



**MRS. ANAGHA SACHIN KADAM**

B.COM., LL.B. (Entollment No. MAH / 6404 / 2014)

ADVOCATE HIGH COURT

Mob. : 9819474197, 7083604816, 9619886296

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Cinema, Near Charal Telephone Exchange,  
Thane (West), Maharashtra - 400 601. • E-mail : asksolution.2014@rediffmail.com

Ref. No. :

Date : 08 NOV 2023

**CERTIFICATE OF TITLE AND SEARCH REPORT**

- **Description of the Property** :- In respect of the immovable properties being Agricultural Land bearing Survey No. 36 Hissa No. 1/1 Area (H-R-P) 0-12-0 + Pot Kharaba (H-R-P) 0-01-5; Totally admeasuring about (H-R-P) 0-13-5, ie. aggregate area is admeasuring about **1350.00 Sq. mtrs.**, Assessment (Rs-Ps) 0-30; lying, being and situated at Village **Adivali Dhokali**, Tal. Ambernath, Dist. Thane. They are within the local limits of Revenue Village **Adivali Dhokali**, Talathi Saja – **Dvarli** and under the jurisdiction of Sub-Registrar of Assurance – Ulhasnagar.
- **Name of the Owner** :- **Dattatray Bajaram Raut and Pramod Jaggnath Raut, Mayur Jaggnath Raut, Mahesh Jaggnath Raut, Vaibhav Jaggnath Raut.**
- **Report belongs to the property of Dattatray Bajaram Raut and others** :- Survey No. 36 Hissa No. 1/1 Area (H-R-P) 0-01-5 + Pot Kharaba (H-R-P) 0-01-5; Totally admeasuring about (H-R-P) 0-03-0, ie. aggregate area is admeasuring about **300.00 Sq. mtrs.**, Assessment (Rs-Ps) 0-04; (hereinafter referred to as the "Said Land")

The above mentioned Lands are in the possession of **Dattatray Bajaram Raut and others.**

- **Report belongs to the property of Pramod Jaggnath Raut, Mayur Jaggnath Raut, Mahesh Jaggnath Raut, Vaibhav Jaggnath Raut**:- Survey No. 36 Hissa No. 1/1 Area (H-R-P) 0-10-5 + Pot Kharaba (H-R-P) 0-00-0; Totally admeasuring about (H-R-P) 0-10-5, ie. aggregate area is admeasuring about **1050.00 Sq. mtrs.**, Assessment (Rs-Ps) 0-26; (hereinafter referred to as the "Said Land")

The above mentioned Lands are in the possession of **Pramod Jaggnath Raut, Mayur Jaggnath Raut, Mahesh Jaggnath Raut, Vaibhav Jaggnath Raut.**

**TO WHOMSOEVER IT MAY CONCERN,**

THIS IS TO CONFIRM THAT, I have investigated the title of the Owner on the basis of search taken with the office of Sub-Registrar of Assurance – Ambernath; perusal of Revenue Records, Mutation entries available at

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Talathi Saja Dvarli and documents submitted and declarations made and clarifications given, I have observed as under: -

1. 7/12 extract of Survey No. 36 Hissa No. 1/1 Area (H-R-P) 0-12-0 + Pot Kharaba (H-R-P) 0-01-5; Totally admeasuring about (H-R-P) 0-13-5, ie. aggregate area is admeasuring about **1350.00 Sq. mtrs.**, Assessment (Rs-Ps) 0-30; lying, being and situated at Village **Adivali Dhokali**, Tal. Ambernath, Dist. Thane.
2. List of Documents perused :-

❖ **Latest 7/12 Extracts**

- ❖ **Mutation Entries No. 401,536, 1855, 2060. (Some more mutation entries have observed from old 7/12 extract).**

❖ **Observation in respect of Search Report:-**

1. Land bearing Survey No. 36 Hissa No. 1/1:

On careful inspections of the Index Volume Registers kept in office of Sub Registers of Assurances at Ulhasnagar, In respect of the above mentioned property during the year 1994 to 7/10/2023 the following transactions are traced out.

