

86/0

इतर
पावती

Original/Duplicate

Saturday, 02 January 2016 1:12
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 61 दिनांक: 02/01/2016

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवत1-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: एंड मनोज भूजबळ

वर्णन अर्ज क्र 18/2016 सौजे नेवाली सर्वे नं. 5/2 5/6 5/7 9/6+7 9/9 9/10 9/13 सन
1986ते2015

शोध व निरीक्षण

रु. 5250.00

एकूण:

रु. 5250.00

JOINT S R PANVEL 1

सह दुय्यम अधिकारी, वर्ग-२
(पनवेल-१)

1); देयकाचा प्रकार: eChallan रकम: रु.5250/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006172723201516E दिनांक: 02/01/2016

बँकेचे नाव व पत्ता:

86/0

इतर
पावती

Original/Duplicate

Saturday, 02 January 2016 1:08
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 60 दिनांक: 02/01/2016

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवेल-0-2016

दस्तऐवजाचा प्रकार :

सावर करणाऱ्याचे नाव: एंड मनोज भूजबळ

वर्णन अर्ज क्र 17/2016 सौजे नेवाली सर्वे नं. 4/2 4/3/8 सन 1986 ते 2015

शोध व निरीक्षण

रु. 1500.00

एकूण:

रु. 1500.00

JOINT S R PANVEL 1

1); देयकाचा प्रकार: eChallan रकम: रु.1500/-

सीटी/घनादेश/पे ऑर्डर क्रमांक: MH006172449201516E दिनांक: 02/01/2016

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक, वग-२

(पानवेल-१)

SEARCH REPORT-CUM-TITLE CERTIFICATE

of

Survey No. 4, H. No. 2

Survey No. 4, H. No. 3+8

Survey No. 5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13, Plot No. 1 to 29

Village - Nevali,

Tal.Panvel, Dist.Raigad

by

MANOJ K. BHUJBAL
(Advocate)

Office:-

2, Ashadeep Apartment,
Near Vasudev Phadke Auditorium,
Beside Anil Xerox, Panvel,
Tel : 2745 6306.

MANOJ K. BHUJBAL
(Advocate)

Residence :-

"Vithai", Bhujbal Wadi, Podi
No.2, Sector-15-A,
New Panvel-410206.

Date : 25/01/2016.

SEARCH REPORT-CUM-TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

As per instruction, information, documents provided and placed before me by **MR. MANSUKH TEJABHAI TIMBADIA**, I, have carried out the search of the property described below with the intention:-

To make sure that the Ownership the property mentioned below is complete in all respects and also fair and free from any encumbrances,

DESCRIPTION OF THE PROPERTY

I) All the piece and parcel of Non Agricultural Land, ground and hereditaments situate lying and being at Village – Nevali, Taluka and registration and Sub District Panvel, District and Registration District of Raigad within the limit of Panvel Panchayat Samitee and Raigad Zilla Parishad.

Survey No.	Hissa/ Plot No.	Area H-R-P	Assessment Rs. Ps.
4	2	0-06-3	63.00
4	3+8	0-15-7	157.00
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	1	196-90	3-93
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	2	225-50	4-51
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	3	224-20	4-48


Manoj K. Bhujbal
Advocate

....2/-

5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	4	223-10	4-46
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	5	329-80	6-59
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	6	255-80	5-11
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	7	279-50	5-59
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	8	326-20	6-52
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	9	338-50	6-77
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	10	372-10	7-44
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	11	371-90	7-43
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	12	255-80	5-11
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	13	322-00	6-44
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	14	229-10	4-58
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	15	258-80	5-17
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	16	210-10	4-20
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	17	330-00	6-60
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	18	372-50	7-45
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	19	226-10	4-52
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	20	153-00	3-06
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	21	227-50	4-55
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	22	156-90	3-13
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	23	180-40	3-60
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	24	211-10	4-22


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 Advocate

5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	25	144-00	2-88
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	26	292-00	5-84
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	27	165-80	3-30
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	28	985-00	19-70
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	29	1980-00	39-60

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

II) 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 1986 to 2015 kept at offices of Sub-Registrar, Panvel No. 1 to 5 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. 7/12.

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

Survey No.	Hissa/ Plot No.	Occupant
4	2	Shri. Mansukh Tejabhai Timbadiya
4	3+8	
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	1 to 29	M/s. Saiprasad Enterprises through its Partner Mr. Mansukh Tejabhai Timbadiya

...4/-


Manoj K. Bhujbal
Advocate

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

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-Nevali, issued by Talathi Saja Aasudgaon and it is as under :-

1) Mutation Entry No. 203.

Survey No. 4/3+8 was mortgaged by Shri. Dhaya Nama Kathara to Shri. Gangadhar Vishnu Puranik & Shri. Mahadev Vishnu Puranik for Rs. 100/-.

2) Mutation Entry No. 214.

