

उमेश डी. पवार

बी.ए.एल.एल.बी.

अॅडव्होकेट हायकोर्ट



Umesh D. Pawar

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Advocate High Court

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Mohopada, Tal. Khalapur, Dist Raigad, Maharashtra. Pin No. 410222 Mob: 9422664505/
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Title Certificate

I, the undersigned have investigated the title of the property described hereunder and subject to my Search in respect of the said property, I express my opinion that as per my Search Report the title of the said property is clear, marketable and free from all encumbrances.

DESCRIPTION OF THE PROPERTY UNDER SEARCH.

All that piece and parcel of Agriculture land situate, lying and being at Revenue Village Khopoli, Taluka Khalapur, District and Division Raigad, Sub Division Khalapur, within the jurisdiction of The Sub Registrar of Assurances at Khalapur, within the territorial limits of Talathi Saja Khopoli, Nagarparishad Khopoli, Panchayat Samittee Khalapur, Zilla Parishad Raigad and the description whereof as per the present Record of Rights is as under :-

Sr NO	Survey No	Hissa No	Area Hectors	Asst.Rs.ps.
1	23 CTS NO -4289	2/2 A	0-76-0	08=00

(1) As per the 7/12 Extract issued by the Talathi Saja Khopoli, Taluka Khalapur, District Raigad the name of 1.Mr. Deepak Walchand Oswal 2.Rajkumar Nemichand Porwal 3.Sohnlal Bhurmalji Porwal 4.Ganpatlal Rajmalji Mehta. is recorded as occupant / owner of the property under search. The Present Owner Of The Said Land It is mentioned in the original copy of the Index II Sub Register Khalapur that the same is in respect of land bearing Survey No.23 Hissa No.2/2 (A) CTS NO. 4289 Area 0-76-0 Hector R, Assesment Rs.8=00 of village Khopoli, Taluka Khalapur District Raigad. It is also mentioned in the Index II that owner of the said land. 1) Deepak Walchand Oswal (2) Rajkumar Nemichand Porwal (3) Sohanlal Bhurmalji Porwal (4) Ganpatlal Rajmalji Mehta. have Development Agreement the said land by a Registered Development Agreement Document No. 5199/2012 & Power Of Attorney Document No. 5200/2012 dt. 20/12/2012 to in favor of M/S. Sixth Sense Developers through its Partner (1) Shri. Bhimrao

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Kaluram Jadhav Age -58 (2) Mrs. Manisha Shilratna Jagtap, Age- 42 Both Address-
Plot No.101, 1st floor, Sai Adarsh Sector -23 Juinagar, Navi Mumbai Maharashtra
400706. for valuable consideration of Rs. 1,93,73,000/-. The effect of said
Registered Development Agreement is given to the Sub Register Khalapur
Record of The said land.

(2) There is no lien, litigation, claim, encumbrances on the property under
search / mentioned above which may adversely affected the title of the property
under search.

(3) The title of the property under search is clear and marketable in the hands of
present owner / occupant i.e 1. Mr. Deepak Walchand Oswal 2. Rajkumar
Nemichand Porwal 3. Sohnal Bhurmalji Porwal 4. Ganpatlal Rajmalji Mehta.

Hence I certify accordingly.

Place : Rees

Date: 15/ 07 / 2014




(Umesh D. Pawar)
Advocate

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SEARCH REPORT

***Sub :- Search report with Respect
to Non Agriculture Land bearing
S. No. 23, Hissa No. 2/2a being
and lying at village Khopoli,
Taluka-Khalapur, Dist. Raigad.***

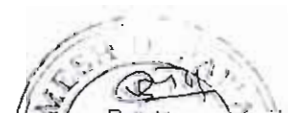
TO WHOMSOEVER IT MAY CONCERN

1) INSTRUCTIONS :

On the request of **M/S. Sixth Sense Developers** through its **Partner (1) Mrs. Manisha S. Jagtap, (2) Shri Bhimrao K. Jadhav,** having address at- 101, Sai Adarsh, Plot No. 164, Sector-23, Behind Hari Om Mandir, Nr. Saibaba Mandir, Juinagar, Navi Mumbai-400706. I have taken search for 30 years of Index II and revenue record with respect of the said property which is described as follows :-

