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वैद्यार्थी, बी.ए. एलएल.बी.
कार्यालय - शॉप नं. ६, कै. र.वा.
दिगे लायब्ररी इमारत, पंत पाटणकर
चौक, कात्रंग रोड, खोपली,
ता. खालपुर, जि. रायगड
मोबाईल : ९९२१६५६५७२

TITLE CUM SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

I THE UNDERSIGNED DO HEREBY CERTIFY AS UNDER:-

A) THAT MS. S. P. CONSTRUCTION THROUGH ITS PARTNER MR. PRADIPKUMAR D. THESIA, Address at - Shop No. 1, crystal Co. Opp. Housing Society Ltd. Plot No. 25 Sector 19, Matheman Road, New Purvel, requested me to furnish my Search Report in respect of the property described hereunder :-

B) DESCRIPTION OF THE PROPERTY UNDER SEARCH :-

All that piece and parcel of land situate, lying and being at revenue Village Chinchavali Shekin, Tal. Khalapur, Dist. Raigad, within the jurisdiction of The Sub Registrar of Assurances at Khalapur and within the territorial limits of the Khopoli Municipal Council, Khopoli and the description whereof as per 7/12 Extract is as under:-

Survey No.	Area H. R.	Assessment Rs Ps.
21/2B	0-43-1	5-55

C) That Ms. S. P. Construction through its Partner Mr. Pradipkumar D. Thesia, has produced before me the following documents :-

- 1) Xerox copy of the 7/12 extract of Agricultural land bearing Survey No. 21/2B of Village Chinchavali Shekin, Tal. Khalapur, issued by Talathi Saja Sheel.
- 2) Xerox copy of the Property Card Extract of property bearing City Survey No. 875 Part of Village Chinchavali Shekin, Tal. Khalapur issued by Nuntandar No. 2, Deputy Inspector Land Records, Khalapur, Dist. Raigad on 7/02/2017.
- 3) Xerox copies of the Mutation Entries No. 12, 41, 79, 178, 206, 378, 451, 1045, 1331, 1521, 1927, 1983, 2028, 2085, 2117, 2128 & 2147 of Village Chinchavali Shekin, Tal. Khalapur.
- 3) Xerox copy of Village Form No. 8 A extract of Agricultural land bearing Survey No. 21/2B of Village Chinchavali Shekin, Tal. Khalapur, issued by Talathi Saja Sheel.
- 4) Xerox copy of a Building Permission/Commencement Certificate issued by Khopoli Municipal Council dt. 20/12/2016.


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- 5) Xerox copy of a Non Agricultural Permissions issued by Khopoli Municipal Council, Khopoli dt. 17/10/2016 .

Except the abovesaid documents no other documents are produced before me by Ms. S. P. Construction through its Partner Mr. Pradipkumar D. Thesla.

- D) I have taken the search of Index - II Registers in respect of the property under search in the Office of The Sub Registrar of Assurances at Karjat & Khalapur.

While taking the search of Index-II Register in the Office of The Sub Registrar, Karjat, I came across the following difficulties:

- a) The Index II Registers of Village Chinchavali Sheldin in the Office of Sub Registrar, Karjat for the years 1987 - 2007 were also found in a torn condition. The binding of the said registers is totally damaged, as a result thereof the pages are totally scattered and the entries thereon have become illegible. And therefore, I could not take the proper search of entries in respect of the property under search for the said period.

- b) Similarly, Index II Registers of Village Vayal in the Office of Sub Registrar, Khalapur for the years 2008 - 2016 were also found in a torn condition. The binding of the said registers is damaged, as a result thereof the pages are scattered and the entries thereon have become illegible. And therefore, I could not take the proper search of entries in respect of the property under search for the said period.

- E) My observations, comments and remarks in respect of the documents produced before me for my inspection are as under :-

1) It is mentioned in the xerox copy of 7/12 extract dt. 18.04.2016 issued by Talathi Sajja Sheri, that the same is in respect of agricultural land bearing Survey No. 21/2B of Village Chinchavali Sheldin, Tal. Khalapur, Dist. Raigad. This extract is pertaining to the year 2015-16. There is a clear cut reference on the said extract, That the said land to be purchase for non-agricultural residential and Commercial purpose.

2) It is revealed from the Xerox copy of the property bearing City Survey Nos. 875 part of Village Chinchavali Sheldin, Tal. Khalapur, issued by Nintandar No. 2, Deputy Inspector Land Records, Khalapur, Dist. Raigad on 7/02/2017 as under :-

As per this Extract the Survey No. of the property bearing C.T.S. No. 875 part and the area thereof is 4310 Sq. Mtrs. It further appears from the said entry that, the said land Purchased by (1) M/s. S. P. Construction through its Partner Mr. Pradipkumar D. Thesla, (2) M/s S. P. Construction through its Partner Mr. Nandkishor D. Thesla. This entry has effected on the basis of Non Agricultural Permission issued by

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मोबाईल : ९९२१६५६५७२

Khopoli Municipal Council. Hence this entry is certified by mutation
entry No. 1381/2017.

