09/2019 & has issued the search report with respect to the said land. While conducting search as mention above, he has found following entries in respect of said land.

Type of Document	Documents made by	Documents made in the name of	Document number & Date of Registration
Sale deed	✓ Shantaram Daji Haldankar	Sandip Gajanan Wagh	PNL-1-3725/12. 22/03/2012
Agreement for Sale	Sandip Gajanan Wagh	Harshal Madhukar Bhujbal	PNL-1-590/13. 16/01/2013
Transfer Deed	Sandip Gajanan Wagh	Harshal Madhukar Bhujbal	PNL-5-930/13. 21/02/2013

Save and except the abovementioned observation, no other transaction, either of sale, transfer, or otherwise of any mode of transfer, or no Notice of Lis pendens is found to be recorded in respect of the aforesaid land.

4) PAPER NOTICE :

I have cause to issued Public notice with respect to said Plot in "Kille Raigad" dt. 02/08/2019. During the subsistence of said paper notice period or till the date of issuance of this certificate, I have not received any objection in response of the same.

5) DOCUMENTS SCRUTINIZE :

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

- Xerox copy of 7/12 extract issued by Talathi Sajja Asudgao.
- Xerox copy of NA order passed by Hon'ble Assistant Collector Panvel Division, Panvel dated 03/01/1981.
- Xerox copies of Mutation entry No. 1189, 2141, 2231, 2409.
- Xerox copies of Sale Agreement dated 11/09/2019.
- Search report by Adv. Sanket Mohite, dt 12/09/2019.

6) INCIDENTS :

- a) That for the purpose of investigation of title I have perused 7/12 extract of said land dt 11/07/2019. It shows that, the name of Mr. Abhishek Bharti, Mr. Ramesh Devaji Gajora, Mr. Sai Kumar Sayanna Karipe is recorded in the column of Owners/Kabjedar.
- b) I perused the copy of revised NA order passed by Hon'ble Assistant Collector, Panvel Division, Panvel dated 03/01/1981. It transpired that, Mr. Shambu Hari Mali, the then owner of the land bearing Survey No. 102/2, 105/0, 108/1, 108/2 situated at Village - Akurli, Tal- Panvel, Dist - Raigad made application to the Tahasildar, Panvel for change of use of land. The Hon'ble Tahasildar Panvel has granted NA permission to the Mr. Shambu Hari Mali, by its order bearing no. LNA/MR/405 dated 10/08/1965.

Whereas thereafter Mr. Shambu Hari Mali, sold and assigned the above mentioned NA Land to Mr. Jayantilal N. Thanavala & other 4. Thereafter said Mr. Jayantilal N. Thanavala & other 4 made application to the Hon'ble Sub-Divisional Officer of Panvel for sub division of the said NA land. The Hon'ble Sub-Divisional Officer of Panvel has granted the permission to divide the said NA land into 37 plots, by its order bearing no. LNA/3/4372 dated 11/08/1978.

And whereas said Mr. Jayantilal N. Thanavala & other 4 sold and assigned the 26 plots to the Government Servants Co-op. Housing Society Ltd. Kalamboli in the year 1979.

Government Servants Co-op. Housing Society Ltd. Kalamboli has submitted its revised plan for 30 plots laid out in the land comprised in the said land i.e. Survey No. 102/2 & 105/0. The said revised plan was approved by Hon'ble Assistant Collector Panvel, Division Panvel by its order dated 03/01/1981.

