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इतर पावती

Tuesday, 18 February 2020 4:01 PM

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3126 दिनांक: 18/02/2020

गावाचे नाव: चिघण

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2020

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: निनाथ भाऊसाहेब शिंगाडे

वर्णन अर्ज क्र. 480/2020 मौजे चिघण ता पनवेल जि रायगड येथील सर्व्हे नं 4/6 शोध सन 1991 ते 2020 पर्यंत  
(30 वर्षे)

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

रु. Sub Registrar Panvel 3

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012208186201920E दिनांक: 18/02/2020

दस्तावेजचे नाव व पत्ता:

TRUE COPY



**REPORT ON TITLE**

**TO WHOMSOEVER IT MAY CONCERN**

**Sub:** - Report on Title in respect of all that pieces and parcels of land situate, lying and being at Village – Chindhra, Taluka Panvel, District Raigad, The details of land bearing Survey No., Hissa No., Area and Assessment are mentioned herein below:-

<b>SURVEY/ GUT NO.</b>	<b>HISSA NO.</b>	<b>AREA (H-R-P)</b>	<b>ASSESSMENT (Rs.ps)</b>
4	6	0-43-40	8.81

This observation is written on the basis of 7/12 extract issued by Talathi Saja Parlekhurd, Taluka Panvel, District Raigad.

THIS IS TO CERTIFY that, as per information and documents provided & placed before us by Shri. Ninath Bhausahab Shingade, we have perused the documents and his Ownership, in respect of all that pieces and parcel of land situate, lying and being at Village Chindhra, Taluka Panvel, District Raigad, bearing Survey No. 4/6, admeasuring 0-43-40 H-R-P, as more particularly described in the Schedule hereunder written (hereinafter referred to as the "Said Property").

We have inspected the photocopies of the following documents:-

1. The Agreement for Sale Dated 6-03-2014.
2. The Sale Deed dated 26-09-2014.
3. Latest 7/12 Extract dated 11-09-2020.
4. All Mutation entries mentioned in the 7/12 Extract dated 11-09-2020.
5. Revenue records for the period 30 years of the said property.
6. Search Report dated 20-02-2020.

Except the above said documents no other documents are produced before us for Inspection.

The manner in which, **Shri. Ninath Bhausahab Shingade**, have acquired the Title on the said property is narrated as under:-



advocate.nancyjain@gmail.com

1. Vide Agreement for Sale Dated 6<sup>th</sup> March, 2014 executed by and between 1) Shri. Balaram Joma Deshekar, 2) Shri. Kailash Joma Deshekar, 3) Smt. Manda Ramdas Bhagat, and 4) Smt. Kusum Joma Deshekar have agreed to sell, transfer and convey in favour of Shri. Ninath Bhausahab Shingade the property bearing **1) Survey No. 4/6, admeasuring around 0H-21R-2P, assessment 4.31 Rs.Ps., and 2) Survey No. 4/7, admeasuring around 0H-22R-2P, assessment 4.50 Rs.Ps.**, for such consideration and upon such terms and conditions as mentioned therein. The Agreement for Sale is registered with the Sub Registrar of Assurance Under Serial No. Panvel4- 2650-2011 dated 06-03-2014.
2. Vide Sale Deed Dated 26<sup>th</sup> September, 2014 executed by and between 1) Shri. Balaram Joma Deshekar, 2) Shri. Kailash Joma Deshekar, 3) Smt. Manda Ramdas Bhagat, and 4) Smt. Kusum Joma Deshekar, through POA holder Nilesh Namdev Bhame have sold, transferred and conveyed in favour of Shri. Ninath Bhausahab Shingade the property bearing **1) Survey No. 4/6, admeasuring around 0H-21R-2P, assessment 4.31 Rs.Ps., and 2) Survey No. 4/7, admeasuring around 0H-22R-2P, assessment 4.50 Rs.Ps.**, for such consideration and upon such terms and conditions as mentioned therein. The Agreement for Sale is registered with the Sub Registrar of Assurance Under Serial No. Panvel5- 6469-2014 dated 26-09-2014. The Sub Divisional Officer , Panvel vide bearing Order No: TENANCY/B.P./SR/291/2014 (agriculture) on 17-09-2014 under sec 43, Rule 25A, 36 of the BTAL Act, 1948, have granted the Sale Permission.
3. The 7/12 Extract of the said property stands in the name of the **Shri. Ninath Bhausahab Shingade** herein.
4. **MUTATION ENTRIES MENTIONED IN THE 7/12 EXTRACT OF SURVEY NO. 4/6 dated 11-09-2020:**
  - a) Mutation Entry No. 16: the mutation entry recorded dated 05-11-57 :- the name of Gopal Vinayak Joshi is recorded as Kabjedaar in respect of property bearing Gut no. 2/3, 4/6, 5/12, 5/15, 10/3, 10/11, 11/1, 11/6, 12/0, etc .