2) PROPERTY DESCRIPTION :

All that piece and parcel of land situated, being and lying at village - Khopoli, Taluka - Khalapur, Dist Raigad in the registration District - Raigad, and within the jurisdiction of Sub-Register of Assurances at Khalapur and within the limits of Raigad Zilla Parishad and described in the revenue record as under :-



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Village - Khopoli, Taluka - Khalapur, Dist Raigad

S. No.	Gat/ Survey No.	Hissa No.	Area in H-R-P	Assessment
1	23	2/2a	0-70-0	8=00
			0-06-0	
		Total	0-76-0	

and herein referred to as the " Said land".

3) SEARCH :

Accordingly, I have taken search of the Index No. II as maintained in the office of sub-registrar of Assurances at Khalapur and Registrar of Assurances for the period of 1985 to 2014 (i.e. till 15/07/2014) bearing Receipt No. 1310 and revenue record made available to me with respect to the said property.

4) DOCUMENTS :

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

- 7/12 extract**
- 8-A extract.**
- Mutation entry Nos. 28, 162, 230, 246, 273, 328, 396, 397, 414, 506, 513, 588, 611, 678, 720, 721.**



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5) INCIDENTS :

- a. **M.E. No. 28** : That Kabjedar of said land alongwith other land Smt. Laxmibai Apaji Keshav Tikekar died on leaving behind following legal heirs namely (1) Mrs. Laxmibai Shankar Bhaskar Ambekar (Married Daughter) and (2) Mrs. Yamunabai Vinayak Ramchandra Padhye. But Mrs. Laxmibai Ambekar has given kabuli jabab that Yamunabai Vinayak Padhye name of her sister recorded to the revenue record of said land alongwith the other lands as per Khopoli **Mutation Entry No. 28.**
- b. **M.E. No. 162** : That name of Shri Ganpat Pandu Mahar is recorded as protected tenant of the said land alongwith the other lands in the revenue record of said land as per Khopoli **Mutation Entry No. 162.**
- c. **M.E. No. 230** : That Shri Shankar Kondaji Chalgude was trilling the said land since 1949-50 hence his name recorded as Simple tenant of the said land as per Khopoli **Mutation Entry No. 230.**
- d. **M.E. No. 246** : That Owner of said land Smt. Yamunabai Vinayak Padhye was died on 06/02/1964 leaving behind following legal heirs namely (1) Shantabai Vishnu Bhopatkar (Married Daughter)

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was recorded to the revenue record of said land
alongwith the other lands as per Khopoli Mutation
Entry No. 246.

- e. **M.E. No. 273** : That on 02/09/1966, protected
tenant of the said land Shri Ganpat Pandu Mahar
was not trilling the said land since last three years
hence his name recorded as protected tenant of the
said land is removed from the revenue record of
said land as per Khopoli **Mutation Entry No. 273.**
- f. **M.E. No. 328** : That purchase price of Rs. 734=62
of the said land was fixed U/s. 32 of BT & AI Act in
the name of Shri Shankar Kondaji Chandgude and
name of Shri Shankar Kondaji Chandgude was
recorded in the column of Kabjedar and that of
landlord Smt. Shantabai Vishnu Bhopatkar for
recovery of purchase price was recorded in the
column of other rights of the said land as per
Khopoli **mutation entry No. 328.**
- g. **M.E. No. 396** : That as per the Maharashtra State
Weights & Measurement Act. 1958 and Indian Coins
Act.1955 the areas and assessments of the properties
bearing S.Nos. 1 to 76 at village Khopoli, Tal. Khalapur,
are changed to Decimals.
- h. **M.E. No. 397** : That owner of the said land Smt.
Shantabai Visnu Bhopatkar died on 18/06/1970
leaving behind following legal heirs namely (1) Shri

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Vishnu Vitthal Bhopatkar (Husband) (2) Shri
Vinayak Vishny Bhopatkar (Son) (3) Shri
Bhalchandra Vishnu Bhoparkar (Son) (4) Mrs.
Vasumati Vasant Phansalkar (Married Daughter)
were recorded to the revenue record of the said
land alongwith the other lands as per **Khopoli
Mutation Entry No. 397.**

