



ADV. VIJAY B.KASBEKAR.  
Office – 2363 'C' Ward, Shiv-Siddhi,  
Gosavi Complex, Near Sonya Maruti Chowk,  
Kolhapur.Mob No- 9860579985.

Date: 29/07/2017.

**SEARCH OF TITAL REPORT AND LEGAL OPNION**

Subject: Search of Title and Legal opinion of the property.

Applicant: M/S. RAVI DEVELOPERS THROUGH ITS PROPRIETOR  
SHRI ROHIT RAVINDRA PARMAL.

Sir,

As per your request, I have carried out the search of below mentioned properties for last 30 years in the record of Sub-Registrars office, karvir No. 1 to 4, Some documents were produced before me and on the basis of the same, I have formed my opinion and it is as follow:-

➤ **OWNER NAME.**

a) NAME OF THE ORIGINAL OWNER:-

SHRI.KRISHNATH BAPU BATE & OTHERS.

b) NAME OF PREVIOUS OWNER:-

SHRI.DHAIRYASHIL PANDURANG YADAV.

c) NAME OF OWNER & DEVELOPER:-

M/S. RAVI DEVELOPERS THROUGH ITS PROPRIETOR  
SHRI ROHIT RAVINDRA PARMAL.

**DESCRIPTION OF THE PROPERTY**

Registration District & District Kolhapur, Registration Sub-District & Tahasil Karveer, within the jurisdiction of The Sub-Registrar Karveer No.1 to 4 at karvir & within limit of municipal of Kolhapur Municipal Corporation 'A' ward, Karveer, Kolhapur. The property is bearing R.S.No – 1009/2B/2K Final Lay out N.A Plot No. C-1 admns. 265.90 Sq.Mtrs. Bounded by-

East	–	Plot No. A-6.
West	–	Road.
South	-	Plot No. B-1.
North	-	R.S.No- 1006 & R.S.No-1005.

[Herein This Report is called "the Said property"]



### **FLOW OF TITLE:-**

It can be seen from available records that originally the said property is part of ancestral property of Bate Family. Bate Family executed the Registered Deed of Development & Power of Attorney in favour of Shri. Santosh Baburao Bhosale & Shri. Sunil Venkatrao Jadhav. The developer developed the said plot and sold the said plot to the previous owner Shri. SHRI. DHAIRYASHIL PANDURANG YADAV by Reg.Sale deed Sr. No. 2805/2010 Dt.10/05/2010 Reg. office at Karvir. Consideration amount was Rs. 3,33,000/-. This fact was brought on record Mutation Entry No. 61329.

Then after Shri. Dhairyashil Pandurang Yadav executed the sale deed on dated 11/03/2016 Registered Sale Deed No. 1480/2016 in favour of the present owner Developer SHRI ROHIT RAVINDRA PARMALE. The said sale transaction was in accordance with the provision of section 54 of the Transfer of Property Act, 1882. Thus, the purchaser Mrs. **SHRI ROHIT RAVINDRA PARMALE** acquired legal and valid right, title and interest to the said property bearing No – R.S.No - 1009 Hissa No 2B & 2K Final Lay out Plot No – C - 1. This fact was brought on record Mutation Entry No. 87045.

The Present Owner decided to develop the RCC Apartment type Building on the said property. And he can appoint the Architects Anil Ghatge & Ar. Indrajeet More. The Present Owner submits the project plan of proposed residential building to the Kolhapur Municipal Corporation. Kolhapur Municipal Corporation T.P Department has sanctioned the proposed residential building plan.

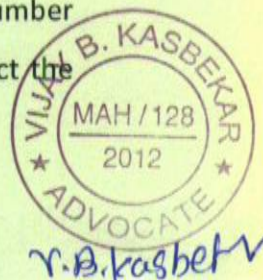
The present owner **presently showing his possession with holds good title.**

### **N.A ORDER & LAY-OUT PLAN DETAILS:-**

Previous owner Deposited all amount of N.A charges by Chalan Dt. 04/03/2010. After the all Government procedure the collector of Kolhapur has passed the Order of non agriculture. The N.A order seems the said agricultural land into converted non-agricultural use i.e. Residential Use only. There is final lay-out copy sanctioned by Kolhapur Municipal Corporation 115/2009-2010 Dt. 21/09/2010, it shows the plot area finally demarked.

