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इतर पावती
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पावती क्र.: 3081 दिनांक: 17/02/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल4-0-2018

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: एंड रमाकांत पवार

वर्णन अर्ज क्र 87/2018 सर्व्हे नं 5 हिसा नं 2 घोट सन 199 ते 2018 30 वर्षे

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Parvel 4

सह. दुय्यम निबंधक दर्जा-२,
पनवेल-४.

1): देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010570174201718M दिनांक: 17/02/2018

बँकेचे नाव व पत्ता:

RAMAKANT G. PAWAR

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Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge,
Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai- 400 706.

Dated : 28/02/2018

SEARCH CUM TITLE REPORT

To,

- 1) SHRI HARESH NATHURAM PORJI
- 2) SHRI KISHORILAL BALDEV SHARMA

sir,

Sub :- Search cum Title report in respect of Survey/Gat
Number 5, Hissa Number 2, Village - Ghot, Taluka -Panvel,
District - Raigad.

I have taken the search of the aforesaid properties at Sub-Registrar Office Panvel - 1 from January 1989 to June, 2017, (most of registers of this office are in torn conditions) search at Sub-Registrar Office Panvel-2 from January 2002 to June, 2017 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Panvel -3 from January 2005 to June, 2017 and search at Sub-registrar Office Panvel -4 from August, 2012 to June, 2017 and search at Sub-registrar Office Panvel -5 from January 2013 to June, 2017 (some records of 2017 & 2018 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

- 1) Document No. PVL-1-3187/2015 registered on 23/06/2015 (for the Area 0-23-5 H.R.P., pot kharaba 0-04-5 H-R-P. total Area 0-28-0 H.R.P.) is a Sathekarar executed by 1) SHRI KRISHNA NAGO PATIL 2) SMT. MANUBAI RAJARAM PATIL 3) SHRI YASHVANT RAJARAM PATIL 4) SHRI BALARAM RAJARAM PATIL 5) SMT. MANDA MADHUKAR MHATRE 6) SHRI PRAKASH RAJARAM PATIL 7) SHRI SURESH RAJARAM PATIL 8) SHRI DHANRAJ RAJARAM PATIL 9) SMT. SUNITA JANARDHAN PATIL & 10) SMT. URMILA SWAMINATH MADHAVI in favour of 1) SHRI HARESH NATHURAM PORJI & 2) SHRI KISHORILAL BALDEV SHARMA in the records of.

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: 2 :

Sub-Registrar Panvel for the Plot of land bearing Gat Number 5, Hissa No. 2, situated at Village - Ghot, Taluka - Panvel, District - Raigad. The Market Value is Rs. 8540000/- Consideration amount is Rs.14000000/- & the stamp duty paid is Rs.700000/- and Registration fee paid is Rs.30000/-


2) Document No. PVL-4-9442/2016 registered on 28/10/2016 (for the Area 0-23-5 H.R.P., pot kharaba 0-04-5 H-R-P. total Area 0-28-0 H.R.P.) is a Sale Deed executed by 1) SHRI KRISHNA NAGO PATIL 2) SMT. MANUBAI RAJARAM PATIL 3) SHRI YASHVANT RAJARAM PATIL 4) SHRI BALARAM RAJARAM PATIL 5) SMT. MANDA MADHUKAR MHATRE 6) SHRI PRAKASH RAJARAM PATIL 7) SHRI SURESH RAJARAM PATIL 8) SHRI DHANRAJ RAJARAM PATIL 9) SMT. SUNITA JANARDHAN PATIL & 10) SMT. URMILA SWAMINATH MADHAVI in favour of 1) SHRI HARESH NATHURAM PORJI & 2) SHRI KISHORILAL BALDEV SHARMA in the records of Sub-Registrar Panvel for the Plot of land bearing Gat Number 5, Hissa No. 2, situated at Village - Ghot, Taluka - Panvel, District - Raigad. The Market Value is Rs. 8540000/- Consideration amount is Rs.14000000/- & the stamp duty paid is Rs.500/- and Registration fee paid is Rs.100/-.

I did not find any other transaction recorded on the above mentioned land as per the available record of the above mentioned registrar offices.

