

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 **M/s. S. Kapur H.U.F.**, 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.
128	2	9-16-0	4.40

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 Extracts in respect of Non Agricultural land bearing
Survey No. 128 Hissa No. 2 of Village Chavani, Taluka
Khalapur, District Raigad.

II) Certificate Issued by Talathi Saza Umbre Dated.



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III) Extracts of Mutation Entries bearing Nos. 149, 189, 202, 281, 904, 1068, 1077, 1258, 1468, 2118, 2119, 2185 of Village Donvat, 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. 2:-

I have Perused copy of 7/12 Extract, that it is in respect of Non Agricultural Land bearing Survey No. 128 Hissa No. 2 of Village Chavani, Taluka Khalapur, District Raigad. It is revealed from the said 7/12 Extract that the said land is owned by **M/s. S. Kapur H.U.F. Through Mr. 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. 999 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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III) COPIES OF EXTRACTS OF MUTATION ENTRIES :-

1) MUTATION ENTRY NO. 149

DATED 04/11/1931 AND CERTIFIED ON 27/05/[year not mentioned]

It is in respect of the land bearing Survey Numbers 103/6, 123/7, 128/1, 243/7, 15/2B, **128/2** of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, on dated 25/01/1931 Yamno Ayal Valkya Adilkar died leaving behind legal heir,

Mr. Gotya Valkya Adilkar [Son]

And therefore the revenue authorities recorded the name of heir on the 7/12 Extract of Survey No. **128/2**.

2) MUTATION ENTRY NO. 189

DATED 29/12/1935 AND CERTIFIED ON 31/12/1935

It is in respect of the land bearing Survey Numbers 125/1, 241/6, 241/3, **128/2** of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, on dated 14/11/1935 Mr. Dhondu Sambhu Adilkar by Oral Gift, Gifted the said property to Chindhi Dhondya Savlya Ingulkar.



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And therefore the revenue authorities recorded the name of Chindhi Dhondya Savlya Ingulkar on the 7/12 Extract of Survey No. **128/2**.

3) MUTATION ENTRY NO. 202

DATED 25/10/1936 AND CERTIFIED ON 03/02/1937

It is in respect of the land bearing Survey Numbers 103/4, 123/2, 123/3, 243/6, **128/2** of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, on dated 14/05/1936 Mr. Mahadu Dagdu Adilkar and Mr. Ravji Devji Patil mortgage the 1/3rd share in the said property for the period of 3 years for Rs. 150/- to Joharlal Navaji Sheth Marwadi

And therefore the revenue authorities recorded the entry of Mortgage on the 7/12 Extract of Survey No. **128/2**.

4) MUTATION ENTRY NO. 281

DATED 04/04/1943 AND CERTIFIED ON [Date Not Mentioned]

It is in respect of the land bearing Survey Numbers 103/4, 123/2, 123/3, 243/6, **128/2** of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, Mr. Mahadu Dagdu Adilkar paid the mortgage amount to Joharlal Navaji Sheth Marwadi and as such Joharlal Marwadi releases the Mortgage Deed on 05/03/1943.



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And therefore the revenue authorities deleted the entry of Mortgage from the 7/12 Extract of Survey No. **128/2**.

5) 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.

6) MUTATION ENTRY NO. 1068

DATED 09/06/1982 AND CERTIFIED ON [Date not Clear]

It is in respect of the land bearing Survey Numbers 125/1, **128/2 Part [Area Not Mentioned]**, 241/3, 241/6 of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, Govind Dhondu Ingulkar died before 1 year of the said mutation entry leaving behind legal heirs,

- 1] Mr. Ganu Govind Ingulkar
- 2] Mr. Chindu Govind Ingulkar
- 3] Smt. Sakhubai Govind Ingulkar
- 4] Smt. Nirabai Govind Ingulkar [Wife]



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And therefore the revenue authorities recorded the names of heirs on the 7/12 Extract of Survey No. **128/2**.

7) MUTATION ENTRY NO. 1077

DATED 17/08/1982 AND CERTIFIED ON [Date not Clear]

It is in respect of the land bearing Survey Numbers 123/1, **128/2**, 123/2, 123/3, 123/4, 123/5, 243/6 of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, Mahadu Dagdu Adilkar died before 1 year of the said mutation entry leaving behind legal heirs,

- 1] Mr. Tukaram Mahadu Adilkar
- 2] Mr. Maruti Mahadu Adilkar

And therefore the revenue authorities recorded the names of heirs on the 7/12 Extract of Survey No. **128/2**.

8) MUTATION ENTRY NO. 1258

DATED 15/04/1988 AND CERTIFIED ON 30/04/1988

It is in respect of the land bearing Survey Nos. **128/2** of Village Chavni, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, on dated 11/12/1988 the owners at the time being of the said property 1] Mr. Tulkaram Mahadu Adilkar, 2] Mr. Maruti Mahadu Adilkar, 3] Smt. Shantabai Gopal [surname not mentioned], 4] Ganu Govind [surname not mentioned], 5] Mr. Chindu Govind [surname not mentioned], 6] Smt. Sakhubai Govind [surname not mentioned],



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7] Mr. Dhondu Gopal [surname not mentioned], 8] Smt. Nirabai Govind and 9] Smt. Parvati Bhiva Pawar by the registered Sale Deed sold and conveyed the said property for the consideration of Rs. 20,000/- to M/s. S. Kapur H.U.F. Through Surendra Kapur.

And therefore as per the Registered Sale deed the revenue authorities recorded the name of M/s. S. Kapur H.U.F. Through Surendra Kapur on the Occupant Column of 7/12 extract of the Survey No. **128/2** as owner thereof.

9) MUTATION ENTRY NO. 1468

DATED 04/11/1995 AND CERTIFIED ON 28/11/1995

It is in respect of the land bearing Survey Numbers 125/1, **128/2 Part [Area Not Mentioned]**, 241/3, 241/6 of Village Chavani, Taluka Khalapur, District Raigad.

It is revealed from the said mutation entry that, Nirabai Govind Ingulkar died before 3 year of the said mutation entry leaving behind legal heirs,

- 1] Mr. Ganu Govind Ingulkar
- 2] Smt. Hirabai Ganu Kheratkar
- 3] Smt. Pangi Govind Ingulkar

10) MUTATION ENTRY NO. 2118

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

It is in respect of the land bearing Survey Numbers 128/1, **128/2 Part 5-21-0 H.R.P.** of Village Chavani, Taluka Khalapur, District.



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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.

11) **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.

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,



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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 **M/s. S. Kapur H.U.F. Through Surendra Kapur.**

Hence I certify accordingly.

Khopoli

Dated - 21/07/2017


ABHIJEET BALKAWADE
ADVOCATE
Enr.No. 3146/2007