

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. Joy 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.
128	4	0-99-0	0.50

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. 128 Hissa No. 4 of Village Chavani, Taluka Khalapur, District Raigad.
- II) Certificate Issued by Talathi Saza Umbre.



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III) Extracts of Mutation Entries bearing Nos. 288, 771, 904, 1300, 1573, 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. 128 HISSA NO. 4:-

I have Perused copy of 7/12 Extract, that it is in respect of Non Agricultural Land bearing Survey No. 128 Hissa No. 4 of Village Chavani, Taluka Khalapur, District Raigad. It is revealed from the said 7/12 Extract that the said land is owned by **Mr. Joy 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 :-

It is revealed from the said certificate that, 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, Tal - Khalapur, Dist - Raigad.



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It is also revealed from the said certificate that, Mutation Entry No. 997 which is appeared on the 7/12 extract of the said property is not available in the office of Talathi Saza Umbre, Tal - Khalapur, Dist - Raigad.

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 various other Survey Numbers of Village Chavani, Taluka Khalapur, District Raigad including Survey No. **128/4**.

It is revealed from the said mutation entry that, the oral partition were took placed between the brothers 1] Mr. Tulaji Kondu Dafal, 2] Mr. Dulba Kondu Dafal, 3] Mr. Laxman Kondu Dafal and 4] Mr. Ram Kondu Dafal and as such they give the written statement on 08/11/1943 to the revenue authorities to record their names on the record of rights of the properties which came to their share as per the Partition, it is also revealed from the said mutation entry that the said property bearing Survey No. **128/4** came into share of Mr. Tulaji Kondu Dafal

And therefore on the basis of Witten Statements made by the said owners the revenue authorities recorded the name of Mr. Tulaji Kondu Dafal on Occupant Column of 7/12 extract of Survey No. **128/4** as owner thereof.

2) MUTATION ENTRY NO. 771

DATED 25/04/1962 AND CERTIFIED ON [Date Not Clear]



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It is in respect of the land bearing various other Survey Numbers of Village Chavani, Taluka Khalapur, District Raigad including Survey No. **128/4**.

It is revealed from the said mutation entry that, on 02/04/1960 the owner at the time being 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 Occupant Column of 7/12 extract of Survey No. **128/4** as owner thereof.

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

4) MUTATION ENTRY NO. 1300

DATED 04/06/1988 AND CERTIFIED ON 20/06/1988

It is in respect of the land bearing Survey Nos. **128/4** of Village Chavani, Taluka Khalapur, District Raigad.



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It is revealed from the said mutation entry that, on dated 31/05/1988 the owners at the time being of the said property 1] Mr. Chima Antu Dafal, 2] Mr. Tulaji Antu Dafal and 3] Mr. Umaji Antu Dafal by the registered Sale Deed sold and conveyed the said property for the consideration of Rs. 6,500/- to M/s. Joy Farms Pvt. Ltd.

And therefore as per the Registered Sale deed the revenue authorities recorded the name of M/s. Joy Farms Pvt. Ltd. on the Occupant Column of 7/12 extract of the Survey No. **128/4** as owner thereof.

5) MUTATION ENTRY NO. 1573

DATED 03/10/2000 AND CERTIFIED ON 22/11/2000

It is in respect of the land bearing Survey Nos. 24/9+10, 45/2, 51/1, 141/3, 141/4, 128/5A, **128/4**, 129/1 to 5, 235/0, 236/2+4. 255/2B of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, on dated 15/07/1998 the owners at the time being of the said property M/s. Joy Farms Pvt. Ltd. Trough Mr. Surendra Kapur by the registered Sale Deed sold and conveyed the said property for the consideration of Rs. 1,54,000/- to Mr. Joy Surendra Kapur

And therefore as per the Registered Sale deed the revenue authorities recorded the name of Mr. Joy Surendra Kapur on the Occupant Column of 7/12 extract of the Survey No. **128/4** as owner thereof.



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6) MUTATION ENTRY NO. 2119

DATED 04/11/2014 AND CERTIFIED ON 28/11/2014

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.

7) 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 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



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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.

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,



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the Said property is having Clean, Clear, Unencumbered and Marketable title in the hands of present owner **Mr. Joy Surendra Kapur.**

Hence I certify accordingly.

Khopoli

Dated - 21/07/2017



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ADVOCATE

Enr.No.3146/2007