Hence as per Property Card Extract (1) M/s. S. P. Construction through its
Partner Mr. Pradipkumar D. Thesisia, (2) M/s S. P. Construction through its
Partner Mr. Nandkishor D. Thesisia have lawful rights over the properties under
search.

3) It is mentioned in the certified copy of the **Mutation Entry No. 12** that the
same is in respect of land bearing Survey No. 1 / -, 2 / 1, 3 / 0, 3 / 1, 6 / -,
7 / -, 8 / 2, 9 / -, 10 / 1, 13 / 1, 13 / 4, 14 / 1, 14 / 3, 15 / -, 16 / 1, 17 /
2, 18 / 4, 20 / -, 21 / -, 23 / -, 24 / 1, 24 / 3, 25 / -, 26 / -, 27 / 1, 28 / -
-, 29 / -, 30 / 1, 31 / -, 32 / -, 33 / 4, 34 / -, 35 / -, 36 / -, 37 / 2, 38 / -
-, 39 / 1, 39 / 3, 40 / 0, 41 / 3, 42 / -, 43 / 2, 45 / 1, 46 / 0, 46 / 3, 47 / 1,
49 / 1 (Total 47) of Village Chinchavali Shikin, Taluka Khalapur, District
Raigad. This mutation entry has effected on 15.12.1926 and certified on
24.10. It further appears from the said mutation entry that Mr. Sana Bhamaji
Marwadi expired on 21.2.1926. His legal heirs Mr. Dona Senaji Marwadi is
expired. Hence his legal heirs viz. Grandson Mr. Raichand Dalaji Marwadi and
his name is recorded in the revenue records.

4) It is mentioned in the certified copy of the **Mutation Entry No. 41** that the
same is in respect of land bearing Survey No. 26 / A, 24 / 3, 42 / 0, 47 / 1, 3 /
1, 3 / 1, 26 / 3, 39 / 1, 26 / -, 13 / -, 42 / -, 43 / 1+2, 47 / 1, 49 / 1+2,
24 / 3, 1 / 0, 25 / 0, 45 / 1, 33 / 4, 34 / -, 41 / 3+4, 27 / 1+3, 42 / 0, 31
/ 1, 32 / 0, 45 / 1, 46 / 3, 31 / 1, 32 / -, 29 / -, 42 / -, 43 / 1+2, 34 / -,
35 / -, 38 / -, 39 / 1, 39 / 3, 41 / 3+4, 42 / 0, 47 / 1, 46 / 1, 49 / 1+2,
15 / 0, 16 / 1+2, 1 / 0, 2 / 1, 27 / 1, 43 / 1+2, 49 / 1+2, 25 / 1, 24 / 1, 32
/ 0, 47 / 1, 3 / 0, 26 / 0, 24 / 1, 6 / 0, 10 / 1, 21 / 0, 33 / 4, 21 / -, 31 / -,
30 / 1+2, 49 / 1+2, 32 / 0, 34 / -, 35 / -, 36 / -, 39 / 1, 41 / 3+4, 41 /
3+4, 43 / 1+2, 47 / 1, 38 / -, 25 / -, 43 / 1+2, 46 / 2, 49 / 1+2, 14 / 3,
15 / 0, 13 / 1, 14 / 1, 14 / 3, 8 / 2, 10 / 1, 1 / 0, 2 / 1, 5 / 0, 6 / 0, 47 / 1,
37 / 2, 1 / 0, 2 / 1, 5 / 0, 30 / 1+2, 33 / 4, 34 / 0, 23 / 0, 31 / 1, 47 / 1, 32
/ 0, 1 / -, 3 / 1, 10 / 1, 27 / 1+3, 32 / -, 34 / -, 32 / -, 34 / -, 35 / -, 33
/ 4, 20 / -, 40 / -, 39 / 1, 28 / -, 41 / 3+4, 49 / 1+2, 49 / 1+2, 17 / 2,
18 / 4, 23 / 0, 27 / 1+3, 13 / 4, 15 / 0, 16 / 1+2, 17 / 2, 16 / 1+2 (Total
31) of Village Chinchavali Shikin, Taluka Khalapur, District Raigad. This
mutation entry has effected on 1.11.1943 and certified on 14.4. It further
appears from the said mutation entry that Mr. Raichand Dalajiseth, Mr.
Sheshmal Dalajiseth, Mr. Tarachand Bhanajiseth has made the partition of the
said land between themselves vide a Deed of Partition Dated 2.8.1943.

