

SEARCH AND TITLE REPORT

DESCRIPTION OF THE PROPERTIES

Village Dahivali Tarfe Varedi, Tal. Karjat, Dist. Raigad

SURVEY NO.	HISSA NO.	AREA H. R.	ASSESSMENT Rs. Ps.
81	1	2.11.67.73	2116.80
81	2	0.02.30	-
81	3	0.21.25	-

LEGAL ADVISOR

C. B. OSWAL

B.COM, LL. B. ADVOCATE

DINKAR - NIMKAR APPT, MAHAVIR PETH, KARJAT,
TAL. KARJAT, DIST. RAIGAD

OFF. No. 02148-223055

C. B. Oswal

Advocate
B.com LL.B

Dinkar - Nimkar Apt, Mahavirpeth Karjat, Tal. Karjat, Dist. Raigad.
Phone 02148 (223055)

Date : 14/03/2016

SEARCH & TITLE REPORT

Report on title of the properties at Village Dahivali Tarfe
Varedi, Tal. Karjat, Dist. Raigad owned by **LABDHI LIFE STYLE
LTD.**

OLD DESCRIPTION OF THE PROPERTIES

SURVEY NO.	HISSA NO.	AREA	ASSESSMENT
		H. R.	Rs. Ps.
67	1C	0-12-60	0 - 08
67	1B	0-03-30	0 - 08
67	1F	0-05-00	0 - 06
68	3A	1-34-00	8 - 41
67	1D	0-61-10	5 - 44

NEW DESCRIPTION OF THE PROPERTIES

SURVEY NO.	HISSA NO.	AREA	ASSESSMENT
		H. R.	Rs. Ps.
81	1	2.11.67.73	2116.80
81	2	0.02.30	-
81	3	0.21.25	-

-2-


Adv. C. B. Oswal
B.Com, LL.B

Placing this report in support of
the application for registration

At Village **Dahivali Tarfe Varedi**, Taluka Karjat, Dist. Raigad. 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 RECORDS

So also I have perused the Revenue Record from 1986 to 2016 and satisfied that the property has been transferred in the name of **LABDHI LIFE STYLE LTD** 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 which were made available for the period 31 years i.e. 1986 to 2016 of said properties by paying a search fees on 11/05/2015 by Receipt no. 3978/2015, and on 11/03/2016 by receipt no. 2145/2016. It is found that the old record of index II at Karjat sub registrar is almost in torn conditions and many papers were missing from the record.

HISTORY OF OWNERSHIP

The old survey number of survey no. 67/1F was 111/1F, the old survey number of survey no. 67/1C was 111/1C.

The properties bearing survey no. 67/1C, and 67/1F were owned by Bhaskar Kashinath Raje and others. They sold said properties to Jimi Dosabai Tangari on 21/12/1976 by registered sale deed. Accordingly mutation no. 1115 was effected in revenue record. Jimi Dosabai Tangari sold said properties to Gullu Bomi Hansotia and mutation no. 1128 was effected in revenue record.

Gullu Bomi Hansotia sold said properties to Suresh Sheshmal Jain, Naresh Javerchand Oswal and Bharat Nihalchand Mehta by registered sale deed dated 18/07/2008 and accordingly mutation no. 1475 was effected in revenue record. Mr. Bharat Nihalchand Mehta sold his undivided share from the said properties to Ashok Rambhai Patel by a registered sale deed dated 20/08/2010 and effect of said sale deed was given in a revenue record by mutation no. 1546.

The old survey number of 67/1B was 111/1B. The said property was in possession of Gopal Rama Gaikwad as a tenant and he became owner under Bombay Tenancy and Agricultural Land Act. Gopal Rama Gaikwad sold said property to Gullu Bomi Hansotia by a registered sale deed dated 16/10/1998 after obtaining permission under section 43 of said Bombay Tenancy and agricultural land act dated 18/07/1998. The effect of said sale deed was given in revenue record by mutation no. 1389. Gullu Bomi Hansotia sold said property to Suresh Sheshmal Jain, Naresh Javerchand Oswal and Bharat Nihalchand Mehta by registered sale deed dated 18/07/2008 and accordingly mutation no. 1475 was effected in revenue record. Mr. Bharat Nihalchand Mehta sold his undivided share from the said property to Ashok Rambhai Patel by a registered sale deed dated 20/08/2010 and effect of said sale deed was given in a revenue record by mutation no. 1546.