YEAR	TRANSACTION	YEAR	TRANSACTION
1994	NIL	2009	NIL
1995	NIL	2010	NIL
1996	NIL	2011	TRANSACTION
1997	NIL	2012	NIL
1998	NIL	2013	TRANSACTION
1999	NIL	2014	TRANSACTION
2000	NIL	2015	NIL
2001	NIL	2016	NIL
2002	NIL	2017	NIL
2003	NIL	2018	NIL
2004	NIL	2019	NIL
2005	NIL	2020	TRANSACTION
2006	NIL	2021	NIL
2007	NIL	2022	Not Ready for Inspection
2008	NIL	2023	Not Ready for Inspection

**TRANSACTION FOR THE YEAR 2011:-**

Registered Power of Attorney executed and registered on 09/12/2011 vide Doc. serial no. 3-06187-2011 at Ulhasnagar, where Dattatray Bajrang Raut, Mayur Dattatray Raut,

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Jagnath Bajrang Raut, Pramod Dattatray Raut have given their power to M/s. Davakhar Infrastructure Pvt. Ltd. Through Santosh Sopan Davahar and Sopan Gopal Davakhar.

**TRANSACTION FOR THE YEAR 2013:-**

Registered Mortgage Deed executed and registered on 09/01/2013 vide Doc. serial no. 3-186-2013 at Ulhasnagar, where Shankar Bhimanna Dhaygonde had mortgaged the land in Village Adivali, S. No. 36/1, Shri Sankul Apartment, 1st Floor, Room No. 106, Area admeasuring about 400 Sq. Fts. B/U to Manager Shri Popat Mhatarba Gunjal on behalf of Shri Lakshmi Nagari Sahakari Patpedi Limited Kalyan.

Registered Agreement for sale executed and registered on 01/04/2013 vide Doc. serial no. 3-2115-2013 at Ulhasnagar for Village Adivali, S. No. 36/1, Shri Sankul Apartment, Ground Floor, Shop No. 9, Area admeasuring about 130 Sq. Fts. carpet, where Dattatray Bajrang Raut to Ashwini Vaibhav Hase for the consideration amount Rs. 5,44,000/- (Rupees Five Lacs Forty Four Thousand only).

Registered Agreement for sale executed and registered on 01/04/2013 vide Doc. serial no. 3-6672-2013 at Ulhasnagar for Village Adivali, S. No. 36/1, Shri Sankul Apartment, Second Floor, Room No. 203, Area admeasuring about 130 Sq. Fts. carpet, where Dattatray Bajrang Raut to Madhukar Gangadhar Khaimar for the consideration amount Rs. 10,19,000/- (Rupees Ten Lacs Nineteen Thousand only).

**TRANSACTION FOR THE YEAR 2014:-**

Registered Agreement for sale executed and registered on 11/03/2014 vide Doc. serial no. 3-1745-2014 at Ulhasnagar for Village Adivali, S. No. 36/1, Shri Sankul Apartment, Ground Floor, Room No. 001, Area admeasuring about 522 Sq. Fts. B/U, First Floor, Room No. 101, Area admeasuring about 522 Sq. Fts. B/U and Second Floor, Room No. 201, Area admeasuring about 522 Sq. Fts. B/U, Total admeasuring about 1566 Sq. Fts B/U from Jagannath Bajrang Raut for himself and Shri Dattatraya Bajrang Raut as his Attorney General to Atish Dilip Parikh,

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Rohini Atish Parikh, Manoramaben Dilip Parikh, Silkiben Mehul Parikh for the consideration amount Rs. 40,00,000/- (Rupees Forty Lacs only).

Registered Agreement for sale executed and registered on 01/09/2014 vide Doc. serial no. 3-6046-2014 at Ulhasnagar for Village Adivali, S. No. 36/1, Shri Sankul Apartment, Second Floor, Room No. 206, Area admeasuring about 421 Sq. Fts. carpet, from Dattatray Bajrang Raut to Rajesh Chintaman Mhaske for the consideration amount Rs. 12,00,000/- (Rupees Twelve Lacs only).

Registered Agreement for sale executed and registered on 27/11/2014 vide Doc. serial no. 3-8069-2014 at Ulhasnagar for Village Adivali, S. No. 36/1, Shri Sankul Apartment, Second Floor, Room No. 205, Area admeasuring about 370 Sq. Fts. carpet, from Anita Arun Bhanarkar to Kavita Shankar Dhaygonde for the consideration amount Rs. 11,03,000/- (Rupees Eleven Lacs Three Thousand only).

### **TRANSACTION FOR THE YEAR 2020:-**

Registered Agreement for sale executed and registered on 03/03/2020 vide Doc. serial no. 2-2842-2020 at Ulhasnagar for Village Adivali, S. No. 36/1, Shri Sankul Apartment, Ground Floor, Room No. 001, Area admeasuring about 522 Sq. Fts. B/U, from Sanjay Kumar Tejsingh Bagel to Sarita Kiran Kasabe, Kiran Ratnakar Kasabe for the consideration amount Rs. 16,00,000/- (Rupees Sixteen Lacs only).