As per the above said partition lands allotted to Mr. Raichand Dalaji:

Survey No.	Hisss No.	Area	Asst.
		Hectors	Rs. ps.
2	6A	0-81	40-14-0

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मोबाईल : ९९२१६५६५७२

24	3	1-17	10-7-0
42	0	0-5-0	
47	1 A		
1	1 A	0-18	1-0-0
3	1 A	0-22	1-6-6
39	1 A	1-11	0-13-9
26 A	1	1-21	12-3-0
23 A		0-2	
42	2		
43	1 A	0-38	
47	1	0-14	0-30
49	1+2	2-26	9-2
1 A			
25	A	0-10-1	
33	4		
34	3		
27	1+3 A		
31	1 A	4-2	31-7-0
31	1	1-00	9-14
32	A	1-4	7-11-0
45	1	0-20	0-4-9
46	3 A	0-29	0-12-0
31	1	1-22	11-11
32	0	0-1	0-8-0
29	-	1-32	13-3-8
42	0	0-7	0-10-5
43	1+2	1-7	8-9-0
34	0	3-2	5-5-0
35	0	1-36-9	9-6-0
38	3 B	0-25	18-9-0
39	1	0-13	0-3-0
39	3	1-0	0-0-6
41	3+4	0-31	4-10-0
42	-	0-21	1-14-0
47	1	1-10	0-6-6
46	1	0-5	0-3-0
49	1+2	1-30	3-5-0
15	A	0-4	31-7-0
16	1+2 A	0-16	1-12-0
1	--	2-2	7-5-0
2	1	0-17	1-1-0
19	1	0-18	0-3-0
43	1+2	0-30	5-0-0
49	1+2	0-16	2-10-0

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मोबाईल : ९९२१६५६५७२

As per the above said partition lands allotted to Mr. Sheshmal Delaji :

Survey No.	Hissa No.	Area Hectares	Asst. Rs. ps.
25	B	2-3-0	22-9-0
32	B	0-10-0	12-6-0
47	1	2-30	0-12-0
5	1 B	0-7	0-3-0
		0-1	
26	B	1-21	13-11-0
		0-4	
24	1	0-4	0-13-6
9	0	0-27	0-1-9
10	1 A	3-32-0	
21	0	0-12	14-0-0
33	4 B	1-1	5-4-0
21	—	1-28	13-0-0
31	B	1-23	12-7-0
30	1 + 2 A	1-27	13-1-0
49	1 + 2	4-12	0-13-0
52	0	1-27	21-13-0
54	B	1-21	4-1-0
		0-7	
35	B	3-7	19-13-6
		0-34	
36	0	18-2	0-14-6
39	1 B	1-13	4-12-0
41	3 + 4 B	2-21	9-3
41	3 + 4	1-17	3-7
43	1 + 2 B	0-37	5-6-0
47	1	1-22	0-7-0
38	B	1-23	21-13-0
35	0	0-18	3-9-0
43	1 + 2	0-12	2-3-0
46	2 + 3	0-39	1-13-0
49	1 + 2	1-24	2-7-0
14	3	2-9	14-5-0
15	A	1-9	7-14-0
		0-4	
13	1	0-21	1-0-0


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मोबाईल : ९९२१६५६५७२

14	1	0-37	6-2-0
14	3	0-38	5-4-0
8	2	0-18	0-3-3
10	1	4-20	15-12-0

As per the above said partition lands allotted to Mr. Tarachand Bhanajiseth:

Survey No.	Hissa No.	Area Hectors	Asst. Rs. p. a.
1	B	1-5	6-2-0
2	1 B	0-20	0-15-6
5	0	3-38	22-9-6
6	0	0-17	1-2-0
47	1 C	3-38	1-3-0
37	2	2-31	21-14-0
1	0	0-35	3-5-0
2	1	0-8	0-9-6
5	0	1-0	5-11-0
30	1 + 3 B	1-27	14-4-0
33	4 C	3-9	10-6-0
34	C	0-2-1	9-12-6
23	B	0-21	36-0-6
31	1 B	0-20	2-13
47	1	2-2	0-13
32	C	3-29	20-5-0
1	0	0-5	0-12-0
3	1 C	0-8	0-10
10	1 B	0-30	1-10-0
27	1 + 3	0-16	7-14-0
32	0	1-27	10-2-6
34	0	0-28	2-9-6
32	0	0-15	0-10-6
34	0	1-21	5-7-0
35	B	0-7	3-15-0
33	4	1-11	4-8-0
28	-	0-21	1-0-6
40	-	2-1	9-1-0
39	1 C	0-38	2-0-6
28	0	0-32	0-12-0
41	3 + 4 C	1-38	11-1-6
49	1 + 2	2-10	7-9-0
49	1 + 2	1-25	7-3-9
17	2	2-26	3-4-6
18	4	0-15	1-3-0

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मोबाईल : ९९२१६५६५७२

23	0	0-5	1-3-0
27	1-3	1-4	4-14-6
13	4	0-21	0-3-6
15	C	3-2	10-12-0
16	1+2 B	0-11	9-2-6
17	2	2-3	12-3-6
16	1+2	0-2	0-3-0

5) It is mentioned in the certified copy of the **Mutation Entry No. 79** that the same is in respect of land bearing Survey No. 21 / 0 / 11, 33 / 4 B, 34 / 0, 32 / 0, 35 / 0 (Total 5) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has effected on 29. It further appears from the said mutation entry that the name of Mr. Babu Buwaji Mahar is recorded as the protected tenant in the other right column.

