

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 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.
130	0	0-15-0	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. 130 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. 229, 308, 369, 697, 887, 904, 1070, 1785, 1805, 1854, 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. 130 HISSA NO. 0:-

I have Perused copy of 7/12 Extract, that it is in respect of Non Agricultural Land bearing Survey No. 130 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 **Mr. Joy Surendra Kapur (H.U.F)**.

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. 29 which is appeared on the 7/12 Extract of the said property is not available in the Office of Talathi Saza Umbre.

III) COPIES OF EXTRACTS OF MUTATION ENTRIES :-


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1) MUTATION ENTRY NO. 229

DATED 25/09/1938 AND CERTIFIED ON 06/06/1939

It is in respect of the land bearing Survey Numbers 59/0 of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, the said mutation entry is not in respect of Survey No. 130/0.

2) MUTATION ENTRY NO. 308

DATED 15/01/1947 AND CERTIFIED ON 27/03/[year not mentioned]

It is in respect of the land bearing Survey Number **130/0** and other survey numbers of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, on dated 11/12/1945 Settlement Deed of Rs. 7000.00 was executed between Mr. Bhogilal Khemchandshet Gujar of the one part and 1] Mr. Vadilal Bhogilal Shah and Mr. Parshuram Ramchandra Date, of the other Part. And therefore the revenue authorities recorded the said mutation entry.

3) MUTATION ENTRY NO. 369

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

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

It is revealed from the said mutation entry that, the revenue authorities for the year 1946-1947 appeared that Mr. Mahadu



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Dagdu Adilkar was cultivating the said property and therefore he has acquired a right of Protected Tenant of the said property.

And therefore the revenue authorities recorded the name of Mr. Mahadu Dagdu Adilkar on the other rights column of 7/12 Extract of Survey No. **130/0** as Protected Tenant thereof.

4) MUTATION ENTRY NO. 697

DATED [date not clear] AND CERTIFIED ON 16/05/1957

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

It is revealed from the said mutation entry that, as per Award of Rs. 180/- Dated 26/09/1946 the owner of the said property Mr. Bhogilal Khemchand Gujar gave the said property to Mr. Ganpat Navji Manve.

And therefore the revenue authorities recorded the name of MR. Ganpat Navji Manve on the occupant column of 7/12 Extract of Survey No. **130/0** as owner thereof.

5) MUTATION ENTRY NO. 887

DATED 13/06/1968 AND CERTIFIED ON [date not clear]

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

It is revealed from the said mutation entry that, on the basis of Taluka Hukum No. Chavani 24 the revenue authorities removed



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the name of tenant Mr. Mahadu Dagdu Adilkar from the other rights column of the 7/12 extract of Survey No. **130/0**.

6) 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.

7) MUTATION ENTRY NO. 1070

DATED 17/08/1982 AND CERTIFIED ON 23/09/[year not mentioned]

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

It is revealed from the said mutation entry that, the owner of the said property 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 Mr. Parsu Ganpat Manve on the occupant column of 7/12 Extract of Survey No. **130/0** as owner thereof.

8) MUTATION ENTRY NO. 1785

DATED 01/06/2010 AND CERTIFIED ON 09/07/2010


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It is in respect of the land bearing Survey Number **130/0** of Village Chavani, Taluka Khalapur, District.

It is revealed from the said mutation entry that, on dated 18/10/2004 the owner of the said property Mr. Parshuram Ganpat Manve died leaving behind legal heirs,

- 1] Smt. Parvati Parshuram Manve [Wife]
- 2] Smt. Chima Damu Dafal [Daughter]
- 3] Smt. Nabhabai Sitaram Karle [Daughter]
- 4] Smt. Fasabai Waman Gaikar [Daughter]
- 5] Smt. Suman Balu Salunkhe [Daughter]

And therefore the revenue authorities recorded the names of heirs on the occupant column of 7/12 Extract of Survey No. **130/0** as owners thereof.

9) MUTATION ENTRY NO. 1805

DATED 22/11/2010 AND CERTIFIED ON [date not clear]

It is in respect of the land bearing Survey Number **130/0** of Village Chavani, Taluka Khalapur, District.

It is revealed from the said mutation entry that, on dated 19/07/2010 the owners of the said property 1] Smt. Parvati Parshuram Manve, 2] Smt. Sushila alias Chima Damu Dafal, 3] Smt. Sulochana alias Nabhabai Sitaram Karle, 4] Smt. Asha alias Fasabai Waman Gaikar, and 5] Smt. Suman Balu Salunkhe, by the Sale Deed sold and convey the said property for the consideration of Rs. 50,000/- to Mr. Vilas Namdev Salunkhe,



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And therefore the revenue authorities recorded the name of Mr. Vilas Namdev Salunkhe on the occupant column of 7/12 Extract of Survey No. **130/0** as owner thereof.

10) MUTATION ENTRY NO. 1854
DATED 01/07/2011 AND CERTIFIED ON 10/08/2011

It is in respect of the land bearing Survey Number **130/0**, 138/0 of Village Chavani, Taluka Khalapur, District.

It is revealed from the said mutation entry that, on dated 13/06/2011 the owner of the said property Mr. Vilas Namdev Salunkhe, by the Sale Deed sold and convey the said property for the consideration of Rs. 1,24,000/- to Mr. Joy Surendra Kapur [H.U.F.].

And therefore the revenue authorities recorded the name of Mr. Joy Surendra Kapur [H.U.F.] on the occupant column of 7/12 Extract of Survey No. **130/0** as owner thereof.

11) MUTATION ENTRY NO. 2119
DATED 04/11/2014 AND CERTIFIED ON 28/1/2014

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



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For Commercial Purpose' on the 7/12 Extract of the said property.

12) 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 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.



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

Hence I certify accordingly.

Khopoli

Dated - 21/07/2017


ABHIJEET BALKAWADE
ADVOCATE
Enr.No.:3146/2007