The revenue records shows the following:-

7/12 Extract record:-

I have persued the 7/12 extract issued by the Talathi Saza Pendhar, Taluka-Panvel, District-Raigad on 06/01/2018 wherein the name of 1) SHRI KISHORLAL BALDEV SHARMA & 2) SHRI HARESH NATHURAM PORJI are appearing as Class 1 occupant in the occupant coloumn.


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: 3 :

The Mutation Entries are as follows:-

- 1) As per the Talathi certificate dated 06/01/2018 extract of mutation entry bearing number 67 is not available.
- 2) That SHRI RATANCHAND BHIKAMCHAND BHATIYA has purchased land bearing survey number 23/2, 23/5 & others from the owner SHRI GOVIND DAMODAR and same has been recorded in 7/12 extracts of the revenue records of the concerned authority for the said land by virtue of a Mutation Entry No.-326;
- 3) That tenant SHRI NAGO GOPAL PATIL is expired on 17/11/1956, leaving behind following legal heirs- his sons- 1) SHRI RAJARAM NAGO PATIL & 2) SHRI KRISHANA NAGO PATIL through their guardians SMT. MUNGIBAI NAGO PATIL therefore their names were recorded in 7/12 extracts of the revenue records of the concerned authority for the lands bearing survey numbers 6/1/B, 110/2, 106/1B, 107/1, 110/3B, 23/2 & 23/5 by virtue of a Mutation Entry No.-545, dated 25/11/1956;
- 4) That SHRI RAJARAM NAGO PATIL & others are the tenant and SHRI RATANCHAND BHIKAMCHAND BHATIYA is a owner for the land bearing survey number 23/2, 23/5, 106/14, 107/1 & 110/3b and tenant are being minor is not recognizable whether the tenant has purchased the said land and therefore agricultural day is postponed and the same has been recorded in the other rights column of the 7/12 extracts of the revenue records of the concerned authority by virtue of a Mutation Entry bearing number 648;
- 5) By virtue of a Mutation Entry bearing number 759, dated 29/06/1970, the Special District Superintendent, Land Records, Colaba directed to use

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: 4 :

decimal units for the purpose of measurement under the Weight & Measurement Act, 1958 and the Indian Coins Act, 1955 of the Maharashtra Government for the lands bearing Survey 1 to 133;

6) As per the order numerical changes has been made in Survey Number and Hissa Number in a numerical manner as follows i.e. Survey No. 23 changed as Survey No. 5 and said changes has been mutated in the 7/12 extracts of the Revenue Records of the Concerned Authority by virtue of Mutation Entry bearing number 1091 dated 04/08/1981;

7) That SHRI RAJARAM NAGO PATIL died on 20/01/2013, leaving behind following legal heirs- his wife - 1) SMT. MANUBAI RAJARAM PATIL and his sons- 2) SMT. YASHWANT RAJARAM PATIL 3) SHRI BALARAM RAJARAM PATIL 4) SHRI PRAKASH RAJARAM PATIL 5) SHRI SURESH RAJARAM PATIL 6) SHRI DHANRAJ RAJARAM PATIL and his daughters - 7) SMT. MANDA MADHUKAR MHATRE 8) PARVATI RAJARAM PATIL (Expired) 9) SMT. SUNITA JANARDHAN PATIL & 10) SMT. URMILA SWAMINATH MADHAVI therefore their names were recorded in 7/12 extracts of the revenue records of the concerned authority for the lands bearing survey numbers 5/2 & 5/5 by virtue of a Mutation Entry No.-1429, dated 18/03/2014;

8) By virtue of a mutation entry bearing number 1468, dated 01/07/2015, as per the order of Additional Tahsildar, Panvel price of the land bearing survey number 5/2 & 5/5 was fixed as Rs. 4000/- and tenant i.e. SHRI RAJARAM NAGO PATIL & SHRI KRISHNA NAGO PATIL have agreed to purchase the land therefore name of tenants recorded in occupant column and name of owner i.e. SHRI RATANCHAND BHIKAMCHAND BHATIYA has been transferred and mutated in the other rights column in the 7/12 extracts of the revenue records of the concerned authority towards their lien on the said land;

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: 5 :