6) It is mentioned in the certified copy of the **Mutation Entry No. 178** that the same is in respect of land bearing Survey No. 21 / 5, 33 / 4 B (Total 2) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has effected on 19.7.1920. It further appears from the said mutation entry that as per the provisions of The Bombay Tenancy and Agricultural Lands Act, 1948 the 32 G sale price of Rs. 1,323-48 (Rs. One Thousand Three Hundred Twenty Three and Forty Eight Paise Only) is fixed in the name of tenant Mr. Babu Buwaji More and he has purchased the said land. Hence his name is recorded in the occupant's column and the charge of the 32 G Sale price of Rs. 1,323-48 (Rs. One Thousand Three Hundred Twenty Three and Forty Eight Paise Only) is kept in the other rights column of original land owner Mr. Sheshmal Dalaji Marwadi and his name is deleted / removed from the occupant's column. It is mentioned in this mutation entry that the total 12 (Twelve) installments are fixed. This mutation entry has effected on the basis of Taluka Hukum bearing No. 32 G / Tenancy / 20 / 12 / Dated 23.12.1958 which is issued by the Tahsildar, Khalapur.

7) It is mentioned in the certified copy of the **Mutation Entry No. 206** that the same is in respect of land bearing Survey No. 21 / 2 (Total 1) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has effected on 25.6.1961. It further appears from the said mutation entry that the concerned tenant Mr. Babu Buwaji Gaikwad has paid 32 G Sale price in full and final to land owner Mr. Sheshmal Dalaji Marwadi and procured 32 M certificate. Hence the charge kept in the other rights column of 32 G Sale price of original land owner is deleted / removed. This mutation entry has effected on the basis of Taluka Hukum bearing No. 32 G / 32 M / 20 / 12 / Dated 19.3.1959 which is issued by the Tahsildar, Khalapur.

8) It is mentioned in the certified copy of the **Mutation Entry No. 378** that the same is in respect of land bearing Survey No. 11 / 0, 22 / 0, 21 / 2 A, 32 / 6, 33 / 4 B, 34 / 7 (Total 6) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has effected on 19.12.1978. It further

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appears from the said mutation entry that Mr. Babu Buwaji Gaikwad expired on 2.10.1978 leaving behind his legal heirs are as under :

Sr. No.	Name	Relationship	Age
1.	Mr. Pandurang Babu Gaikwad	Son	47
2.	Smt. Sundarabai Babu Gaikwad	Wife	69

Aforesaid are the legal heirs to deceased and no any other legal heirs. Hence their names are recorded in the revenue records. It is mentioned in the remark column that a copy of heirship register, statement of legal heirs, waras panchanama are duly inspected. Hence this mutation entry is duly certified. This mutation entry has effected on the basis of Heirship Register.

9) It is mentioned in the certified copy of the **Mutation Entry No. 451** that the same is in respect of land bearing Survey No. 11 / 0, 22 / 0, 21 / 2 A, 32 / 6, 33 / 4, 34 / 7, 34 / 11 (Total 7) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has effected on 15.10.1981 and certified on 7.6. It further appears from the said mutation entry that Smt. Sundarabai Balu Gaikwad expired on 29.5.1980 leaving behind her legal heirs are as under :

Sr. No.	Name	Relationship	Age
1.	Mr. Pandurang Babu Gaikwad	Son	42

Aforesaid are the legal heirs to deceased and no any other legal heirs. Hence their names are recorded in the revenue records. It is mentioned in the remark column that a copy of heirship register, statement of legal heirs, waras panchanama are duly inspected. Hence this mutation entry is duly certified. This mutation entry has effected on the basis of Heirship Register.

10) It is mentioned in the certified copy of the **Mutation Entry No. 1045** that the same is in respect of land bearing Survey No. 11 / --, 33 A / 4 B, 22 / 0, 21 / 2 A (Total 4) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has effected on 6.6.1997 and certified on 11. It further appears from the said mutation entry that Mr. Pandurang Babu Gaikwad expired on 8.6.1996 leaving behind his legal heirs are as under :

Sr. No.	Name	Relationship	Age
1.	Smt. Laxmibai Pandurang Gaikwad	Wife	55
2.	Mr. Suresh Pandurang Gaikwad	Son	35
3.	Mr. Ananta Pandurang Gaikwad	Son	26
4.	Mr. Avinash Pandurang Gaikwad	Son	22

(Signature)
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ADVOCATE
At. Khopoli, Tal. Khalapur

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Raigad.

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**श्री. गजानन बबन पवार,**

अॅडवोकेट, बी.ए. एल.एल.बी.

