

C.B.OSWAL**ADVOCATE**
B.com LL B

Dinkar Nimkar Apt, Opp., Karjat Railway Station, Mahavir Peth, Karjat, Tal. Karjat, Dist Raigad

Date : 09/11/2020

Title & Search Report

Report on title of the non-agricultural property bearing Gat No 126, Plot No. 1 of the Village Dhamote, Tal. Karjat, Dist. Raigad owned by M/s. Laxmi Realty a partnership firm.

DESCRIPTION OF THE PROPERTY

I have investigated the title of a Non Agriculture property described here in under of Village Dhamote, Tal. Karjat, Dist. Raigad.

Gat Number	Plot no.	Area Sq.mit.	Assessment Rs. Ps.
126	1	6113-00	611-30

In connection with the same, I have perused the Revenue Records and other documents of title furnished to me by Sub-Register office for my investigation.

REVENUE RECORD

So also I have perused the Revenue Record and satisfied that the property has been transferred in the name of the persons mentioned in the property extracts. The entries in the mutation Register have been duly certified by the competent authority.



TITLE & SEARCH

I have taken the necessary search of Registration Index from the office of Sub Registrar, Karjat and Neral which were made available and also online search which was available for the period 30 years i.e. 1991 to 2020 by paying a Search fees on 03/011/2020 by Receipt number 3503.

HISTORY OF PROPERTY

The Properties bearing Survey Numbers 35/4,38/3,39/1,40/3 and 41/2 were purchased by Dwarkanath Nilkanth Karnik from Vijaylaxmi Vitthal Nerulkar and others on 12/10/1950. According said properties were Mutated on the name of Dwarkanath Nilkant Karnik by mutation number 294.

Said properties were in possession of Rama Dagdu Shingte as a tenant and after his death in possession of his family membris Tukaram Rama Shingte and Namdev Rama Shingte . Thease heirs were brought on record and name of Tukaram rama was entered as Karta of Joint Hindu Family by mutation number 300. There after Tukaram Rama Shingte Karta of that family sold said properties on 16/07/1976 bearing document number 337/1976 to Morarji Jadhavji Thakkar after obtaining necessary permission under section 43 of Bombay Tenancy and Agricultural Act bearing permission number 100/1976 dated 03/07/1976. In view of said transaction the name of Morarji Jadhavji Thakkar was mutated in revenue record by mutation number 808.

A properties bearing Survey number 64/1 was owned by Mahadev Sakharam Gandre. As Said property was in possession of Muktabai Bhalchandra Yadav and as the price of said land was fixed by tenancy Mamledar on her name ,under Bombay Tenancy



and Agricultural Act her name was entered as a Tenant of said property by mutation number 372. As Muktabai Bhalchandra Yadav paid price fixed by Tenancy Mamledar, her name was entered as a owner of said property by mutation number 462. Muktabai Bhalchandra Yadav sold said property on 15/07/1976 to Morarji Jadhavji Thakkar after obtaining necessary permission under section 43 of Bombay Tenancy and Agricultural Act bearing permission number 99/1976 dated 03/07/1976. In view of said transaction the name of Morarji Jadhavji Thakkar was mutated in revenue record by mutation number 809.

Property bearing survey number 40/1 was owned by Gopal Ramchandra Gokhale. Gopal Ramchandra Gokhale sold said land to Jadhavji Bhojraj Thakkar in the year 1931. Accordingly the name of Jadhavji Bhojraj Thakkar was mutated in revenue record by mutation number 88. After the death of Jadhavji Bhojraj Thakkar his legal heirs 1) Morarji Jadhavji Thakkar 2) Chotalal Jadhavji Thakkar 3) Vitthal Das Jadhavji Thakkar and 4) Purushottam Jadhavji Thakkar were brought on revenue record and name of Morarji Jadhavji Thakkar was entered as Karta of that family by mutation number 173. An area at about 0-20-00 Hectar was in possession of Dehu Ragho Kalekar and an area at about 0-20-00 was in possession of Rambhau Shelar and remaining area of said land was in possession of Morarji Jadhavji Thakkar, their names were entered in revenue record and new numbers ie 41/1A, 41/1B and 41/1C were given to each part of said land. As Dehu Ragho Kalekar and Rambhau Shelar failed to pay the price of said land their name as a Tenants were deleted as per the order of Tenancy Mamledar by mutation number 578 and mutation number 664 respectively.



As per Aakar fod Patraka, land bearing survey number 40 was newly numbered as 40/1A2, 40/1B and 40/3 and thereafter as per mutation number 1590 again new number ie 40/1A, 40/1B and 40/1C were given. As family adjustment and as per the statement given by Karta of said family, Mr. Morarji Jadhavi Thakkar, land bearing survey number 40/1B1 was transferred on the name of Chotalal Jadhavji Thakkar by mutation number 1176. After the death of Morarji Jadhavji Thakkar his legal heirs Bharat Morarji Thakkar and Priti Prakash Gadda were brought on record by mutation number 1531. After the death of Vitthaldas/Pratapji Jadhavji Thakkar his legal heirs Nitin Pratapji Thakkar, Lilawati Pratapji Thakkar, Kusum Rajendra Kariya, Gita Mukund Ruparel were also brought on record by mutation number 1531.

Purushottam Jadhavji Thakkar died and his legal heirs Jasodaben Purushottam Thakkar, Hiren Purushottam Thakkar, Bhavna Prakash were brought on record by mutation number 1531.

