# ABHIJEET BALKAWADE
ADVOCATE

Off. 1 At – 4, Hari Om Apartment, Khalapur, Tal – Khalapur, Dist – Raigad. Mob. 9370338070.
Off. 2 At – 12, Arihant Garden, Laxminagar, Khopoli, Dist – Raigad. Mob. 9767276978.


## TITLE CUM SEARCH REPORT

**TO WHOMSOEVER IT MAY CONCERN**

I the under signed at the request of **Mr. Surendra Kapur**, Office At – Fort, Mumbai do hereby certify as under:

### DESCRIPTION OF PROPERTY UNDER SEARCH

All that pieces and parcels of Non Agricultural land situated at revenue Village **Chavani**, Taluka Khalapur, Dist. Raigad, Talathi Saza Umbre, within the jurisdiction of Sub Registrar of Assurances at Khalapur and within the limits of Tahasil Khalapur and the description whereof as per the present Records of Rights is as under:

| Survey No. | Hissa No. | Area H.R.P. | Assessment Rs. Ps. |
|---|---|---|---|
| 124 | 0 | 0-10-40 | 0.25 |

Hereinafter referred to as **'the Said Property'** for the Sake of brevity.

1) **The following documents are produced before me for my inspection:-**

I) 7/12 Extract in respect of Non Agricultural land bearing Survey No. 124 Hissa No. 0 of Village Chavani, Taluka Khalapur, District Raigad.

II) Certificate issued by Talathi Saza Umbre, Taluka Khalapur, District Raigad.

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III) Extracts of Mutation Entries bearing Nos. 288, 447, 771, 904, 997, 1504, 2119, 2185 of Village Chavani, Taluka Khalapur, District Raigad.

**MY OBSERVATIONS AND REMARKS IN RESPECT OF THE DOCUMENTS MADE AVAILABLE TO ME ARE AS UNDER:**

**I) COPY OF 7/12 EXTRACT IN RESPECT OF NON AGRICULTURAL LAND BEARING SURVEY NO. 124 HISSA NO. 0:-**

I have Perused copy of 7/12 Extract, that it is in respect of Non Agricultural Land bearing Survey No. 124 Hissa No. 0 of Village Chavani, Taluka Khalapur, District Raigad. It is revealed from the said 7/12 Extract that the said land is owned by **Joy Trust Pvt. Ltd. Through its Trustee Surendra Kapur**.

It is also revealed from the other rights column of the 7/12 Extract that, the said land is converted into Non Agricultural Land for commercial purpose.

It is also revealed from the other rights column of the 7/12 Extract that, the entry of charge of Corporation Bank of Rs. 19,50,00,000/- was recorded as per the Mortgage Deed.

**II) Certificate issued by Talathi Saza Umbre, Taluka Khalapur, District Raigad :-**

I have perused the Certificate issued by Talathi Saza Umbre, it is revealed from the certificate that, the Mutation Entry No. 119 which is appeared on the 7/12 Extract of the said property is not available in the Office of Talathi Saza Umbre.

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**III) COPIES OF EXTRACTS OF MUTATION ENTRIES :-**

1) **MUTATION ENTRY NO. 288**
**DATED 08/11/1943 AND CERTIFIED ON 11/06/1944**

It is in respect of the land bearing Survey Number **124/0** and other Survey Numbers of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, on dated 08/11/1943 the Oral Partition were took place between the Owners 1] Mr. Tulaji Kondu Dafal, 2] Mr. Dulba Kondu Dafal, 3] Mr. Laxman Kondu Dafal and 4] Mr. Ramu kondu Dafal. And therefore they gave the written Statement to the revenue authorities that, as per the partition their names to be recorded on the records of rights of the said property.

And on the basis of written statement given by the owners the revenue authorities recorded the names of the owners on the record of rights of the properties which comes to their share as per Partition.

And as per the Partition the said property Survey No. 124/0 comes to the share of Mr. Tulaji Kondu Dafal, and accordingly the revenue authorities recorded the name of Mr. Tulaji Kondu Dafal on occupant column of the 7/12 Extract of Survey No. **124/0**.

2) **MUTATION ENTRY NO. 447**
**DATED 10/06/1951 AND CERTIFIED ON [date not clear]**

It is in respect of the land bearing Survey Number **124/0** and other Survey Numbers of Village Chavani, Taluka Khalapur, District Raigad.

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It is revealed from the said mutation entry that, as per The Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947 the revenue authorities declared the said property as a Fragment. And the entry of the same was recorded in the other rights column of the 7/12 Extract.

**3) MUTATION ENTRY NO. 771**
**DATED 25/04/1962 AND CERTIFIED ON [date not clear]**

It is in respect of the land bearing Survey Number **124/0** and other Survey Numbers of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, on dated 02/04/1960 the owner of the said property Mr. Tulaji Kondu Dafal died leaving behind legal heir,

Mr. Antu Tulaji Dafal (Son)

And therefore the revenue authorities recorded the name of Mr. Antu Tulaji Dafal on the occupant column of the 7/12 extract of Survey No. **124/0** as owner thereof.