Registered Agreement for sale executed and registered on 11/12/2020 vide Doc. serial no. 2-11113-2020 at Ulhasnagar for Village Adivali, S. No. 36/1, Shri Sankul Apartment, First Floor, Room No. 104, Area admeasuring about 241 Sq. Fts. B/U, from Jagruti Vikas Pawar to Kavita Shankar Dhaygonde, Dr. Shankar Bhimanna Dhaygonde for the consideration amount Rs. 7,06,000/- (Rupees Seven Lacs Six thousand only).

### **TRANSACTION FOR THE YEAR 2023:-**

Registered Gift Deed executed and registered on 26/07/2023 vide Doc. serial no. 3-8997-2023 at Ulhasnagar for Village Adivali of S. No. 36/1/1, area admeasuring about 1050 Sq.

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Mtrs by Shri Dattatraya Bajrang Raut in favour of Pramod Jagannath Raut, Mayur Jagannath Raut, Mahesh Jagannath Raut, Vaibhav Jagannath Raut for no consideration.

I have not found any other entry in the registers of encumbrances in respect of the above mentioned property.

For the years 2019 and 2020 Index volume at Sub Registers of Assurances Ulhasnagar I, are hand written record. Power of attorney are not included in search records. Till the year October 2023, Index Volume kept at Sub Registrar of Assurance Ulhasnagar – I, II, III, IV are incomplete for inspection. Hence above transaction is verified from copies provided by Client.

• **Observation in respect of Revenue Records**

1. Land bearing Survey No. 36 Hissa No. 1/1:

**In respect of 7/12 Extract:**

It appears from perusal of 7/12 extract till 1934 the said land was originally owned by Asala Krishanaji Marwadi.

**In respect of Mutation Entries:**

**Mutation Entry No. 34:-** This entry is not available with revenue records. But old 7/12 extract shows the name of Jarimal Krishanaji in owners/possession holder's column.

**Mutation Entry No. 71 dated 15/03/1937:-** This entry indicates succession entry of Thanmal Asalaji son of Asala Krishnaji Marwadi is a legal heirs of deceased Mafika Badruddin Patat (expired on 30/09/1934) as per order no. RTS(RT 50) dated 27/01/1937.

**Mutation Entry No. 142 dated 01/06/1950:-** This entry indicates the purchase of the Said Land by Bhiwa Balu Nhavi, Laxman Rama Nhavi, Bajaram Nathu Nhavi, Tukaram Nathu Nhavi from the vendor Thanmal Asalaji Shet for consideration of Rs.250/- (Rupees Two Hundred Fifty Only).





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**Mutation Entry No. 401 dated 25/01/71:-** This entry indicates that the land area of the village has been recorded or proposed for converting it into decimal system under the Maharashtra Government's weights and Measures (Enforcement) Act, 1958 and Indian Coin Age Act 1957 by Special District Inspector Land Record had replaced the prevailing system of maintenance of land record with the decimal system.

**Mutation Entry No. 470 dated 14/10/1977:-** This entry indicates succession entry of (Son) Maruti Laxman, Pandurang Laxman, Rambhau Laxman Raut, (daughter) Gangubai Kathora Jadhav, Janabai Ladku Khandagale are as the legal heirs of deceased Laxman Rama Raut (Nhavi) (expired before 16 to 17 years).

**Mutation Entry No. 471 dated 14/10/1977:-** This entry indicates succession entry of (wife) Barkubai Bhiwa Raut and (daughter) Sagunabai Sadashiv Bhoir are as the legal heirs of deceased Bhiwa Balu Raut (Nhavi) (expired before 10 to 11 years).

**Mutation Entry No. 533 dated 14/10/1977:-** This entry indicates succession entry of (son) Dattatray, Jagannath, (daughter) Chandravati Haribhau Bhoir, Manubai Bajaram Raut are as the legal heirs of deceased Bajaram Nathu Raut (Nhavi). (This mutation entry is having the survey no. 35/1 but the current 7/12 extract is not shows this mutation on record.)

**Mutation Entry No. 535 dated 25/08/1985:-** This mutation entry indicates that Sanubai Chandrakant Gaikwad (post- Pen), Gangubai Kathora Jadhav, Janabai Ladku Khandagale, Chandravati Haribhau Bhoir had given their consent on written statement to write off the interest of said land. Therefore their names have been cut from the list of the legal heirs.