Survey Nos. 4/2 was purchased by Shri. Vishwanath Kashinath Joshi from Shri. Gangadhar Vishnu Puranik & Shri. Mahadev Vishnu Puranik.

3) Mutation Entry No. 256.

Shri. Dhaya Nama Kathara died, leaving behind his legal heir Shri. Undrya Dhaya Kathara. Accordingly his name was mutated on 7/12 extract of Survey No. 4/3+8.

4) Mutation Entry No. 281.

Charge of mortgage of Shri. Gangadhar Vishnu Puranik & Shri. Mahadev Vishnu Puranik in respect of Survey No. 4/3+8, was deleted.

5) Mutation Entry No. 291.

Said entry is not concerned with Survey Nos. 4/2 & Survey No. 4/3+8.

...5/-


Manoj K. Bhujbal
Advocate

- 6) Mutation Entry No. 295.
Charge of mortgage in respect of Survey No. 4/2 was deleted.
- 7) Mutation Entry No. 303.
Shri. Balu Goma Kathara Purchased Survey Nos. 4/3+8, from Shri. Undrya Dhaya Kathara by Sale Deed dated 20/11/1946.
- 8) Mutation Entry No. 343.
Name of Shri. Hasha Vynka Patil was mutated as Protected Tenant of Survey Nos. 4/2.
- 9) Mutation Entry No. 353.
Shri. Undrya Dhaya Kathara Purchased Survey Nos. 4/3+8, from Shri. Balu Goma Kathara by Sale Deed dated 18/02/1949.
- 10) Mutation Entry No. 385.
Effect of provisions Bombay Prevention of Fragmentation and Consolidation Act was given to revenue record of Village Nevali.
- 11) Mutation Entry No. 424.
Name of Shri. Hasha Vyanka Patil mutated as tenant of Survey No. 4/2 was deleted.
- 12) Mutation Entry No. 506.
Undrya Dhaya Kathara took loan from the Panvel V. V. K. Society and accordingly Charge was kept in other right column of the Survey No. 4/3+8.
- 13) Mutation Entry No. 556.
As per order of Agricultural Land Tribunal and Additional Mamlatdar, Panvel purchase price of Survey No. 4/2 was fixed as Rs. 415.98/- in the name of tenant Shri. Andhalya Butya Patil.

...6/-


Manoj K. Bhujbal
Advocate

Hence name of Shri. Andhalya Butya Patil was mutated as occupant of the said property and charge of owner Shri. Dattatray Vishwanath Joshi was kept in the column of other rights of Survey Nos. 4/2.

14) Mutation Entry No. 596.

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 49 of the village Nevali.

15) Mutation Entry No. 616.

Undrya Dhaya Kathara took loan from the Panvel V. V. K. Society and accordingly Charge was kept in other right column of the Survey No. 4/3+8.

16) Mutation Entry No. 637.

As the charge of purchase price of Rs. 415.18/- was repaid & 32 M Certificate was issued in the name of Shri. Andhalya Butya Patil & the name & charge of Shri. Dattatray Vishwanath Joshi was removed from 7/12 extract of the Survey No. 4/2.

17) Mutation Entry No. 661.

Shri. Andhalya Butya Patil died on 01/05/1978, leaving behind his legal heirs Shri. Ganu Andhlya Patil & Shri. Undrya Andhlya Patil. Hence their names were mutated in respect of the Survey No. 4/2.

18) Mutation Entry No. 767.

As per application of Shri. Ganu Andhlya Patil & Shri. Undrya Andhlya Patil and order of Tahsildar, Survey No. 4/2 was given to the share of Shri. Ganu Andhlya Patil.

...7/-



Manoj K. Bhujbal
Advocate

19) Mutation Entry No. 799.

Charge of V.V.K. Society was deleted from other right column of the Survey No. 4/3+8.

20) Mutation Entry No. 924.

Ganu Andhlya Patil died on 12/12/1995 leaving behind his legal heirs Shri. Namdev Andhlya Pati, Shri. Ramchandra Ganu Patil & Smt. Bhudhibai Ganu Patil. Hence their names were mutated in respect of the Survey No. 4/2.

21) Mutation Entry No. 1001.

Shri. Undrya Dhaya Kathara died, leaving behind his legal heirs Shri. Keshav Undrya Kathar, Shri. Tukaram Undrya Kathara, Shri. Vitthal Undrya Kathara, Smt. Yogita Undrya Kathara, Smt. Yamuna Shantaram Pethkar & Smt. Kashibai Undrya Kathara. Hence their names were mutated in respect of the Survey No. 4/3+8.

22) Mutation Entry No. 1042.

M/s. Amol Real Estate Pvt. Ltd. through its director Mr. Raju Dayaram Thakkar purchased Survey Nos. 5/6, 5/7, 9/6+7, 9/9, 9/10 & 9/13 from Mr. Sachin Omparkash Agrawal by Sale Deed dtd. 24/06/2005.

23) Mutation Entry No. 1059.