कार्यालय - शॉप नं. ६, कै. र.वा.
दिगे लायब्ररी इमारत, पंत पाटंगर
चौक खवळ, कटरंग रोड, खोपाळी,
ता. खालापूर, जि. रायगड
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5.	Smt. Tai Shrawan Mahadik	Daughter	37
6.	Smt. Shakuntala Shrawan Mahadik	Daughter	25
7.	Smt. Sunanda Vasraj Chalwadi	Daughter	20

Aforesaid are the legal heirs to deceased and no any other legal heirs. Hence their names are recorded in the revenue records. It is mentioned in the remark column that a copy of heirship register, statement of legal heirs, varas panchanama are duly inspected. Hence this mutation entry is duly certified. This mutation entry has effected on the basis of Heirship Register No. 13.

11) It is mentioned in the certified copy of the **Mutation Entry No. 1331** that the same is in respect of land bearing Survey No. 21 / 2 A (Total 1) of Village Chinchavali Sheldin, Taluka Khalapur, District Raigad. This mutation entry has effected on 15.5.2006 and certified on 5.6.2006. It further appears from the said mutation entry that the Secretary of The Chinchavali Vividh Vilas Karyakari Sahkari Society Limited has given No Dues Certificate Dated 15.5.2006. Hence as per the above said No Dues Certificate a charge of the above said society is deleted / removed from the other right column.

12) It is mentioned in the certified copy of the **Mutation Entry No. 1621** that the same is in respect of land bearing Survey No. — of Village Chinchavali Sheldin, Taluka Khalapur, District Raigad. This mutation entry has effected on 26.5.2010 and certified on 25.8.2010. It further appears from the said mutation entry that necessary rectifications were made in the revenue records as per the order bearing No. Hukka Nond / Kat / 4 / 5052 / 2010 which is issued by The Taluka Inspector of Land Records, Khalapur and as per the taluka Hukam bearing No. Hukka Nond / Kat / 4 / 6729 / 2010 / Dated 14.5.2010 which is issued by the Tahsildar, Khalapur. Details are as under :

Sr. No.	Survey No.	Pot. Hissa No.	Total Area Hectors	Pot. Kharaba Hectors	Remaining Area Hectors	Asst. Rs. ps.
1	21 / 2	Kharip	0-87-1	0-08-5	0-79-6	13-28
		Warkas	0-09-5	0-00-8	0-08-7	1-45
			0-96-6	0-08-3	0-88-3	14-69

New Number	Pot. Phalni No.	Pot. Kharaba Hectors	Remaining Area Hectors	Rough Asst. Rs. ps.	Total Asst. Rs. ps.	Name of the Occupant
21/2 A	Kharip	0-03-2	0-33-8	--	5-82	Mr. Pramod Suresh Chalkwad
	Warkas	0-00-3	0-03-7	--	00-62	Smt. Ujjwala

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कार्यालय - शॉप नं. ६, मॅ. ए.वा.
दिगे लायब्ररी इमारत, पंत पाटणकर
चौक बबळ, काट्रंग रोड, खोपली,
ता. खालापूर, जि. रायगड

मोबाईल : ९९२१६५६५७२

						Suresh Gaikwad
						(Minor) through legal guardian Smt. Ujala Suresh Gaikwad
		0-01-5	0-37-5	--	6-25	
31/2 B	Kharip	0-03-5	0-03-6	--	3-94	Smt. Laxmibai Pandurang Gaikwad
	Warkas	0-00-4	0-03-8	--	00-63	Smt. Shanta Pandurang Gaikwad
						Mr. Avinash Pandurang Gaikwad, Smt. Tal Shrawan Mahadik
						Smt. Shakuntala Shrawan Mahadik
						Smt. Sunanda Basraj Chavadi
						Smt. Ranjana Suresh Gaikwad and others five.
		0-03-7	0-39-4	--	6-55	
31/2C	Kharip	0-01-0	0-10-2	--	1-70	Khopoli Municipal Council, Khopoli

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चौक जवळ, काट्रंग रोड, खोपाली,
ता. खालापुर, जि. रायगड
मोबाईल : ९९२१६५६५७२

	Warkas	0-00-1	0-01-2	--	00=20
		0-01-1	0-11-4	--	1=90
		0-08-3	0-88-4	--	14=69

It is mentioned in the remark column that the name of Mrs. Ranjana Suresh Gaikwad is recorded on Survey No. 21/2A as per the order bearing No. Hakka Nond / Kat / 4 / 5052 / 2010 which is issued by The Taluka Inspector of Land Records, Khalapur and as per the taluka Hukum bearing No. Hakka Nond / Kat / 4 / 6729 / 2010 / Dated 14.5.2010 which is issued by the Tahsildar, Khalapur. Hence this mutation entry has effected on the basis of the abovesaid orders.