**Mutation Entry No. 536 dated 25/08/1985:-** This mutation entry indicates that the said land is in the possession and ownership of 1. Dattatray Bajaram Raut, 2. Jagannath Bajaram Raut, 3. Sakharam Tukaram Raut, 4. Raghunath Tukaram Raut, 5. Harishchandra Maruti Raut, 6. Digambar Rambhau Raut, 7. Pandurang Laxman Raut, 8. Sadashiv Devji Gaikwad, 9. Ramchandra Devji Gaikwad, 10. Maruti





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Laxman Raut, 11. Barkubai Bhiwa Raut, 12. Sagunabai Sadashiv Bhoir and they have divided whole land between all of them on oral agreement. As per the possession of the land, partition of total land between all owners have done and the said land which area admeasuring about (H-R-P) 0-18-0, Assessment (Rs-Ps) 1-92 has transferred to Dattatray Bajaram Raut as per the oral partition of the land. The mutation entry further explained that Sadashiv Devji Gaikwad and Ramchandra Devji Gaikwad were the son of the sister of Laxman Rama Raut( Nhavi) and Barkubai Bhiwa Raut, Sagunabai Sadashiv Bhoir have allotted the land in Village Dvarli so both have waved off their rights from the said land.

**Mutation Entry No. 1855 dated 25/11/2021:-** This mutation entry indicates that the order passed by Tahsildar- Ambernath vide the order no.REV/R-2/T-4/KV-1233/2021) dated 26/10/2021, according to this order the old survey no. pertaining to the said land has closed down and new hissa no. has been created for the said land. The old Survey No. was 36/1/P with area admeasuring (H-R-P) 0-12-0 + Pot Kharaba (H-R-P) 0-01-5; Totally admeasuring about (H-R-P) 0-13-5, and New Survey No. 35 Hissa No. 1/1 with area admeasuring (H-R-P) 0-12-0 + Pot Kharaba (H-R-P) 0-01-5; Totally admeasuring about (H-R-P) 0-13-5.

**Mutation Entry No. 2055 dated 13/07/2021:-** This mutation entry indicates that the order passed by Tahsildar- Ambernath vide the order no.REV/R-1/T-3/LAND-2/KV-117/2021) dated 26/10/2021, according to this order the said land comes within jurisdiction of the KDMC and included in the Development Plan. Regarding the said land, the land owners Dattatray Bajaram Raut and Jagnath Bajaram Raut through their POA holder M/s. Davakhar Infrastructure Pvt. Ltd. through Santosh Sopan Davakhar, have deposited conversion tax and non-agricultural tax of Rs. 2557/- with GRN No. MH006472698202122M dated 21/09/2021 to the government. Accordingly the said land is converted to Non Agriculture and effect of the same is entered at the right hand column of 7/12 Extract in revenue department.

**Mutation Entry No. 2060 dated 31/07/2023:-** This mutation entry indicates that Registered Gift Deed executed and registered on 26/07/2023 vide Doc. serial no. 3-8997-2023 at Ulhasnagar for Village Adivali of S. No. 36/1/1, area admeasuring about 1050 Sq. Mtrs by Shri Dattatraya Bajrang Raut in favour of Pramod Jagnath Raut, Mayur





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Jagnath Raut, Mahesh Jagnath Raut, Vaibhav Jagnath Raut for no consideration.

**IN VIEW OF THE ABOVE, IN MY OPINION :**

- As per the Index Volume Registers kept in office of Sub Registers of Assurances at Ulhasnagar, I found that there is a construction of building name Shri Sankul Apartment, in S. No. 36/1, Village Adivali, Taluka Ambernath, Dist. Thane. The 7/12 extract is shown any entry of change of use of land ie. NA Order. As per the Mutation Entry No. 536, I observed that The Area (H-R-P) 0-12-0 + Pot Kharaba (H-R-P) 0-01-5; Totally admeasuring about (H-R-P) 0-13-5, ie. aggregate area is admeasuring about 1350.00 Sq. mtrs., Assessment (Rs-Ps) 0-22 is belongs to Dattatray Bajrang Raut and Pramod Jagnath Raut, Mayur Jagnath Raut, Mahesh Jagnath Raut, Vaibhav Jagnath Raut;
- The title of Dattatray Bajrang Raut and Pramod Jagnath Raut, Mayur Jagnath Raut, Mahesh Jagnath Raut, Vaibhav Jagnath Raut are clear and marketable, free from all encumbrances and reasonable doubts for sub lease of the Said Land; and
- This Report is generated as per the documents and information given by the client and the mutation entries available at Talathi Saja Dvarli, Taluka Ambernath, District Thane. This report is based on the provisions of applicable laws prevailing at the present time and the facts of the matter, as I understand them to be. My understanding is based upon and limited to the documents and information provided to me. Any variation of facts or of law may cause a corresponding change in this Title.

*Anagha*  
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