- i. **M.E. No. 414** : That on 10/09/1974 as purchase price Rs. 941-93 fixed U/s. 32-G of the BT & AL Act was paid by tenant Shri Shankar Kondaji Chandgude and on receipt of 32-M certificate from ALT charge of landlord Smt. Shantabai Vishnu Bhopatkar was removed from the other rights column as per **Khopoli mutation entry No. 414.**
- j. **M.E. No. 506** : That owner/Kabjedar of the said land Shri Devba Kondaji Chandgude died on 03/07/1985 leaving behind following his legal heirs namely (1) Smt. Laxmibai Devba Chandgude (Widow) (2) Kondiba Devba Chandgude (Son) 3) Ashok Devba Chandgude (Son) 4) Anil Devba Chandgude (Son) 5) Deepak Devba Chandgude (Son) were recorded to the revenue record of the said land alongwith the other lands.

That owner/Kabjedar of the said land Shri Shankar Kondaji Chandgude deceased leaving behind following his legal heirs namely (1) Smt. Parvati Shankar Chandgude (Widow) 2) Baban Shankar Chandgude (Son) deceased

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leaving behind his legal heirs namely - Smt Taramati Baban Chandgude (Widow) 3) Laxmibai Devba Chandgude were recorded to the revenue record of the said land alongwith the other lands.

That owner/Kabjedar of the said land Shri Baban Shankar Chandgude died on 21/02/1982 leaving behind following his legal heirs namely (1) Smt. Taramati Baban Chandgude (Widow) 2) Alka Baban Chandgude (Daughter) 3) Ulka Baban Chandgude (Daughter) 4) Ranjana Baban Chandgude (Daughter) No. 2 to 4 are minor through theirs legal Natural guardian mother Smt. Taramati Baban Chandgude were mutated to the record of rights of said land 5) Parvati Shankar Chandgude (Mother) 6) Laxmibai Devba Chandgude were recorded to the revenue record of the said land alongwith the other lands as per **Khopoli Mutation Entry No. 506.**

- k. **M.E. No. 513** : That owners of the said land alongwith other lands have given vardi that as per mutation entry no. 506 all heirs name recorded as Kabjedar of the said land alongwith the other lands but not a joint family of all heirs and also cultivated said land alongwith other lands individual of all families. Hence therefore partition is made between the heirs as per their actual vahivat and balance heirs names shall be removed from the revenue record of said land and the said land is given to the share of Smt. Laxmibai Deveba Chandgude was recorded to the revenue record of



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the said land as per Khopoli Mutation Entry No. 513
certified on 30/01/1989.

l. **M.E. No. 588** : That owner of the said land 1) Smt. Laxmibai Devba Chandgude (2) Kondiba Devba Chandgude 3) Anil Devba Chandgude 4) Deepak Devba Chandgude 5) Shri Ashok Devba Chandgude, No. 5 Shri Ashok Devba Chandgude is self and through its Power of Attorney Holder have sold the said land by a Registered Sale Deed dt. 15/09/1998 to Shri Bhaskar Somaji Patil and Mrs. Sarita Bhalchandra Patil for valuable consideration of Rs. 2,10,000/-. The effect of said Registered Sale Deed is given to the Revenue Record of said land and name Shri Bhaskar Somaji Patil and Mrs. Sarita Bhalchandra Patil were recorded in the Revenue Record of said land as per Khopoli Mutation Entry No. 588 certified on 16/10/1998.

m. **M.E. No. 611** : That owner of the said land Shri Bhaskar Somaji Patil has sold the land admeasuring 38 Gunthas out of survey No. 23, Hissa No. 2/2 owned by them by a Registered Sale Deed to Mrs. Sarita Bhalchandra Patil for valuable consideration of Rs. 1,20,000/-. The effect of said Registered Sale Deed is given to the Revenue Record of said land and name Mrs. Sarita Bhalchandra Patil was recorded in the Revenue Record of land admeasuring 38 gunthas out of the said land as per



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Khopoli Mutation Entry No. 611, certified on
14/10/2000.

