

VASANT MAHADEO NAMJOSHI
 (B.A., LL.B), ADVOCATE
 KALPTARU PLAZA KATRANG ROAD
 KHOPOLI, TAL.KHALAPUR, DIST.RAIGAD
 Mobile-8308099972

Title And Search Report

A) That, **Partners of Shri Mahalaxmi Home Makers** 1) Shri Prakash Vishram Wadate 2) Shri Sachin Prakash Wadate, Navi Mumbai, requested me to furnish search report and Title opinion in respect of the land described hereunder and that too on the basis of documents produced before me as stated hereunder:-

Description of property under search –

All those pieces or parcels of Residential-Non-Agricultural Plot of Land situate at Village CHINCHAVLI-SHEKIN, Khopoli Municipal Council, Taluka Khalapur, District Raigad And described in Revenue Record, AND City Survey Record as under

Survey Number /Hissa No.	City Survey No.	Plot No.	Total Area Square Meters
56/1+2+4/B+1, 56/1+2+4/B+2, 57/4a, 57/5, 58	1660+1662+1663+1780/ 24.	24	937.35



(For the sake of brevity and convenience the above described property shall be termed as 'The Said Property')

B) The following documents are produced before me by The partners of M/S Shri Mahalaxmi Home Makers

- 1) Property card
- 2) Deed of conveyance dated 1/03/2011,executed by M/S Shivshakti Enclaves Pvt.Ltd. in favour of Mr. Ramji Gangadas patel & others.
- 3) Deed of conveyance dated 13/8/2019,executed by Mr. Ramji Gangadas patel & others in favour of present owners
- 4) N.A.Permission (part of conveyance deed stated above)
- 5) Building permission /Commencement Certificate dated 13/1/2020 issued by Khopoli Municipal Council
- 6) Mutation entries number 461,693,1376,1660
- 7) **City Survey Mutations** Mutation Entry No.1525,Mutation Entry No.1752

C) Title of The partners of M/S Shri Mahalaxmi Home Makers in respect of 'The Said Property' is under consideration.

D) My observations and remarks in respect of the documents made available to me for my inspection are as under;-

I) Revenue record

1) Mutation Entry No.461

It is revealed from the mutation number 461 that originally, the land in its previous tenure as an agricultural land was described as Survey Number /Hissa Number 57/4a,56/1+2+4,57/5,58/0,56/1+2+4/b1 in the village revenue record.It appears that its first known owners Shri Dinkar Arjun Umap and Geetabai Dinkar Umap..prepared N.A.lay-out dividing the said entire land into 40 residential N.A.plots of land ,providing internal roads and open space therein.The said lay-out has been sanctioned by the Town planning authority Alibag,Raigad And The District Collector,Alibag,Raigad has given the permission to use the said 40 N.A.plots of land for residential purpose vide order at



No.Masha/L.N.A./S.R./6964 dated 1/10/81 The plot of land under search is one of them and is allotted number 24 for identification. The said mutation has been prepared on 8/1/82 and has been duly certified.

2) Mutation Entry No.693

It is revealed from the mutation number 693 that Shri Dinkar Arjun Umap and Geetabai Dinkar Umap.partitioned all those N.A.Plots of land referred above in M.E.Number 461.As per the mutual arrangement plot No. 1 to 6 and 8 to 13 were allotted to Geetabai Dinkar Umap and plot No.14 to 43 had been allotted to Dinkar Arjun Umap. The said mutation has been prepared on 15/02/89 and has been duly certified.

3) Mutation Entry No.1376

It is revealed from the mutation number 1376 that by virtue of Registered Sale Deed dated 24/07/2007 Shri Dinkar Arjun Umap and Geetabai Dinkar Umap conveyed all those plots of lands to M/S Shivshakti Enclaves Pvt.Ltd. for a consideration of Rs33,00,000/-.The property under consideration i.e. Plot No.24 is one of them. The said mutation has been prepared on 26/07/2007 and has been duly certified on 10/08/2007

4) Mutation Entry No.1660

It is revealed from the mutation number 1660 that M/S Shivshakti Enclaves Pvt. Ltd caused to reaarange the lay-out plan by obtaining necessary permission from The District Collector, Raigad, Alibag vide an order dated 02/12/2010. Accordingly area of Plot no.24 has been increased from 279Sq.Mtrs.to 937.35 Sq.Mtr. The said mutation has been prepared on 03/12/2010 and has been duly certified on 6/12/2010.



II) City Survey Record

1) Mutation Entry No.1525

By virtue of Registered Sale Deed, executed on 1/3/2011 and registered at Sr.No.856/2011 in the office of Sub-Registrar Khalapur on 1/3/2011 M/S ShivShakti Enclave Pvt.Ltd. Through representative Shri Kavatkar sold the said property to Mr. Ramji Gangadas patel 2) Hitesh lakhamsi Patel 3) Ratilal Shamji Patel 4) Lakhamsi Shamji Patel 5) Naran Kanji Patel

2) Mutation Entry No.1752

By virtue of Registered Sale Deed, executed on and registered at Sr.No. 3456/2019 in the office of Sub-Registrar Khalapur on 13/8/2019 1) Mr. Ramji Gangadas patel 2) Hitesh lakhamsi Patel 3) Ratilal Shamji Patel 4) Lakhamsi Shamji Patel 5) Naran Kanji Patel sold the said property to M/S Shri Mahalaxmi Home Makers, a partnership i.e. The Present Owners .

E) I have taken the search of available index II registers in respect of 'The Said property' in the office of the Sub -Registrar of assurances at, Karjat and Khalapur for the years 1989 to January2020. In my search of available index II registers at, Karjat and Khalapur I didn't come across any entry evidencing any charge encumbrance on the said plot of land under consideration. However the Index II registers have not been properly maintained hence I could not take a proper search for the above period.

F) The present owners have obtained building permission from Khopoli Municipal Council at number CBRKC/B/2020/APL/00181 dated 13/01/2020.

G) I have perused the zerox copies of the sale deeds mentioned in clause D (II--1 and 2). The vendors therein have validly transferred their right, title, interest in the said property in favour of the purchaser.



H) The land under consideration was an agricultural land and is subject to assessment. As per section 36 of Maharashtra Land Revenue Code 1966 all the occupancies are heritable and transferable. I have perused the zerox copy of the N.A. order .The said land is a Residential-Non-agricultural plot of land hence can be developed by The present owners.

I) This report is based on the revenue/city survey entries which have presumptive value in law. Hence it can be inferred from the contents of various mutation entries that all/entire occupancy rights have flown without obstruction/defect from the first known occupant Geetabai Umap, Dinkar Umap to the present owners, The partners of M/S Shri Mahalaxmi Home Makers, validly, and uninterruptedly.

J) NOW MY OBSERVATION IS AS UNDER

Taking into consideration the above stated facts, The partners of M/S Shri Mahalaxmi Home Makers are the absolute owners of 'The said property' AND 'The Said Plot' is free from any charge or encumbrance. The present owners are entitled to develop the said property and can sell the premises constructed therein.

Date:- 22/01/2020


Vasant Mahadeo Namjoshi
Advocate, Khopoli.