The properties bearing survey no. 67/1C, 67/1B, and 67/1F were sold by Suresh Sheshmal Jain, Naresh Javerchand Oswal and Ashok Rambhai Patel to the present owners by registered sale deed dated 29/11/2011, bearing document no. 9855/2011. Accordingly mutation no. 1578 was effected in revenue record.

The old survey number of 67/1D was 111/1D. The said property was in possession of Gopal Rama Gaikwad as a tenant and he became owner under Bombay Tenancy and Agricultural Land Act. Gopal Rama Gaikwad sold said property to Gullu Bomi Hansotia by a registered sale deed dated 16/10/1998 after obtaining permission under section 43 of said Bombay Tenancy and agricultural land act dated 18/07/1998. The effect of said sale deed was given in revenue record by mutation no. 1389. Gullu Bomi Hansotia sold said property to Prakash Shantilal Jain, Ramesh Shantilal Jain and Dinesh Premchand Oswal by registered sale deed dated 18/07/2008 and accordingly mutation no. 1476 was effected in revenue record.

The old survey number of survey no. 68/3A was 112/3A. The said property was owned by Bhaskar Kashinath Raje and others. They sold said properties to Jimi Dosabai Tangari on 21/12/1976 by registered sale deed. Accordingly mutation no. 1115 was effected in revenue record. Jimi Dosabai Tangari sold said properties to Gullu Bomi Hansotia and mutation no. 1128 was effected in revenue record. Gullu Bomi Hansotia sold said property to Prakash Shantilal Jain, Ramesh Shantilal Jain and Dinesh Premchand Oswal by registered sale deed dated 18/07/2008 and accordingly mutation no. 1476 was effected in revenue record.

The properties bearing survey no. 67/1D, and 68/3A were sold by Prakash Shantilal Jain, Ramesh Shantilal Jain and Dinesh Premchand Oswal to 1) Mahendrakumar Mishrimal Jain 2) Keval/Kevalchand Ganeshmal Jain and 3) Ajaykumar Madhusudan Saboo by registered sale deed dated 29/11/2011, bearing document no. 9856/2011. Accordingly mutation no. 1579 was effected in revenue record.

The above properties bearing survey no. 67/1B, 67/1C, 67/1D, 67/1F and 68/3A were converted into non agricultural properties and also a permission for construction were obtained from collector of Raigad 27/03/2015 bearing no. S.R. 424/2014.

Thereafter 1) Mahendrakumar Mishtrimal Jain 2) Keval/Kevalchand Ganeshmal Jain and 3) Ajaykumar Madhusudan Saboo sold said properties to the present owner by registered sale deed date 16/06/2015, bearing document no. 2717/2015. Accordingly mutation no. 1702 was effected in revenue record. As said properties are converted into non agricultural land the new survey no. 81/1, 81/2, and 81/3 are given to the said properties in revenue record.

The present owners applied to the collector of Raigad to revise the permission granted by them as referred above. Accordingly revised permission for construction was given by the collector of Raigad on 28/01/2016 bearing no. 121/2015.

URBAN LAND CEILING ACT

Urban land ceiling act is not applicable to the above properties. It is also found that Bombay Tenancy and Agriculture Land act is not application to the said land.

EFFECT OF PROVISION OF LAW

The said land is Non Agricultural Land and is not affected by the provision of B.T. & A. L. 1948. The land is not affected by the provisions of Urban Land (Ceiling & Regulation) Act 1976 since said act is not applicable to Village Dahivali Tarfe Varedi, Tal. Karjat, District. Raigad.

POSSESSION

At present the said properties are in possession of LABDHI LIFE STYLE LTD.

GENERAL DISCUSSION

As discussed above the title of the above properties is owned by LABDHI LIFE STYLE LTD. There is not a single entry of the above mentioned properties which is adverse to the title of the above mentioned properties. I do not find any kind of encumbrance such as mortgage on the said properties.

OPINION

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 are clear, marketable and free from all encumbrances.

The Schedule Above Referred to

At the place a Parcel of land at Village **Dahivali Tarfe Varedi**, Tal. Karjat, Dist. Raigad.

SURVEY NO.	HISSA NO.	AREA	ASSESSMENT
		H. R.	Rs. Ps.
81	1	2.11.67.73	2116.80
81	2	0.02.30	-
81	3	0.21.25	-

Documents Referred;

- 1) 7/12 Extract.
- 2) Mutation Entries
- 3) Index II at Register office of Karjat

Advocate

Adv. C. B. Oswal
B.Com. LL.B.

Circle Number 10 Department
Maharashtra, Karjat