- n. **M.E. No. 678** :That owner of the said land Mrs. Sarita Bhalchandra Patil has sold the said land by a Registered Sale Deed dt. 12/11/2009 to (1) Deepak Rajchand Oswal (2) Rajkumar Nemichand Porwal (3) Sohanlal Bhurmalji Porwal (4) Ganpatlal Rajmalji Mehta for valuable consideration of Rs. 10090000/-. The effect of said Registered Sale Deed is given to the Revenue Record of said land and name (1) Deepak Walchand Oswal (2) Rajkumar Nemichand Porwal (3) Sohanlal Bhurmalji Porwal (4) Ganpatlal Rajmalji Mehta were recorded in the Revenue Record of said land as per Khopoli Mutation Entry No. 678 certified on 26/01/2010.
- o. **M.E. No. 720** : That owner of the said land 1) Deepak Walchand Oswal (2) Rajkumar Nemichand Porwal (3) Sohanlal Bhurmalji Porwal (4) Ganpatlal Rajmalji Mehta have sold the land admeasuring 2149.8 sq. mtr. Acquired for 60 feet D.P road out of survey No. 23, Hissa No. 2/2a owned by them sold the said land by a Registered Sale Deed dt. 13/05/2013 to Khopoli Nagarparishad Khopoli through its S.S. Dhupe through its Power of Attorney Holder Shri Deshmukh T.G. for valuable consideration of Rs. 0/-. The effect of said Registered Sale Deed is given to the Revenue Record of said land and Khopoli Nagarparishad Khopoli through its S.S. Dhupe through its Power of

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Attorney Holder Shri Deshmukh T.G name was recorded in the Revenue Record of land admeasuring 2149.8 sq. mtr out of the said land as per Khopoli Mutation Entry No. 720 certified on 14/06/2013.

p. **M.E. No. 721** : That the Collector Saheb Raigad, Alibag issued N.A. permission vide Order No. मशा/एल.एन.ए १(ब) एस.आर. २२/२०१३ dated 20/06/2012 by given application owners of the said land bearing 22 guntha out of survey No. 23, Hissa No. 2/2a as per **Khopoli Mutation Entry No. 721 certified on 01/07/2013.**

6) **CONCLUSION** :

On the basis of the perusal of the documents referred to above, the information collected by me as mentioned above, so also incidents pointed out as above, I am of the opinion that,

That said land are owned by land 1) Deepak Walchand Oswal (2) Rajkumar Nemichand Porwal (3) Sohanlal Bhurmalji Porwal (4) Ganpatlal Rajmalji Mehta and their title over the said land is legal and Marketable. The Present Owner Of The Said Land It is mentioned in the original copy of the Index II Sub Register Khalapur that the same is in respect of land bearing Survey No.23 Hissa No.2/2 (A) CTS NO. 4289 Area 0-76-0 Hecter R, Assesment Rs.8=00 of village Khopoli , Taluka Khalapur District Raigad. It is also mentioned in the Index II that owner of the said



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land. 1) Deepak Walchand Oswal (2) Rajkumar Nemichand Porwal (3) Sohanlal Bhurmalji Porwal (4) Ganpatlal Rajmalji Mehta. have Development Agreement the said land by a Registered Development Agreement Document No. 5199/2012 & Power Of Attorney Document No. 5200/2012 dt. 20/12/2012 to M/S. Sixth Sense Developers through its Partner (1) Shri. Bhimrao Kaluram Jadhav Age -58 (2) Mrs. Manisha Shilratna Jagtap, Age- 42. Both Address- Plot No. 101, 1st floor, Sai Adarsh Sector -23 Juinagar, Navi Mumbai Maharashtra 400706. for valuable consideration of Rs. 1,93,73,000/-. The effect of said Registered Development Agreement is given to the Sub Register Khalapur Record of The said land.

That said land is legal and Marketable.

Hence this Search Report is issued today.

Place : Rees

Date : 15/ 07 /2014



(Umesh D. Pawar)

Advocate.