- b) Mutation Entry No. 20: the mutation entry recorded dated 05-11-57 :- the name of Parsharam Sadashiv Gokhale through its legal representative Receiver Nazar Civil Court Thane appearing as kabjedaar in respect of property mentioned in other right column of ME.
- c) Mutation Entry No. 207: the Mutation entry recorded dated 01-01-58:- Joma Janu Deshekar from 1946/47 tilling the land as simple tenant and accordingly his name is recorded in the other right column. The Mutation transaction recorded in respect of property bearing Gut no. 4/6, 4/7, 41/3(P), 41/4 .
- d) Mutation Entry No. 452: the mutation entry recorded dated 18-09-64:- The Purchase price under 32G of the BTAL Act, fixed at Rs. 1136.17/- in the name of Joma Janu Deshekar and the charge of Kabjedaar Shankar Gopal Joshi kept in other right column. The Mutation transaction recorded in respect of property bearing Gut no. 4/6, 41/3b, 41/4.
- e) Mutation Entry No. 460: the mutation entry recorded dated 18-09-64 :- The Purchase price under 32G of the BTAL Act, fixed at Rs. 357.56/- in the name of Joma Janu Deshekar and the charge of Kabjedaar Parshuram Sadashiv Gokhale kept in other right column. The Mutation transaction recorded in respect of property bearing Gut no. 4/7.
- f) Mutation Entry No. 697: the mutation entry recorded dated 20-05-70 :- According to the Maharashtra Weight and Measure Act, 1958 and Indian Coinage Act, 1955, the effect of Decimal Scheme was given to the records of rights of Survey no. 1 to 141 by Special District Inspector of Land records, Colaba.
- g) Mutation Entry No. 1466:- the mutation entry recorded dated 05-10-2001 :- Shri. Joma Janu Deshekar have paid the purchase price under sec 32G of the BTAL Act in respect of property bearing Gut no. 4/7 and the charge of Kabjedaar Parshuram Sadashiv Gokhale have been removed from the other side column. The Certificate under Sec 32M issued bearing ref no. 32M/TNC/SR 3952 dated 22-02-2001.
- h) Mutation Entry No. 1894: the mutation entry recorded dated 12-09-2011 :- Shri. Joma Janu Deshekar have paid the purchase price under sec 32G of the BTAL Act in respect of property bearing Gut no. 4/6, 41/3B, 41/4, and the charge of Kabjedaar Shankar Gopal Joshi have been removed from the other side column. The Certificate under Sec 32M issued bearing ref no. 32M/TNC/SR/KAT-1 dated 20-12-2007.



- i) Mutation Entry No. 2150: the mutation entry recorded dated 18-06-2013 :- Shri. Joma Janu Alias Janya Deshekar expired on 23-04-2013 leaving behind 1) Balaram Joma Deshekar, (son), 2) Kailash Joma Deshekar (son), 3) Manda Ramdas Bhagat (daughter), 4) Kusum Joma Deshekar (daughter), 5) Kunda Ashok Ghone (daughter), 6) Shewta Joma Deshekar as his legal heirs in respect of property bearing Gut no. 41/4, 41/3B. Waras register no. 428.
- j) Mutation Entry No. 2172: the mutation entry recorded dated 04-12-2013 :- Shri. Joma Janu Alias Janya Deshekar expired on 23-04-2013 leaving behind 1) Balaram Joma Deshekar, (son), 2) Kailash Joma Deshekar (son), 3) Manda Ramdas Bhagat (daughter), 4) Kusum Joma Deshekar (daughter), 5) Kunda Ashok Ghone (daughter), 6) Shewta Joma Deshekar, also expired on 22-08-2013, leaving behind 1 to 5 as her legal heirs in respect of property bearing Gut no. 41/4, 41/3B, 4/7, 4/6. Waras register no. 435.
- k) Mutation Entry No. 2253: the mutation entry recorded dated 17-07-2014:- Kunda Ashok Ghone alias Anuradha Ashok Ghone expired on 31-01-1995, leaving behind 1) Balaram Joma Deshekar, (brother), 2) Kailash Joma Deshekar (brother), 3) Manda Ramdas Bhagat (sister), 4) Kusum Joma Deshekar (sister). The Mutation recorded on the basis of statement given, Affidavit and Panchanama to Talathi Saja Panvel 1 on 08-05-2014 and Tehsildar Panvel Letter bearing ref no. HAKKNOD/KAT -4/ 5813/2014 dated 10-06-2014, in respect of property bearing Gut no. 41/4, 41/3B, 4/7, 4/6. Varas Register no. 444.
- l) Mutation Entry No. 2263: the mutation entry recorded dated 29-09-2014 :- By Sale Deed dated 26-09-2014 registered with Sub Registrar under Serial no. 6469/2014 dated 26-09-2014, 1) Balaram Joma Deshekar, 2) Kailash Joma Deshekar, 3) Manda Ramdas Bhagat, 4) Kusum Joma Deshekar through its POA holder Nilesh Namdev Bhambe, have sold transferred and conveyed in favour of Ninath Bahusaheb Shingade property bearing Gut no. 4/6, 4/7. The Sub Divisional Officer, Panvel has granted the Sale Permission vide order bearing no. TENANCY/BP/SR 291/2014 (agriculture) dated 18-09-2014.
- m) Mutation Entry No. 2545: the mutation entry recorded dated 25-05-2018 :- The Inspector of Land Records letter bearing no. Bhumapan/Kami Jast PATrak/mauje Chindran/ Du.Ru. No. 104/117/2018 dated 05/02/2017 - Aakarphod of Survey No. 4/6



