

Adv. KARUNA K. JOSHI

B.S.L., LL.B.
201, Mitasu Apartments, Odhav Nagar,
Near Ganesh Mandir, Borivali (E).
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TITLE SEARCH CERTIFICATE.

TO WHOMSOEVER IT MAY CONCERN.

I, the undersigned do hereby certify as under:-

A. That Mr. Kishankumar Jugalkishor Kedia, residing at 501/531, Laxmi Mall, Laxmi Industrial Estate, New Link Road, Above Axis Bank, Andheri (West), Mumbai- 400 053, requested me to furnish Title Certificate in respect of the property described hereunder:

B. DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of a Non Agricultural Residential land situate, lying and being at revenue village - Ambivali, Tal. Khalapur, Dist. Raigad within the territorial limits of Group Gram Panchayat Ambivali, Panchayat Samittee Khalapur, Zilla Parishad Raigad and within the jurisdiction of The Sub Registrar of Assurances at Khalapur, the description whereof as per the present Record of Rights is as under:-

**LANDS SITUATED AT VILLAGE AMBIVALI, TALUKA: KHALAPUR,
DISTRICT RAIGAD:-**

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Survey No.	Hissa No.	Total Area (H-R)	Assessment (in Rs- Ps)
25	7	1-94-0 1-18-0	1=51
	Total	3-12-0	

C. Under instructions, the title search has been based entirely on the Scrutiny and examination of the deeds, documents and revenue records forwarded and information furnished to me at the time of the review. For the purpose of this report, I have assumed the validity, correctness and enforceability of all 7/12 extract and mutation entry and documents reviewed by me.

D. My report and information contained herein are based on and subject to the assumption that the records and documents inspected and information given to me are correct and authentic.

E. The following documents are produced before me for my inspection :

1. Village Form Nos. 7/12
2. Village Form No.6
3. Original Title Deeds

Except the abovementioned documents no other documents are part of my inspection.

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F. My observations and remarks in respect of the documents made available to me for my inspection are as under:

DEVOLUTION OF TITLE :

1) For Survey No.25, Hissa No.7, admn.3-12-0 assessed at Rs.1-51 Paise

It is mentioned on VII/XII Extracts of land bearing Survey No.25 Hissa No.7 of Village Ambivali which is issued by Talthi Saja Lohop and the same is pertaining to the Year 2017-2018. It is revealed from the said VII/XII Extract that the name of Mr. Kishankumar Jugalkishor Kedia is recorded as occupant of the said land . It is also mentioned on the said VII/XII Extract that the said land is admeasuring about 3-12-0 Hectors and is having revenue assessment of Rs. 1-51.

Title History in form No.6(Mutation Entry) of Village- Ambivali

Mutation Entry No.18 :

Mutation Entry No. 18 is not available on revenue record .

Mutation Entry No. 126 – Dated 01.08.1935 :

After perusal of Xerox copy of Mutation Entry No. 126, of Village Ambivali , Taluka Khalapur, District Raigad and the same is in respect of Survey No.2/1,2/7,4/12,9/8,17/3,23/7,23/9, 25/4 25/7 , it is revealed that Mr. Namdev Patil has sold/ conveyed the aid and in fvour of Mr.

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Vitthal Namaji Patil for consideration of Rs.50/- (Rupees Fifty only) vide a Deed of Conveyance dated 14.06.1935 .

Mutation Entry No. 419 - Dated 30.06.1970 :

After perusal of Xerox copy of Mutation Entry No. 419, of Village Ambivali , Taluka Khalapur, District Raigad and the same is in respect of Survey No. 1 to 37 , it is revealed that same has effected on the basis of Form No.13 issued by the District inspector of Land Records for giving effect to the Decimal System which was made applicable as per the provisions of the Maharashtra Weights and Measures (Enforcement Act) 1958 and the Indian Coins Act, 1955 .

Mutation Entry No. 545 - Dated 07.11.1977 :

After perusal of Xerox copy of Mutation Entry No.545 , of Village Ambivali , Taluka Khalapur, District Raigad and the same is in respect of Survey No. 2/7, 17/34, 23/9, 25/4, 25/7 , it is revealed that Mr. Vitthal Namaji Patil died prior to about three years leaving behind his legal heirs are as under and the same are recorded in the revenue records :

Serial No.	Name	Relation ship	Age
1	Mr. Namdev Vitthal Patil	Son	44
2	Mr. Ramchandra Vitthal Patil	Son	35
3	Mr. Nathuram Vitthal Patil	Son	50

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This Mutation entry has effected on the basis of Heirship Register No.9

Mutation Entry No. 578 – Dated 18.06.1982 :

After perusal of Xerox copy of Mutation Entry No.578 , of Village Ambivali , Taluka Khalapur, District Raigad and the same is in respect of Survey No. 17/34, 23/9, 25/4, 25/7 , it is revealed that Mr. namdev Vitthal Patil died on 30.05.1982 leaving behind his legal heirs are as under and the same are recorded in the revenue record :

Serial No.	Name	Relationship	Age
1	Smt. Yashodabhai Namdev Patil	Wife	42
2	Mr. Prabhakar namdev Patil	Son	23
3	Mr. Haresh Namdev Patil	Son	11
4	Smt. Suman Dharma Dokhale	Daughter	25
5	Smt. Surekha Suryaji Patil	Daughter	20
	Sr. No.3 is a minor, his legal guardian/ mother Smt. Yashodabhai Namdev Patil		

This Mutation entry has effected on the basis of Heirship Register No.23 and as per Mutation Entry No.352 of Village Lohop .