**4) MUTATION ENTRY NO. 904**
**DATED 16/04/1970 AND CERTIFIED ON 19/03/1971**

It is in respect of the land bearing Survey Nos. 1 to 274 of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, on the basis of form No. 12 issued by the District Inspector of Land Records for giving effect to the Decimal System which was made applicable

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as per the Maharashtra Weight and Measures Act, 1958 and Indian Coins Act, 1955.

**5) MUTATION ENTRY NO. 997**
**DATED 08/11/1977 AND CERTIFIED ON [date not clear]**

It is in respect of the land bearing Survey Number **124/0** and other Survey Numbers of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, the owner of the said property Mr. Antu Tulaji Dafal died before 1 year of the said mutation entry leaving behind legal heir,

1] Mr. Chima Antu Dafal (Son)
2] Mr. Tulaji Antu Dafal (Son)
3] Mr. Umaji Antu Dafal (Son)

And therefore the revenue authorities recorded the names of heirs on the occupant column of the 7/12 extract of Survey No. **124/0** as owner thereof.

**6) MUTATION ENTRY NO. 1504**
**DATED 06/02/1997 AND CERTIFIED ON 09/01/1998**

It is in respect of the land bearing Survey Number **124/0** of Village Chavani, Taluka Khalapur, District.

It is revealed from the said mutation entry that, on dated 21/11/1990 the owners of the said property 1] Mr. Chima Antu Dafal, 2] Mr. Tulaji Antu Dafal and 3] Mr. Umaji Antu Dafal, by the Sale Deed sold and convey the said property for the

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consideration of Rs. 1250/- to Joy Trust Pvt. Ltd. Through its Trustee Surendra Kapur,

And therefore the revenue authorities recorded the name of Joy Trust Pvt. Ltd. Through its Trustee Surendra Kapur on the occupant column of 7/12 Extract of Survey No. **124/0** as owner thereof.

**7) MUTATION ENTRY NO. 2119**
**DATED 06/02/1997 AND CERTIFIED ON 09/01/1998**

It is in respect of the land bearing Survey Numbers **124/0**, 128/2 Part 3-95-0 H.R.P., 128/4, 128/5B, 129/1, 130/0 of Village Chavani, Taluka Khalapur, District.

It is revealed from the said mutation entry that, on the basis of order of the Collector of Riagad, Alibag bearing No. MASHA/L.N.A.1(B)/S.R./265-A/2012, Dated 02/07/2014, the revenue authorities recorded the entry of 'Non Agricultural land For Commercial Purpose' on the 7/12 Extract of the said property.

**8) MUTATION ENTRY NO. 2185**
**DATED 06/06/2016 AND CERTIFIED ON 08/07/2016**

It is in respect of the land bearing Survey Numbers **124/0**, 128/1, 128/2, 128/4, 128/5B, 129/1, 130/0 of Village Chavani, Taluka Khalapur, District.

It is revealed from the said mutation entry that, on dated 06/01/2016, Joy Kapur H.U.F., Joy Surendra Kapur, Joy Trust Through Surendra Kapur, Surendra Kapur H.U.F. and Surendra

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Kapur by the Mortgage Deed, mortgage Survey Numbers **124/0**, 128/1, 128/2, 128/4, 128/5B, 129/1, 130/0 to Corporation Bank, Fort Mumbai for the amount of Rs. 19,50,00,000/-.

And therefore on the basis of registered Mortgage Deed bearing registration No. 54/2016, and Index II of the Mortgage Deed the revenue authorities recorded the entry of charge of the Corporation Bank on the other rights column of the 7/12 extract of the said property.

2) **30 years Search from Sub – Registrar Karjat and Khalapur, Dist - Raigad for the year 1988 to July 2017:-**

That I have taken search of Index II Registers and concerned volumes in the Office of Sub Registrar of Assurances at Karjat and Sub Registrar of Assurances at Khalapur, for the period commencing from 1988 to July 2017.

While taking search as stated above, I did not come across any entry which affects the title of the Said Property.

3) **Note** –

While conducting search in the Office of Sub Registrar of Assurances at Karjat, I found some of the Volumes of extracts of Index II Registers pertaining to year 1988 to 2002 were not properly maintained and not in readable condition also the Volumes of extracts of Index II Register for certain years were not available. The search of the said property, is given on the basis of records of Volumes of Index II Registers which were available for my perusal.

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**4) TITLE CERTIFICATE :**

Hence on the basis of above said observations and remarks and on the basis of documents made available to me for my inspection and note given hereinabove, I express my personal opinion that, the said property is mortgage to Corporation Bank, Fort Mumbai, subject to the said charge of the Corporation Bank, the Said property is having Clean, Clear, Unencumbered and Marketable title in the hands of present owner **Joy Trust Pvt. Ltd. Through its Trustee Surendra Kapur**.

Hence I certify accordingly.

Khopoli
Dated – 21/07/2017

ABHIJEET BALKAWADE
ADVOCATE
Enrl.No.:3146/2007