was carried out and by Tehsildar letter HAKKNOD/KAT-4/3559/2018 dated 07/03/2018, the rectification was carried out. The 7/12 extract of Survey no. 4/6 adm. 0-21-20 HRP and Assessment 04.31 Rs.ps and Survey no. 4/7 adm. 0-22-20 HRP and Assessment 04.50 Rs.ps , thus cumulatively adm 0-43-40 assessment 08.81 Rs. Ps, and new survey no. 4/6.

5. As instructed by client, we have not issued any public notice inviting claims or objections on the said property and therefore this note stands qualified to this extent.
6. At the request of **Shri. Ninath Bhausaheb Shingade**, we have also taken search, through the Search Clerk Mr. Vinay Mankame in respect of the said property. The Search Clerk has submitted his Report, vide his letter dated 20-02-2020, for 30 years i.e. from 1991 to 2020 wherein he has stated as under and also enclosed herewith:

**TRANSACTION**

**( Sub- Registrar, Panvel - 1 )**

- 1) In Sub Registrar Panvel1 from 1991 to 2020 in last i.e. 30 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub - Registrar PVL - 1.
- 2) Year of 1991 to 2001 in last i. e. 11 years record was found in torn condition. And in this 11 years if any transaction (entry) is found missed, then I will not be responsible.
- 3) Current year 2020 manually Index is not ready. (checked online)

**TRANSACTION**

**( Sub- Registrar, Panvel - 2 )**

- 1) In Sub Registrar Panvel2 from 2002 to 2020 in last i.e. 19 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub - Registrar PVL - 2.
- 2) Current year 2020 manually Index is not ready. (checked online)



**TRANSACTION**

**( Sub- Registrar, Panvel - 3 )**

- 1) In Sub Registrar Panvel 3 from 2005 to 2020 in last i.e. 16 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub - Registrar PVL - 3.
- 2) Current year 2020 manually Index is not ready. (checked online).

**TRANSACTION**

**( Sub- Registrar, Panvel - 4 )**

- 1) In Sub Registrar Panvel 4 from 2012 to 2020 in last i.e. 09 years as according to available records all records had been checked. Upon search of Index 2 I have found below mentioned transaction in the year 2014.
- 2) Current year 2020 manually Index is not ready. (checked online).

**TRANSACTION**

**( Sub- Registrar, Panvel - 5 )**

- 1) In Sub Registrar Panvel 5 from 2013 to 2020 in last i.e. 08 years as according to available records all records had been checked. Upon search of index 2 I have found below mentioned transaction in the year 2014.
- 2) Current year 2020 manually Index is not ready. (checked online).