Mutation Entry No. 579 – Dated 18.06.1982 :

After perusal of Xerox copy of Mutation Entry No.579, of Village Ambivali , Taluka Khalapur, District Raigad and the same is in respect of Survey No. 17/34, 23/9, 25/4, 25/7 , it is revealed that by written

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statement Mr. Prabhakar Namdev Patil requested for deleting/ removing the names of his sisters i.e. 1) Smt. Suman Dharma Dokhale, 2) Smt. Surekha Suryaji Patil in their presence . Hence their names are removed/ deleted from the revenue records.

Mutation Entry No. 815 - Dated 18.05.1995 :

After perusal of Xerox copy of Mutation Entry No.815 , of Village Ambivali , Taluka Khalapur, District Raigad and the same is in respect of Survey No. 17/34, 23/9, 25/4, 25/7 , it is revealed that Smt. Yashodabai Namdev Patil died on 05.07.1984 leaving behind her legal heirs as under and the same are recorded in revenue records.

Serial No.	Name	Relationship
1	Mr. Prabhakar Namdev Patil	Son
2	Mr. Haresh Namdev Patil	Son
3	Smt. Suman Dharma Dokhale	Daughter
4	Smt. Surekha Suryaji Patil	Daughter

Mutation Entry No. 960 - Dated 11.09.1997 :

After perusal of Xerox copy of Mutation Entry No.960 , of Village Ambivali , Taluka Khalapur, District Raigad and the same is in respect of Survey No. 25/7 , it is revealed that 1) Mr. Ramchandra Vitthal Patil, 2) Mr. Nathuram Vitthal patil, 3) Mr. Prabhakar Namdev Patil, 4) Mr. Haresh Namdev Patil,

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5) Smt. Suman Dharma Dokhale, 6) Smt. Surekha Suryaji Patil (Serial No.4 for himself and as a constituted attorney of Serial No.5 & 6) has sold/ conveyed said land in favour of Mr. Kishankumar Jugalkishor Kedia for valued consideration of Rs.4,68,000/- (Rupees Four Lakh Sixty Eight Thousand only) vide Deed of Conveyance dated 01.02.1996, it is mentioned in this mutation entry that the purchaser herein are an agriculturist of Village Isambe . It is mentioned in the remark column that a copy of a Patrak for the month of 1996 is duly inspected . Hence this mutation entry is duly certified .

Mutation Entry No. 1062 – Dated 01.12.2008 :

After perusal of Xerox copy of Mutation Entry No.1062 , of Village Ambivali , Taluka Khalapur, District Raigad and the same is in respect of Survey No. 22/1, 12/1, 22/3B, 22/4, 22/6- 2, 23/4, 23/8, 23/9, 25/7, 27/9-2, 27/13A1, 32/4A+6B, 33/2B, 34/4, 34/10A, 35/1A2, 22/3A , it is revealed that charges of loan are recorded in the other right column . The said loan amount is due and necessary suit shall be file in stipulated period i.e. within 30 years period. However as per Limitation Act , 1963, under Section 61 to 63, the same entry has debarred as period of 30 years lapsed .

Mutation Entry No. 1237 – Dated :

After perusal of Xerox copy of Mutation Entry No.1237 , of Village Ambivali , Taluka Khalapur, District Raigad and the same is in respect of

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Survey No. 25/7 , it reveals that the said land has been recorded in the name of Kishankumar Jugalkishor Kedia . As per Maharashtra land Revenue code,1966, under Section 42A and as per the regulations of Maharashtra Regional and Town Planning Act ,1966 , the use of said land has been changed from Agriculture to Non- Agriculture (Residential) vide order of Collector, Raigad Alibaugh , bearing no.L.N.A.1(B)/S.R.26/2015 dated 10.06.2015 .

After Perusal of the record of Index - II Register for the year 2017 of village Ambivali , Tal. Khalapur, Dist. Raigad, it reveals to me that there is Development Agreement executed between Mr. Kishankumar Kedia (Owner) and Mounthill Realty Pvt. Limited (Developer) . Said Development Agreement registered before Sub-registrar Khalapur vide registration No.3031/2017 dated 12.06.2017

POSSESSION AND OWNERSHIP:-

On the basis of all the documents above referred it is clear that, Survey No.25/7 or thereabouts, situate at the revenue Village Ambivali , Taluka Khalapur, District Raigad, State of Maharashtra is under the ownership and Lawful possession of Mr. Kishankumar Jugalkishor kedia.

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LITIGATION:-

To the best of information supplied by the party and on verification of recent registers at the court there is no litigation whatsoever pending in Civil Court, in respect of the said Land. Taking the Search as stated above, I do not find any claim pending and or "NOTICE OF LIS PENDENCE" on said land.

Moreover, I say that except the entries which are mentioned hereinabove, I did not find any entry with regard to any charge, loan, litigation, condition, claim, mortgage, encumbrance, lien etc. on or in respect of the property under search.

SEARCH CERTIFICATE

I, Karuna K. Joshi, Advocate having office at 201, Mitasu Apartment, Odhav Nagar, Near Ganesh Mandir, Borivali (East), Mumbai- 400066 do hereby on the basis of the documents made available to me for my inspection as stated above: I find no adverse entry affecting the title of Mr. Kishankumar Jugalkishor Kedia as owner of the subject survey Numbers.



Adv. Karuna Joshi

Date : 24.10.2017