

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, Mubai 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.
129	1	2-28-6	5.95

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. 129 Hissa No. 1 of Village Chavani, Taluka Khalapur, District Raigad.

II) Certificate Issued by Talathi Saza Umbre Dated.



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.

III) Extracts of Mutation Entries bearing Nos. 229, 308, 369, 697, 887, 1070, 1284, 1573, 1622, 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. 129 HISSA NO. 1:-

I have Perused copy of 7/12 Extract, that it is in respect of Non Agricultural Land bearing Survey No. 129 Hissa No. 1 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. 29 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.



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.

III) COPIES OF EXTRACTS OF MUTATION ENTRIES :-

1) MUTATION ENTRY NO. 229

The Mutation Entry extract provided to me is not in readable condition.

2) MUTATION ENTRY NO. 308

DATED 15/01/1947 AND CERTIFIED ON [Date Not Clear]

It is in respect of the land bearing various other Survey Numbers of Village Chavani, Taluka Khalapur, District Raigad including Survey No. **129/1 to 5**.

It is revealed from the said mutation entry that, on 11/12/1945 Mr. Bhogilal Khemchandshet Gujar by the Trust Deed transfer his rights in the said property in favor of 1] Mr. Wadilal Bhogilal Shah and 2] Mr. Parkharam Ramchandra Date.

And therefore the revenue authorities recorded the names of 1] Mr. Wadilal Bhogilal Shah and 2] Mr. Parkharam Ramchandra on the 7/12 Extract of Survey No. **129/1 to 5**.

3) MUTATION ENTRY NO. 369

DATED 20/08/1948 AND CERTIFIED ON 26/01/1949

It is in respect of the land bearing Survey Numbers 128/3, **129/1 to 5**, 130/0 of Village Chavani, Taluka Khalapur, District Raigad.



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.

It is revealed from the said mutation entry that, the revenue authorities for the year 1946-47 appeared that Mr. Mahadu Dagdu Adilkar was cultivating the said property as a Tenant.

And therefore the revenue authorities recorded the name of Mr. Mahadu Dagdu Adilkar in other rights column of 7/12 extract of Survey No. **129/1 to 5** as a Protected Tenant of the said property.

4) MUTATION ENTRY NO. 697

DATED 04/04/1957 AND CERTIFIED ON 16/05/1957

It is in respect of the land bearing Survey Numbers 130/0, **129/1 to 5**, 230/1, 254/0 of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, on the basis of Award Rs. 180/- dated 26/09/1946 the revenue authorities appeared that the rights of Mr. Bhogilal Khemchand Gujar is transferred in favor of Mr. Ganpat Navji Manve.

And therefore the revenue authorities recorded the name of Mr. Ganpat Navji Manve on Occupant column of 7/12 extract of Survey No. **129/1 to 5**.

5) MUTATION ENTRY NO. 887

DATED 13/06/1968 AND CERTIFIED ON [Date Not Clear]

It is in respect of the land bearing Survey Numbers **129/1+5**, 130/0 of Village Chavani, Taluka Khalapur, District Raigad.



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.

It is revealed from the said mutation entry that, on the basis of Taluka Hukum No. Chavani 24, the revenue authorities deleted the name of Mr. Mahadu Dagdu Adilkar from the other rights column of 7/12 extract of Survey No. **129/1+5**.

6) MUTATION ENTRY NO. 1070

DATED 17/08/1982 AND CERTIFIED ON 23/09/1982

It is in respect of the land bearing Survey Numbers **129/1 to 5**, 130/0 of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, Mr. Ganpat Navji Manve died before 12 years of the said mutation entry leaving behind legal heir,

Mr. Parsu Ganpat Manve [Son]

And therefore the revenue authorities recorded the name of heir on the occupant column of 7/12 Extract of Survey No. **129/1to5**.

7) MUTATION ENTRY NO. 1284

DATED 01/06/1988 AND CERTIFIED ON 20/06/1988

It is in respect of the land bearing Survey Nos. **129/1 to 5** of Village Chavni, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, on dated 23/04/1988 the owner at the time being of the said property Mr. Parsu Ganpat Manve by the registered Sale Deed sold and conveyed the said property for the consideration of Rs. 16,000/- to M/s. Joy Farms Pvt. Ltd.



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.

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. **129/1 to 5** as owner thereof.

8) 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. **129/1 to 5** as owner thereof.

9) MUTATION ENTRY NO. 1622

DATED 01/06/2004 AND CERTIFIED ON 20/07/2004

It is in respect of the land bearing Survey Nos. **[not mentioned]** of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, on the basis of order of Asst. Secretary of Revenue and Forest Department

 6

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.

nearing No. C.L.R./2001/P.K.4/BHAG 1L/ 1 to 4 dated 13/11/2002, the order of Collector of Raigad Alibag and the order of Tahasildar Khalapur, pertaining to write the Survey numbers and Hissa numbers in numerical form in the recorded of rights of the properties the revenue authorities change the Survey No. 129/1 to 5 of the said property into new Survey No. **129/1**.

10) 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 Raigad, 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.

11) 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


7

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.

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.



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,

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 **Mr. Joy Surendra Kapur.**

Hence I certify accordingly.

Khopoli

Dated - 21/07/2017


ABHIJEET BALKAWADE
ADVOCATE
Enrl.No..3146/2007