9) By virtue of a Mutation Entry bearing number 1469, dated 03/07/2015, the lien of the Owner was removed by deleting his name in the other rights column of 7/12 extracts of the revenue records of the concerned authority as the price fixed for the land was fully paid by SHRI RAJARAM NAGO PATIL & Others and the Certificate under section 32M was issued to them;

10) Type of land holding class-2 was recorded for the land bearing survey number 5/2 & 5/5 occupied by 1) SHRI RATANCHANDRA BHIKANDAS BHATIYA 2) SHRI KRISHAN NAGO PATIL 3) SMT. MANUBAI RAJARAM PATIL 4) SHRI YASHWANT RAJARAM PATIL 5) SHRI BALARAM RAJARAM PATIL 6) SMT. MANDA MADHUKAR MHATRE 7) SHRI PRAKASH RAJARAM PATIL 8) SHRI SURESH RAJARAM PATIL 9) SHRI DHANRAJ RAJARAM PATIL 10) SMT. SUNITA JANARDHAN PATIL & 11) SMT. URMILA SWAMINATH MADHAVI and per the order of Hon'ble Sub-Divisional Officer, Panvel, type of land holding was changed as class-1 and same was mutated in the 7/12 Extracts of the revenue records of the concerned authority vide Mutation Entry No.- 1503, dated 27/09/2016;

11) By virtue of a Kharedikhat dated 28/10/2016, duly executed between 1) SHRI KRISHNA NAGO PATIL 2) SMT. MANUBAI RAJARAM PATIL 3) SHRI YASHVANT RAJARAM PATIL 4) SHRI BALARAM RAJARAM PATIL 5) SMT. MANDA MADHUKAR MHATRE 6) SHRI PRAKASH RAJARAM PATIL 7) SHRI SURESH RAJARAM PATIL 8) SHRI DHANRAJ RAJARAM PATIL 9) SMT. SUNITA JANARDHAN PATIL & 10) SMT. URMILA SWAMINATH MADHAVI, therein referred to as "THE VENDORS" of the One Part and 1) SHRI HARESH NATHURAM PORJI & 2) SHRI KISHORILAL BALDEV SHARMA, therein referred to as "THE PURCHASERS" of the Other Part, the Vendors,


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: 6 :

✓sold and transferred the land bearing Survey Number 5/2 to the said Purchaser for a sum of Rs. 14000000/- and on the terms and conditions contained therein and pursuant to the said Kharedikhat the said piece or parcel of land was mutated in the 7/12 Extracts of the revenue records of the concerned authority in favour of the 1) SHRI HARESH NATHURAM PORJI & 2) SHRI KISHORILAL BALDEV SHARMA, vide Mutation Entry No.- 1508, dated 21/12/2016;

12) As per the Maharashtra Government Gazzate dated 07/05/2016 and as per the direction of Tahsildar, Under the E-Pherphar project by using Re-Edit Module in the 7/12 extract of revenue records Khata Kramank 67 was removed and same changes has been mutated vide mutation entry number 1525;

That It has been represented and warranted by 1) SHRI HARESH NATHURAM PORJI & 2) SHRI KISHORILAL BALDEV SHARMA to the undersigned that there are no proceedings pending against the said plot of land in any court of law or before any other authority and you have not received any notice from any body having any claim of any kind on the said plot of land.

On the basis of the above and on the basis of the documents placed before me by 1) SHRI HARESH NATHURAM PORJI & 2) SHRI KISHORILAL BALDEV SHARMA and subject to compliances of all the laws, I am of the opinion that subject to the terms and conditions of the aforesaid documents and what is stated above, the title of land described below is clear and marketable and free from all encumbrances.


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: 7 :


This certificate has been issued on the basis of the copy of the documents placed before me at that particular point of time and without any liability on the part of the undersigned.

The Schedule above referred to

Plot of land bearing Survey/Gat Number 5, Hissa Number 2, Village - Ghot,
Taluka -Panvel, District - Raigad area admeasuring 0-23-4 H.R.P., pot
kharaba 0-04-5 H-R-P. total area 0-28-0 H.R.P..

Dated this 28th day of February, 2018.

Yours Truly,


RAMAKANT G. PAWAR
Advocate.

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ENCL. - Receipt No. 3081, dated 17/02/2018 for Rs. 750/- deposited for
search at sub registrar Office, Panvel.