

Hemendra Laxman Govekar

Advocate

**1443, Gokul, Malvan,
Tal- Malvan, Dist-Sindhudurg**

☎ (02365) 252568

advhlgovekar@gmail.com

Mobile No. 9423878676

The Title Verification and Search Report

Having been engaged by M/s Jyoti Structures Ltd for preparing the title verification and search report of the property mentioned herein below, owned and possessed **M/s Jyoti Structures Ltd.**, situated at Village Tarkarli, Tal.- Malvan, Dist. Sindhudurg for getting the financial assistance from the bank.

I, Shri. Hemendra Laxman Govekar, Advocate, r/o. 'Gokul', Dandi, Malvan, Tal. Malvan, Dist. Sindhudurg, do hereby submit my report as under.

I, Shri. Hemendra Laxman Govekar Advocate, have investigated the title of M/s Jyoti Strcture Ltd, the immovable property situated at village Tarkarli, Tal. Malvan on the basis of the title deed and other documents (more particularly described in **Schedule I**. The searches carried out by me, in the Office of the Sub-Registrar, Malvan, inspection of the records in the Court, which has jurisdiction over the said immovable property and site inspection.

My report on the title is as under :

1. Description of the immovable property:

All the pieces and parcels of immovable property admeasuring Hector 1-63-4 comprised in the survey no 25 (705C) situated at village Tarkarli under Garmpanchyat Tarkarli Revenue Mandal Malvan, District Sindhudurg in the state of Maharashtra and bounded as under



Adv. Hemendra Laxman Govekar
Resi- 'Gokul', 1443, Dandi, Malvan,
Tal. Malvan, Dist. Sindhudurg, Pin-416606.
Mob.: 9423878676, Tel. 02365-252568
Email-advhlgovekar@gmail.com

Hemendra Laxman Govekar

Advocate

(2)

On or towards East by :-

On the northern side Survey no. 986,
Hissa No. 2 belonging to Ramchandra
Krishna Manjarekar and Vishnu
Anant Manjarekar and on the
southern side Survey no. 985
belonging to Narayan Anant Mayekar
etc.

On or towards West by :-

Survey no. 705 belonging to
Maharashtra Tourism Development
Corporation and beyond MTDC Arabian Sea.

On or towards North by :-

Land being Survey no. 701, Hissa
No. 1, belonging to Shri. Sahmbhu
Laxman Gosavi, Rama Lahu Gosavi,
Ramchandra Eknath Gosavi,
Krishna Gangaram Gosavi,
Ramchandra.

On or towards North by :-

On the Western side of Survey
no. 1006/1 belonging to Sitabai
Laxman Madye and on Eastern
side by Survey no. 702/18
belonging to Narayan Anant
Mayekar etc.

(more particularly described in **Scheduled II**) (here in after called as " the immovable Property").

---3---

Adv Hemendra
Res:- 'Gokul', 1
Tal. Malvan, Dist. S
Mob: 942387867
Email: advhgr

Hemendra Laxman Govekar
Advocate

(3)

2. Devolution of Title :

- 1) This is to certify that, the property bearing survey No. 25 (705C), area hec. 1-63-4, Assessment Rs. 1-00 situated at Tarkarli, Taluka Malvan, District Sindhudurg, is belongs to M/s. Jyoti Structures Limited.
- 2) I have found that the said property was initially belonged to Shri. Vaman Shankar Gawade. Said Shri. Vaman Shankar Gawade had sold the said property to M/s Jyoti Acqua Culture Private Limited as on 7/9/1994 by a registered sale deed SR NO. 359/1994 dated 13/12/1994. This transaction is confirmed by mutation entry no. 179. As per my search this transaction is not yet challenged.
- 3) I have further found that, Said M/s Jyoti Acqua Culture Private Limited had executed the registered confirmation deed No. 552/2005 dated 18/06/2005 in respect of the said property in favour M/s Jyoti Structure Limited. Therefore the ownership and possession has been transferred to M/s Jyoti Structure Limited. This transaction is confirmed by mutation entry no. 500. This transaction is not yet challenged.
- 4) I have also found that he said property was offered for mining to D.A. Sakholkar, as per order of Tahasildar, Malvan in the year 1969 on lease basis for twenty years only. Now the said lease deed is not in existence as the lease period of twenty years has been completed in October, 1989. Therefore the said property is free from any type of lease.
- 5) I have perused and scrutinized the relevant from the Sub-registrar's office at Malvan from Index II and other relevant records for thirty years (1992 to 2021), vide receipt no. 1631 dated 16/09/2021 is enclosed herewith.
- 6) In my opinion, M/s Jyoti Structures Limited enjoys a clear marketable title in respect of the said property. The property is not subjected to ULCRA. The said immovable property is not subject to the Lis Pendens. I have ascertained that the said property is free from all sorts of encumbrances. All the rates and taxes in respect of said property are paid till date. The said property is free from any lien, claim or any such financial burden.