13) It is mentioned in the certified copy of the **Mutation Entry No. 1927** that the same is in respect of land bearing Survey No. 21 / 2 B (P) admeasuring about 0-36-1 Hectors (Total 1) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has effected on 7.2.2013 and certified on 31.7.2013. It further appears from the said mutation entry that (1) Smt. Laxmibai Pandurang Gaikwad, (2) Mr. Avinash Pandurang Gaikwad, (3) Smt. Tai Shrawan Mahadik, (4) Smt. Shakuntala Shrawan Mahadik, (5) Smt. Sunanda Basraj Chawadi through their Constituted Attorney Mr. Krushnakant Yashwant Darekar, Residing at Khopoli has sold / conveyed the said land in favour of Mr. Anil Jagannath Bhatankar, Residing at Panvel for a valued consideration of Rs.1,01,80,800=00 (Rs. One Crore One Lac Eighty Thousand Eight Hundred Only) vide a Deed of Conveyance Dated 1.10.2012. It is mentioned in this mutation entry that the government valuation of the said land is of Rs.54,90,100=00 (Rs. Fifty Four Lacs Ninety Thousand One Hundred Only). This mutation entry has effected on the basis of a copy of Deed of Conveyance, Index - II Extract and as per the Order bearing No. Tenancy / Kat / 2 / Token No. 6410 / 2012 / Dated 18.4.2012 which is issued by The Upper Collector, Alibag, District Raigad. It is mentioned in the remark column that a complaint is exist for the said transaction is put up to the Taluka Authorised. Thereafter a copy of Taluka Hukum bearing No. Hakka Nond / Complaint No. 27 / 2013 / Dated 24.7. which is issued by the Tahsildar, Khalapur is duly inspected. Hence this mutation entry is duly certified.

14) It is mentioned in the certified copy of the **Mutation Entry No. 1983** that the same is in respect of land bearing Survey No. 21 / 2 B (Total 1) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has effected on 7.9.2013 and certified on 23. It further appears from the said mutation entry that the said land is recorded in the name of Mr. Ananta Pandurang Gaikwad and Mr. Anil Jagannath Bhatankar. In respect of the said land a civil suit bearing No. 272 / 2013 is pending in the court of The Civil Judge, Senior Division, Panvel. The said suit is duly registered in the office of The Sub Registrar, Khalapur vide a Lis Pendence Deed bearing Serial No. 3024 / 2013 Dated 25.7.2013. Hence a remark i.e. civil suit bearing No. 272 / 2013 is pending is recorded in the other right column. This mutation entry has effected on the basis of Lis Pendence Deed and as per the Taluka Hukum


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कार्यालय - शॉप नं. ६, लै. र.व.
दिगे लायब्ररी इमारत, पंत पाटणकर
चौक खवळ, काट्रंग रोड, खोपाली,
ता. खालापूर, जि. रायगड
मोबाईल : ९९२१६५६५७२

bearing No. Hakka Nond / Kat / 4 / 2099 / 2013 / Dated 31.8.2013 which is issued by the Tahsildar, Khalapur.

15) It is mentioned in the certified copy of the **Mutation Entry No. 2028** that the same is in respect of land bearing Survey No. 11 / 0, 32 / 5, 33 A / 4 B, 21 / 2 B (Total 4) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has effected on 12.4.2014 and certified on 2.5.2014. It further appears from the said mutation entry that Mr. Ananta Pandurang Gaikwad expired on 6.4.2014 leaving behind his legal heirs are as under :

Sr. No.	Name	Relationship	Age
1.	Smt. Savita Ananta Gaikwad	Wife	40
2.	Mr. Umesh Ananta Gaikwad	Son	26
3.	Smt. Uma Natin Dhole	Daughter	24
4.	Smt. Rajeshri Ananta Gaikwad	Daughter	20
5.	Smt. Dhanshree Ananta Gaikwad	Daughter	18

Aforesaid are the legal heirs to deceased and no any other legal heirs. Hence their names are recorded in the revenue records. It is mentioned in the remark column that a copy of heirship register, statement of legal heirs, waras panchasama are duly inspected. Hence this mutation entry is duly certified. This mutation entry has effected on the basis of Heirship Register No. 123.

16) It is mentioned in the certified copy of the **Mutation Entry No. 2085** that the same is in respect of land bearing Survey No. 21 / 2 B (Total 1) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has effected on 7.4.2015 and certified on 20.4.2015. It further appears from the said mutation entry that as per the provisions of The Bombay Tenancy and Agricultural Lands Act, 1948 and as per the Circular bearing No. TNC / 04 / 2013 / Prakra / 196 / J - 1 / Dated 16.7.2014 which is issued by the Government of Maharashtra, concerned tenants are possessing the land for more than ten years and from the said concerned tenant 40 Terms copy has been received / recovered from the concerned tenant and thereafter 32 C remark is removed / deleted from the 7 / 12 Extract and revenue records and type of land is change from Class - 2 to Class - 1 land. This mutation entry has effected on the basis of Taluka Hukum bearing No. Hakka Nond / Term Exemption / 2015 / Dated 30.3.2015 which is issued by the Tahsildar, Khalapur. It is mentioned in the remark column that a copy of Taluka Hukum bearing No. Hakka Nond / Kat / 4 / Term Exemption / 2015 / Dated 30.3.2015 which is issued by the Tahsildar, Khalapur is duly inspected. Hence this mutation entry is duly certified.

17) It is mentioned in the certified copy of the **Mutation Entry No. 2117** that the same is in respect of land bearing Survey No. 21 / 2 B (Total 1) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has effected on 12.10.2015 and certified on 30.10.2015. It further appears from the


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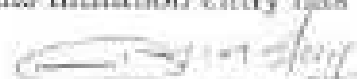
अॅडवोकेट, बी.ए. एल.एल.बी.

कार्यालय - शॉप नं. ६, लै. र. व.
दिगे लायब्ररी इमारत, पंत पाटणकर
चौक जवळ, काट्रंग रोड, खोपली,
ता. खालापूर, जि. रायगड
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said mutation entry that an remark of Civil Suit bearing No. 272 / 2013 is pending in the court is recorded in the other right column. In the said subject / proceedings Mr. Ravindra Yashwant Gaikwad has filed a civil suit bearing No. 272 / 2013 against Smt. Laxmibai Pandurang Gaikwad and others in the Court of Civil Judge, Senior Division, Panvel. In the said suit compromise is made between the Plaintiff and Defendants. Hence the said suit has been settled and the concerned Court has passed an order Dated 27.8.2015 for the same. Hence the remark of Civil Suit bearing No. 272 / 2013 is pending in the court is deleted / removed from the other right column. This mutation entry has effected on the basis of Taluka Hukum bearing No. Hakka Nond / Kat / 4 / 2015 Dated 9.10.2015 which is issued by the Tahsildar, Khalapur and as per the order which is issued by The Civil Judge, Senior Division, Panvel. It is mentioned in the remark column that a copy of Order Dated 27.8.2015 in the Civil Suit No. 272 / 2013 which is issued by the Civil Judge, Senior Division, Panvel is duly inspected. Also a copy of Taluka Hukum bearing No. Hakka Nond / Kat / 4 / 2015 Dated 9.10.2015 which is issued by the Tahsildar, Khalapur is duly inspected. Hence this mutation entry is duly certified.

18) It is mentioned in the certified copy of the **Mutation Entry No. 2118** that the same is in respect of land bearing Survey No. 21 / 2 B (P) admeasuring about 0-07-0 Hectors out of 0-42-1 Hectors (Total 1) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has effected on 12.10.2015 and certified on 19.1.2016. It further appears from the said mutation entry that (1) Smt. Savita Alias Anjana Ananta Gaikwad, (2) Mr. Umesh Ananta Gaikwad, (3) Smt. Uma Ananta Gaikwad Alias Mrs. Uma Nitun Dhooli, (4) Smt. Rajashree Ananta Gaikwad, (5) Smt. Dhanashree Ananta Gaikwad, All are residing at Village Chinchavali Shekin has sold / conveyed the said land in favour of (1) Mr. Ravindra Yashwant Gaikwad, (2) Mr. Anilush Yashant Gaikwad. Both Residing at : Village Karla - Lonavala, Taluka Mawal, District Pune for a valued consideration of Rs.8,97,500-00 (Rs. Eight Lacs Ninety Seven Thousand Five Hundred Only) vide a Deed of Conveyance Dated 25.8.2015. It is mentioned in this mutation entry that the government valuation of the said land is of Rs.15,80,000-00 (Rs. Fifteen Lacs Eighty Thousand Only). The said Deed of Conveyance is duly registered at Serial No. 3133 / 2015 on 25.8.2015. This mutation entry has effected on the basis of Index - II Extract, Worth application, and as per the copy of Deed of Conveyance. It is mentioned in the remark column that a copy of Deed of Conveyance which is duly registered at Serial No. 3133 / 2015 on 25.8.2015 is duly inspected. Also a copy of Index - II Extract is duly inspected. Purchaser herein is an agriculturist and presented a copy of Agriculturist Certificate Dated 3.11.2015 and Dated 6.11.2015 which is issued by the Tahsildar, Mawal is duly inspected. Also a Certificate of Verification bearing No. Hakka Nond / Kat / 4 / 4055 / 2015 and Letter bearing No. Hakka Nond / Kat / 4 / 4056 / 2015 Dated 7.11.2015 which is issued by the Tahsildar, Khalapur is duly inspected. Hence this mutation entry is duly certified.

19) It is mentioned in the certified copy of the **Mutation Entry No. 2147** that the same is in respect of land bearing Survey No. 21 / 2 B (Total 1) of Village Chinchavali Shekin, Taluka Khalapur, District Raigad. This mutation entry has