Partition of Joint families property was held and as per partition deed dated 30/12/200 bearing document number 33/2001 which was registered on 05/01/2001 the legal heirs of Morarji Jadhavji Thakkar, Bharat Morarji Thakkar and Priti Prakash Gadda were allotted 1/4 share in a land bearing survey number 35/4, 38/3, 39/1, 41/1A2(new number 40/1A), 40/1B, 43/2, 41/2 and 44/1. Chotalal alias Ramdas Jadhavji Thakkar was allotted 1/4 share in a land bearing survey number 35/4, 38/3, 39/1, 41/1A2(new number 40/1A), 40/1B, 43/2, 41/2 and 44/1. And legal heirs of Vitthaldas alias Pratapji Jadhavji Thakkar, 1) Lilawati Vitthaldas alias Pratapji Thakkar 2) Bhagvan Vitthaldas alias Pratapji Thakkar 3) Nitin Vitthaldas alias Pratapji Thakkar 4) Kusum Kariya 5) Gita Ruparel



were allotted 1/4 share. In view of partition deed mutation number 1535 was effected.

After the death of Chotalal alias Ramdas his legal heirs 1) Dipak Thakkar, Kiran, 2) Santosh Chotalal Thakkar, 3) Shobha Narendra Thakkar, 4) Bharti Mangaldas Thakkar and 5) Vimlaben were brought on record by mutation number 1588.

Shobha Narendra Thakkar and Bharti Mangaldas Thakkar relinquished their rights by executing release deed dated 28/03/2003 accordingly mutation number 1596 was effected in revenue record.

1) Bharat Morarji Thakkar 2) Ptity Prakash Gadda 3) Lilawati Thakkar, 4) Bhagvan alias Pratap Thakkar, 5) Nitin Thakkar, 6) Kusum Kariya, 7) Gita Ruparel, 8) Jasodaben Thakkar, 9) Bhavna Palan, 11) Hiren Thakkar, 12) Dipak Chotalal Thakkar, 13) Santosh Chotalal Thakkar and 14) Vimlaben Chotalal Thakkar sold a property bearing survey number 40/3 to Ramesh Pukhraj Jain by a registered sale deed dated 25/05/2007 bearing document number 4068/2007. Accordingly mutation number 1742 was effected in revenue records. They also sold the properties bearing number 40/1C and 41/2 by a registered sale deed dated 25/05/2007 bearing document number 4066/2007. Accordingly mutation number 1743 was effected in revenue record.

They also sold the property bearing number 64/1 by a registered sale deed dated 25/05/2007 bearing document number 4069/2007. Accordingly mutation number 1744 was effected in revenue record.



They also sold the properties bearing number 35/4,38/3 and 39/1 by a registered sale deed dated 25/05/2007 bearing document number 4067/2007. Accordingly mutation number 1745 was effected in revenue record.

Bharat Morarji Thakkar died on 02/07/2007 and his legal heirs Usha Bharat Thakkar, Neha Bharat Thakkar and Darshan Bharat Thakar were brought on record by mutation number 1789.

Santosh Chotalal Thakkar and others sold property bearing survey no.40/1/b to Ramesh Pukhraj Jain. The effect of said sale deed was given to the revenue record by mutation no.1872.

Nitin Vithaldas Thakkar and other 16 sold property bearing survey no.40/1/A to Geeta Ramesh Jain on 30/07/2010 bearing document no.1292/2010. The effect of said sale deed was given to the revenue record by mutation no.1997.

Geeta Ramesh Jain along with Ramesh Pukhraj Jain filed an application dated 21/09/2013 to the collector of Raigad for obtaining permission for conversion of said land into non-agricultural use. After due inquiry collector of Raigad granted such permission to use said land for non-agriculture purpose Dated 10/06/2015 bearing number LNA/1-B/SR no 448/2013.

As per said order, Said land was divided in to 6 plots and new number bearing survey number 126 was given to said property. The description of said Plots are as Under -

Gat No.	Plot No.	Area Sq. Mt.	Assessment RS. Ps.
126 Non Agriculture Plot	1	6113-00	611-30
126 Non Agriculture Plot	2	7339-00	733-90
126 Area Under State Highway	3	397-00	39-70



126 Amenities	4	1080-00	108-00
126 Open Space	5	2070-00	207-00
126 Area Under Road	6	3911-00	391-10

The owners of above plots Ramesh Pukhraj Jain and Geeta Ramesh Jain filed an application to the ZP Raigad seeking permission for construction on said plots. Accordingly Permission for construction is granted on 20/07/2020 bearing number 2008/2020 after sanction in plan submitted by the owners.

Ramesh Pukhraj Jain and Geeta Ramesh Jain sold the above described plot along with the proportionate F.S.I. of plot number 3,4, and 5 an area at about 3423.28 sq.mt. to the present owner M/s. Laxmi Realty, a partnership firm on 4/11/2020 bearing document number 2316/2020. But the name of purchaser is yet not entered in revenue records.

EFFECT OF PROVISION OF LAW

The land is not affected by the provisions of Urban Land (Ceiling & Regulation) Act 1976 since said act is not applicable to Village Dhamote , Tal. Karjat, District. Raigad.

POSSESSION

At present the said property is in possession of a present owner M/S M/s. Laxmi Realty.

GENERAL DISCUSSION

There is not a single entry of the above mentioned properties which is adverse to the title of the above mentioned property. I do not find any kind of encumbrance such as mortgage on the said property.



After referring the mutation entries and documents supplied to me and information given to me, I am of the opinion that the title of the present Owner is clear, marketable, and free from all encumbrances subject to above observations.



ADVOCATE

Adv. C. B. Oswal
B.Com. L.L.B.

Dinkar Nimkar Appartment
Mahavir Peth, Karjat.