- c) That from the perusal of 7/12 extract mutation entries as mentioned in clause 5 (iii) are seen to be effected with respect to said property.
- d) That the plot which is subject matter of this sale deed is formed out of original agriculture land bearing Survey No. 102/2 and 105. That

15/10/2019
R.P. Patil
M/6220/2009
Post - Panvel,
410206, Dist. Raigad

V. R. G.
No. 3
Ward
Panvel

agriculture property bearing Survey No. 102/2 and 105 was converted in to NA by valid permission from Competent Authority .

e) **Village form No. VI (mutation Entries)**

The observation of the mutation entries is made on the basis of village form No VI of village – Akurli, issued by Talathi Saja Aasudgaon and it is as under:-

1) **Mutation Entry No 1189**

It is seen from the record that सरकारी नोकर सरकारी गृह निर्माण संस्था, कळंबोली divided the said Property into several plots and possession were given to plot owners. Hence as per written application made by plot owners on dated 08/08/1982 the plots were muted in individual names of plots owners in following manner:-

Plot Number	Owner Name	Area in Sq. meters
1	Harichandra Shivram Pawar	255
2	D. R. Kadam	255
3 + 4	S.V.Desai	510
5	S. Y. Randive	253
6	K. V. Thakur	252
7	R. V. Gavandi	500
8 + 9	N. R. Zemse	504
10 + 11	K. A. Zende	600
12	K. L. Thakur	330
13	S. B. Khandagle	255
14	Kalawanti K Zemse	260
15	P. S. Manchekar	252
16 + 17	W. N. Walawalkar	512
18	B. G. Dharap	256
19	D. M. Ghanekar	256
20	K. S. Varerkar	256
21	S. D. Haldankar	256
22	N. B. Gandhi	256

23	V. K. Singasane	256
24	D. S. Godbole and C. K. Joshi	500
25	P. R. Dalvi	270
26	Suryakant R. Deshpande	255
27	B. K. Mhatre	1500
28	S. S. Bhise	1000
29	S. S. Padwal	1250

2) Mutation Entry No 2141.

Mr. Sandeep Gajanan Wagh Purchased said plot no. 21 (Out of Gut No 102/2/105) Area 256 of सरकारी नोकर सरकारी गृह निर्माण संस्था, कळंबोली from Mr. Shantaram Daji Haldhankar by sale deed 22/03/2012. Said Sale Deed is registered with the Sub Registrar Panvel -1 on same day at sr. no. 3725/2012.

3) Mutation Entry No 2409.

Mr. Harshal Madhukar Bhujbal Purchased said plot no. 21 (Out of Gut No 102/2/105) Area 256 from Mr. Sandeep Gajanan Wagh by sale deed 21/02/2013. Said Sale Deed is registered with the Sub Registrar Panvel -1 on same day at sr. no. 930/2013.

- a) I have also perused the xerox copy of Sale Agreement dated 11/09/2019 executed between Mr. Harshal Madhukar Bhujbal described as vendor therein and Mr. Abhishek Bharti, Mr. Ramesh Devaji Gajora, Mr. Sai Kumar Sayanna Karipe described as Purchaser therein. The Purchaser have purchased the said plot no. 21 (Out of Gut No 102/2/105) Area 256 from the vendor by sale deed 11/09/2019. Said Sale Deed is registered with the Sub Registrar Panvel -2 on same day at sr. no. 12076/2019.
- b) It transpired from the said deed that, the owners i.e. Mr. Abhishek Bharti, Mr. Ramesh Devaji Gajora, Mr. Sai Kumar Sayanna Karipe have acquired the Ownership right in the said plot.
- c) That from the above it can be said that flow of title is in consonance with the revenue record.

Adv. R. P. Patil
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at Panvel

15/10/2019
R. P. Patil
MH/6220/2009
Post - Panvel
410206, Dist. Raigad

7) CONCLUSION:

On the basis of the perusal of the documents referred to above, the information collected by me as has been mentioned above, so also incidents pointed out as above, and search report given by Adv. Sanket Mohite for 30 years I am of the opinion that:- Said plot is owned & Possessed by Mr. Abhishek Bharti, Mr. Ramesh Devaji Gajora, Mr. Sai Kumar Sayanna Karipe.

8) 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, Title of said Plot is clear, marketable and without any encumbrance.

Place: Panvel.
Date: 15/10/2019.


(Rajesh P. Patil)
Advocate.

Adv. Rajesh P. Patil
Reg. No. MAH/6220/2009
At - Devad, Post - Panvel
Tal. Panvel - 410206, Dist. Raigad