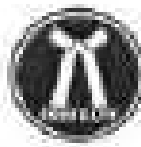

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कार्यालय - शॉप नं. ६, कै. र.व.डी.
लिब्रेरी लायवरी इमारत, पंत पाटणकर
चौक जवळ, कातरंग रोड, खोपोली,
ता. खालापूर, जि. रायगड
मोबाईल : ९९२१६५६५७२

effected on 29.3.2016 and certified on 18.4.2016. It further appears from the said mutation entry that (1) Mr. Anil Jagannath, Residing at : Om Residency, M. C. C. H. Society, Panvel, (2) Mr. Ravindra Yashwant Gaikwad, (3) Mr. Ankush Vasant Gaikwad, Residing at Village Karla, Taluka Mawal, District Pune has sold / conveyed the said land in favour of (1) M/s S. P. Construction through its Partner Mr. Pradipkumar D. Thesis, (2) M/s S. P. Construction through its Partner Mr. Nandkishor D. Thesis, Residing at : Shop No. 1, Crystal Co Operative Housing Society Limited., Plot No. 25, Sector 16, Matheran Road, Near Panvel for a valued consideration of Rs.3,10,75,100-00 (Rs. Three Crores Ten Lacs Seventy Five Thousand One Hundred Only) vide a Deed of Conveyance Dated 25.3.2016. It is mentioned in this mutation entry that the government valuation of the said land is of Rs.3,06,91,600-00 (Rs. Three Crores Six Lacs Ninety One Thousand Six Hundred Only). The said Deed of Conveyance is duly registered at Serial No. 1202 / 2016 on 25.3.2016. It is mentioned in this mutation entry that the purchaser has purchased the said land for Residential and Commercial Non Agricultural use. This mutation entry has effected on the basis of Index - II Extract and as per copy of Deed of Conveyance. It is mentioned in the remark column that a copy of Deed of Conveyance bearing Serial No. 1203 / 2016 Dated 25.3.2016 is duly inspected. Also a copy of Index - II Extract is duly inspected. The said land is purchased for residential non agricultural purpose. A copy of Gazette Dated 1.1.2016 which is issued by The Government of Maharashtra is duly inspected. Hence this mutation entry is duly certified.

20) It is revealed from the Xerox copy of a Building Permission/ Commencement Certificate dt. 20/12/2016 bearing outward No. KMC/B.V./B.P./2246/3485 issued by Khopoli Municipal Council, Khopoli in the name of M/s. S. P. Construction through its Partner Mr. Pradipkumar D. Thesis and Mr. Nandkishor D. Thesis that the same is in respect of property under search, and by virtue of the same M/s. S. P. Construction through its Partner Mr. Pradipkumar D. Thesis and Mr. Nandkishor D. Thesis is authorised to develop the said property by constructing building consisting Parking, Ground Floor Plus Seven floors thereon, but subject to the terms and conditions mentioned in the said building permission.

21) It is revealed from the Xerox copy of a Non Agricultural Permission dt. 17/10/2016 bearing outward No. KMC/B.V./A.R./P.K./04/16-17/1884/3062 issued by Khopoli Municipal Council, Khopoli in the name of M/s. S. P. Construction through its Partner Mr. Pradipkumar D. Thesis and Mr. Nandkishor D. Thesis that the same is in respect of property under search, and by virtue of the same M/s. S. P. Construction through its Partner Mr. Pradipkumar D. Thesis and Mr. Nandkishor D. Thesis is authorised to develop the said property but subject to the terms and conditions mentioned in the said Non Agricultural Permission.

Therefore, as per the said Non Agricultural permission M/s. S. P. Construction through its Partner Mr. Pradipkumar D. Thesis and Mr. Nandkishor D. Thesis are legally permitted to use the said land for N.A. Purpose, on the property under search.

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अॅडवोकेट, बी.ए. एल.एल.बी.

कार्यालय — शॉप नं. ६, वी. र.वा.
दिगे लायब्ररी इमारत, पंत पाटणकर
नीक चवक, काट्रंग रोड, खोपली,
ता. खालपुर, जि. रायगड
मोबाईल : ९९२१६५६५७२

Note : While taking the search it is found that some volumes are not available to me for search and some volumes are in treated and unreadable condition.

F) While taking the Search as stated above, I did not come across any entry with regard to "**NOTICE OF LIS PENDENCE**" in respect of the property under Search. Moreover, I say that except the entries which are mentioned hereinabove, I did not find any other entry with regard to any charge, loan, litigation, condition, claim, mortgage, encumbrance, lien etc. on or in respect of the property under search.

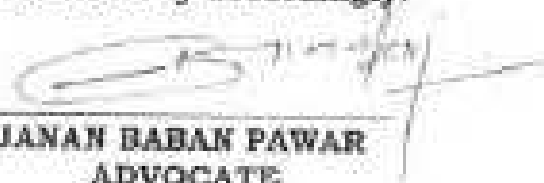
G) On the basis of the documents produced before me for my inspection as stated above, I express my personal opinion as under:-

a) The name of Ms. S. P. Construction through it's Partner 1. Pradipkumar D. Thesis And 2. Nandkishor D. Thesis are recorded as the Occupant on the 7/12 Extract of the property under search.

b) Subject to observations mentioned in this Search Report, I feel that the title of the property under search is clean, clear, unencumbered and marketable.

Hence I certify accordingly.

KHOPOLI
26/12/2016


GAJANAN BABAN PAWAR
ADVOCATE

MAHARASHTRA
BAR COUNCIL
RAIGAD
26/12/2016