### **COMMENCEMENT CERTIFICATE:-**

The present owner has taken sanctioned plan of building and also he has taken commencement certificate of construction Dt.26/10/2016 by Kolhapur Municipal Corporation. The commencement certificate number is **-25/16-17 Dt- 26/10/2016**. The present owner right to construct the



RCC Apartment type building which is sanctioned by Kolhapur Municipal Corporation. Proposed Building known as 'SHREE APARTMENT'.

➤ **DOCUMENTS PERUSED:-**

- 1) Xerox copy of 7/12 extract of R.S No. 1009 Hissa No 2B/2K N.A plot No- C 1.
- 2) Xerox copy of Mutation Entry No.61329, 87270, 87045.
- 3) Index II registers Last 30 years.
- 4) Xerox copy of N.A order and final lay-out copy.
- 5) Xerox copy of commencement certificate & Plan Copy.
- 6) Xerox copy of Reg.Sale Deed Sr.No. 1480/2016.

➤ **SEARCH OF INDEX- II.**

In inception of Index II registers, I have traced out the following transaction:-

- 1) Reg. Deed of Development Sr. No- 2934/1997 Dt.28/05/1997 Sub Registrar Karvir Office.
- 2) Reg. Deed of Confirmation Sr. No- 1573/2010 & 1574/2010 Dt.15/03/2010 Sub Registrar Karvir Office.
- 3) Reg.Sale Deed Sr. No- 2805/2010 Dt.10/05/2010 Sub Registrar Karvir Office.
- 4) Reg.Sale Deed Sr. No- 1480/2016 Dt.11/03/2016 Sub Registrar Karvir Office.

➤ **ENCUMBRANCES:-**

I have traced previous owner loan entry. The Loan amount was Rs.1,20,000,00/- of The Karad Urban Co-operative Bank Ltd. Branch Kolhapur, which has been satisfied and the bank has given letter of satisfaction of loan on 06-04-2016. Hence said property is free from encumbrances. This fact was brought on record Mutation Entry No. 87270. Except above explain transactions, I have not traced out any other transaction nor any untoward entry in Index II Registers of last 30 years. Also I have not traced any other transaction of transfer, exchange, gift etc. Title of the present Owner Developer seems to be continuous and without any obstruction.

➤ **LEGAL OPNION**

- 1] From Index II Registers of last 30 years and documents I have gone through, the said property is free from Encumbrances & the present owner has clear marketable title.
- 2] The present owner has right to develop\construct & sale the said property.



3] The title chain is clear and without any obstruction. The present owner of the said property acquired all legal rights. The Present Builder & Developer has right to Develop, Construct the said property for the Proposed Building known as 'SHREE APARTMENT'.

4] This search Report given on basics Index ii record which is in good condition of Sub-Registrar office karvir 1 to 4 & the document provided to me by the applicant. To rule out possibility of any other third party interest or charge if any on the said property created unregistered document court order or order of any other competent authority or the proposed mortgage property is not a subject matter in the court of law which is subjudice with reference to the title and possession and before advancing loan the affidavit should obtained from the owner that he has not mortgage or any transaction the above mentioned property to any body and the said the property is free from encumbrances. Presently the Present Owner is lawfully owned and in actual possession of the property.

**HENCE THE FOLLOWING CERTIFICATE**

This is to certify that the title in respect of the property described the title is said to be clear and marketable. The said property can be accepted as security for the loan. The documents referred above are returned herewith.

**"HENCE THIS LEGAL OPNION AND SEARCH REPORT"**

Place: Kolhapur.

Date: 29/07/2017.

*V. B. Kasbekar*



Adv. VIJAY B. KASBEKAR.

**अॅड. विजय बाळासाहेब कसबेकर**  
B. A., LL. B. (Spl.)  
२३६३, सी. शिव-सिध्दी गोसावी कॉम्प्लेक्स,  
ऑ. शॉप नं. एस-१०, सोन्या मारुती चौक,  
कोल्हापूर. M. 9860579985