As per the N.A. order dated 03/08/2006 was issued by the Collector Raigad-Alibag in respect of the Survey No. 5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10 & 9/13, said Survey Nos. were sub divided in Plot No. 1 to 29.

...8/-



Manoj K. Bhujbal
Advocate

24) Mutation Entry No. 1060.

Shri. Raju Dayaram Thakkar through POA holder Shri. Pardip Debu Patil purchased Survey No. 4/2 from Shri. Namdev Andhlya Patil, Shri. Ramchandra Ganu Patil & Smt. Bhudhibai Ganu Patil by Sale Deed dated 03/08/2006.

25) Mutation Entry No. 1081.

Shri. Mansukh Tejabhai Timabadia purchased Survey No. 4/2 from Shri. Raju Dayaram Thakkar by Sale Deed dated 20/02/2007.

26) Mutation Entry No. 1086.

M/s. Sai Prasad Enterprises through its Partner Mr. Mansukh Tejabhai Timbadia purchased Plot Nos. 1 to 29 (Survey No. 5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10 & 9/13) of Village-Nevali from M/s. Amol Real Estate Pvt. Ltd. through its director Mr. Raju Dayaram Thakkar by Sale Deed dtd. 20/02/2007.

27) Mutation Entry No. 1176.

Shri. Mansukh Tajabhai Timbadia purchased Survey No. 4/3+8 from Shri. Keshav Undrya Kathar, Shri. Tukaram Undrya Kathara, Shri. Vitthal Undrya Kathara, Smt. Yogita Undrya Kathara, Smt. Yamuna Shantaram Pethkar & Smt. Kashibai Undrya Kathara by Sale Deed dated 14/11/2008.

28) Mutation Entry No. 1394.

N.A. order dated 22/09/2015 was issued by the Collector Raigad-Alibag in respect of the Survey No. 4/2, 4/3+8.

...9/-


Manoj K. Bhujbal
Advocate

C) INDEX - II

In the process of title I have gone through register of Index – II for the period 1986 to Dec. 2015 kept at the Sub-Registrar, Panvel (by making Application No.17/2016 & Application No.18/2016, dated 02/01/2016) through Adv. Kishor Dhakad, Panvel. While investigation, following entries of registered documents was found:

SEARCH REPORT -SUB REGISTRAR OFFICE PANVEL NO. 1

YEAR	FINDINGS
1986 to 2014	No Entry found
2015	Registers of Index II are not ready and the same was not available for search

SEARCH REPORT -SUB REGISTRAR OFFICE PANVEL NO. 2

YEAR	FINDINGS
2002 to 2014	No Entry found
2015	Registers of Index II are not ready and the same was not available for search

SEARCH REPORT -SUB REGISTRAR OFFICE PANVEL NO. 3

YEAR	FINDINGS
2005 to 2006	No Entry found
2007	Registered Sale Deed executed on 20/02/2007 entered into between Raju Dayaram Thakkar and Mansukh Tejabhai Timbadia which is registered at Serial No. 1846/2007 with Sub-Registrar Panvel No. 3.
2008-2015	Registers of Index II are not ready and the same was not available for search

SEARCH REPORT -SUB REGISTRAR OFFICE PANVEL NO. 4

YEAR	FINDINGS
2012 to 2014	No Entry found
2015	Registers of Index II are not ready and the same was not available for search

...10/-


Manoj K. Bhujbal
Advocate

SEARCH REPORT SUB REGISTRAR OFFICE PANVEL NO. 5

YEAR	FINDINGS
2013 to 2014	No Entry found
2015-2015	Registers of Index II are not ready and the same was not available for search

D) PERMISSIONS

N. A. order dated 22/09/2015 issued by the Collector Raigad Alibag in respect of the Survey No. 4/2, 4/3+8, 5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10 & 9/13.

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:

- 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.
- The owner and occupant of the captioned property are as under :

Survey No.	Hissa/ Plot No.	Occupant
4	2	Shri. Mansukh Tejabhai Timbadia
4	3+8	
5/2, 5/6, 5/7, 9/6+7, 9/9, 9/10,9/13	1 to 29	M/s. Saiprasad Enterprises through its Partner Mr. Mansukh Tejabhai Timbadia

...11/-


Manoj K. Bhujbal
Advocate

- c) Shri. Mansukh Tejabhai Timbadia & M/s. Saiprasad Enterprises through its Partner Mr. Mansukh Tejabhai Timbadia have every right to develop the captioned property as per approved plan & on terms & conditions mentioned in N. A. order.
- d) Shri. Mansukh Tejabhai Timbadia & M/s. Saiprasad Enterprises through its Partner Mr. Mansukh Tejabhai Timbadia have every right to sale units in the building to be constructed on 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-Cum-Title Certificate is issued.

Panvel.
Date : 25/01/2016.


(Manoj K. Bhujbal)
Advocate
Manoj K. Bhujbal
Advocate