According to the above schedule those entries which were found in Search are given as below :-

Village	Chindhnan
Sub Registrar Office	Panvel - 4
Nature of Deed	Agreement for Sale



Survey Sub Division and House No.	Land bearing Survey/Gut/Hissa No. 4/6 admeasuring about 0-21-2 HRP, Pkh 0-00-00HRP & Assessment Rs. Ps. 4.31, Land bearing Survey/Gut/Hissa No. 4/7 admeasuring about 0-22-2 HRP, Pkh 0-00-00HRP & Assessment Rs. Ps. 4.50, situated at Village - Chindhran, Tal - Panvel, Dist - Raigad.
Area	4340 Sq. Mtrs
Name of the Executing Party	Baliram Joma Deshekar, Kailas Joma Deshekar, Smt. Manda Ramdas Bhagat, Smt. Kusum Joma Deshekar Of all these POA holder Nilesh Namdev Bhame
Name of Claiming Party	Shri. Ninath Bhausahab Shingade
Date of Execution	06/03/2014
Date of Registration	06/03/2014
Serial No/Volume and Page	2650/2014
Value	1200000/-
Market Value	1192000/-
Stamp Duty	60000/-
Registration Fees	12000/-

Village	Chindhran
Sub Registrar Office	Panvel - 5
Nature of Deed	Sale Deed
Survey Sub Division and House No.	Land bearing Survey/Gut/Hissa No. 4/6 admeasuring about 0-21-2 HRP, Pkh 0-00-00HRP & Assessment Rs. Ps. 4.31, Land bearing Survey/Gut/Hissa No. 4/7 admeasuring about 0-22-2 HRP, Pkh 0-00-00HRP & Assessment Rs. Ps. 4.50, situated at Village - Chindhran, Tal -





	Panvel, Dist - Raigad.
Area	4340 Sq. Mtrs
Name of the Executing Party	Baliram Joma Deshekar, Kailas Joma Deshekar, Smt. Manda Ramdas Bhagat, Smt. Kusum Joma Deshekar Of all these POA holder Nilesh Namdev Bhame
Name of Claiming Party	Shri. Ninath Bhausahab Shingade
Date of Execution	26/09/2014
Date of Registration	26/09/2014
Serial No/Volume and Page	6469/2014
Value	1200000/-
Market Value	1192000/-
Stamp Duty	100/-
Registration Fees	100/-

**NOTE: -**

This sign indicate in the office of the Sub Registrar Office at Panvel - 1, 2, 3, 4 & 5 most of the records (Index II) manually & computerized record found in torn and mutilated condition.

7. On the basis of the aforesaid details given/ mentioned herein above and on the basis of the documents and materials placed before us for inspection, We are of the opinion that;
- a) We do not found any adverse entries regarding sale instances in respect of the said property.
  - b) **Shri. Ninath Bhausahab Shingade** is the Owner and occupant of the said property.



- c) **Shri. Ninath Bhausaheb Shingade** has every right to Develop the said property and the right to sale/Dispose/Develop the said property.
- d) That from the available record it is seen that said property is owned by **Shri. Ninath Bhausaheb Shingade** and his title over the said property is **clear, marketable and free from encumbrances and the flow of title is in consonance with the revenue record.**
8. That it has been represented and warranted by **Shri. Ninath Bhausaheb Shingade** to the undersigned that there are no court proceedings pending against the said property in any court of law or before any other authority and you have not received any notice from anybody having any claim of any kind on the said property.
9. Further **Shri. Ninath Bhausaheb Shingade**, has every right to develop the said property and construct building/ buildings as per the sanctioned plans. Subject to Compliance of various terms and conditions of sanctions and permissions granted by various authorities.
10. While taking search, We have considered only those transactions and mutation entries during the periods of 30 years and the mutation entries that are not related with therefore said properties are not considered while giving this Report on Title. It should be noted that as some of Index II registers were soiled, mutilated and tore condition, hence it was not possible to examine such registers. It is expressly clarified that this Report On title is restricted only to ascertain the title of the property and the nature of rights of present owner of the property and does not address any other issue. We have relied upon the description of the said property as mentioned in the revenue records and the available documents.
11. This certificate is issued on the basis of the copy of the documents, discussion and information placed before us at that particular point of time and without any liability on the part of the undersigned. Therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, response and other information furnished to us.

**THE SCHEDULE ABOVE REFERRED TO**



ALL THAT pieces and parcels of land situate, lying and being at Village Chindhra, Taluka Panvel, District Raigad and the details regarding the Survey No., Hissa No., Area, Assessment are more particularly described herein below:

SURVEY/ GUT NO.	HISSA NO.	AREA (H-R-P)	ASSESSMENT (Rs.ps)
4	6	0-43-40	8.81

And bounded as follows: -

On or towards the East :- As per the Revenue Record / Plan  
On or towards the North :- As per the Revenue Record / Plan  
On or towards the West :- As per the Revenue Record / Plan  
On or towards the South :- As per the Revenue Record / Plan

DATED THIS 16<sup>th</sup> OCTOBER, 2020.

For TATTVA CONSULTANT

ADV. NANCY JAIN



en - Receipt No. PVL 3-0-2020 dated 18-02-2020 for Rs. 750 deposited for search at Sub Registrar office, Panvel 3.