---4---

Hemendra Laxman Govekar
Advocate

(4)

The property is not offered as mortgage or security of any kind to any financial institution. There is no local law to prevent the mortgage of the said property. The present owner i.e. M/s Jyoti Structures Limited enjoys every legal capacity to offer the same as a security against any kind of loan, mortgages and thus it enjoys a marketable title in respect of said property to transfer it in any manner.

Date : 24 /09/2021

(Shri. Hemendra Laxman Govekar)

Advocate

Schedule – 1

(List of title deeds)

- 1) 7 x 12 extract of the property bearing Survey no. 25 (705C), village Tarkarli, Tal. Malvan, Dist. Sindhudurg.
- 2) Mutation entries. – 179, 500, 515, 10488.
- 3) Index II dtd. 23/09/2021 of Registered sale deed SR No. 359/1994 dated 13/12/1994.
- 4) Index II dtd. 23/09/2021 of Confirmation deed 552/2005 dated 18/06/2005.

Schedule - II

(Details of the properties)

On or towards East by :- On the northern side Survey no. 986,
Hissa No. 2 belonging to Ramchandra
Krishna Manjarekar and Vishnu
Anant Manjarekar and on the
southern side Survey no. 985
belonging to Narayan Anant Mayekar
etc.

---5---

Adv. Hemendra
Res. - Gokul, 13
Tel. Malvan, Dist. S
Mob.: 942367800
Email-advhlg

Hemendra Laxman Govekar
Advocate
(5)

On or towards West by :-

Survey no. 705 – a belonging to
Maharashtra Tourism Development
Corporation and beyond MTDC Arabian sea.

On or towards North by :-

Land being Survey no. 701, Hissa
No. 1, belonging to Shri. Sahmbhu
Laxman Gosavi, Rama Lahu Gosavi,
Ramchandra Eknath Gosavi,
Krishna Gangaram Gosavi,
Ramchandra.

On or towards North by :-

On the Western side of Survey
no. 1006/1 belonging to Sitabai
Laxman Madye and on Eastern
side by Survey no. 702/18
belonging to Narayan Anant
Mayekar etc.

As per schedule I

At the request of the company I have carried out searches in the office of
Sub-Register at Malvan from Year 1992 to 2021 till date and found that there no
charge and/or encumbrances was registered against the said immovable property of
the company.

Advocate Certificate on pending litigations

I have carried out searches in the civil court at Malvan, Tal. Malvan, Dist.
Sindhudurg, having competent jurisdiction in respect of the above immovable
properties, and found that there are no litigation/attachment pending against the said
immovable properties of the company.

Date : 24/09/2021

(Shri. Hemendra Laxman Govekar)

Advocate
Adv. Hemendra Laxman Govekar
Res. "Gokul", 1443, Dandi, Malvan,
Tal. Malvan, Dist. Sindhudurg, Pin-416603.
Mob : 9429672070, Tel. 02365-252563
Email-advhlgovekar@gmail.com

Laxman Govekar
143, Dandi, Malvan,
Sindhudurg, Pin-416603.
Tel. 02365-252563
Email-advhlgovekar@gmail.com

103/0

इतर
पावती

Original/Duplicate

Friday, 17 September 2021
3:58 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1631 दिनांक: 16/09/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: मलव-0-2021

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.हेमॅद्र लक्ष्मण गोवेकर , रा गोकुळ 1443 ,दांडी मालवण, ता
मालवण, जि सिंधुदुर्ग

वर्णन गाव मौजे तारकली ता मालवण जि सिंधुदुर्ग येथील स नं 25 बाबत सन 1992 ते
2021 (30 वर्षे) चा शोध

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar, Malvan

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006244682202122E दिनांक: 16/09/2021

बँकेचे नाव व पत्ता: