ADYOCATE, MITIN SHINDE

Annexwe-T

advocate, high court a notary, govt. of india

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairane, Navimumbai-400709.

Date: 14 /08/2015.

SEARCH REPORT/ TITLE

TO WHOM SOEVER IT MAY CONCERN

Kharghar, I have personally carried out the scarch of the property described below. With the instructions and information provided to me by Mr. Ninath Bhausaheb Shingade,

Registrar office, Panvel , PVL on 13/08/2015 , vide receipt no. 7463 dtd. 11/08/2015 In the process of investigation and for giving search report I have gone through Index-II kept at Sub-

follows: table. (COPIES OF 7/12, CERTIFICATE AND 8a EXTRACT ANNEXED.) I submit my report as ${\sf pustak}$ (${\sf Entry Register}$), 7/12 extract ${\sf and}$ 8a extract ${\sf pertaining}$ to the ${\sf said}$ ${\sf fand}$ as ${\sf described}$ ${\sf below}$ in I have also personally visited the Talathi office at Palekhurd on 13/08/2015 and checked the ferfar

PRESENT OWNER

Mr. NINATH BHAUSAHEB SHINGADE.

DESCRIPTION OF THE LAND

District – Raigad, within the limit of Panvel Panchayat Samittee and Raigad Zilla Parishad and under All piece/s and parcel of land situated, lying and being at Village - Chindran Assurance of Sub Registrar Panvel , Taluka- Panvel ,

		Sr.No.
ÇЯ		o. Survey No.
4		Hissa No.
0-69-1	(Hector)	Area
13.20	Rs.	Assesment

position. Some register books are misplaced hence were not available for perusal. books kept for search at SRO Panvel are torn, were found not legible, in very critical and scattered available for search was mutilated, torn and pages were missing. register record. I perused the register books kept at Sub-Registrar Office, PANVEL . Many register maintained from Dec 2001 $^{\prime\prime}$. The Index -II record for the years 1985 to 2001 i.e. manual index AND EARLIER was not available for inspection and the staff stated reasons While investigation I found that in SRO Panvel computerized record of Index II of the year 2001 I have taken search of Index-II "the same is

more specifically located at situated, lying and being at Village - Chindran , Taluka- Panvel , District bhogwatdar: /kabjedar on 7/12 extract in respect of Survey No. 5 hissa no. 4 of 0-69-1 area of land 2014 dtd. 11/9/2014 registered at office of sub – registrar of assurances PVL – IV , was entered as Raigad, within the limit of Panvel Panchayat Samittee and Raigad Zilla Parishad. That vide ferfar pustak No. 2261 name of Mr. Ninath Bhausaheb Shingade as per document no. 6206/

and search notes as under available to me at that time I have taken search & accordingly have furnished my search title report loose position. That the record available is not in proper alphabetical condition but out of the records While investigation I found that in SRO Panvel record of Index II of the year 2013 & 2014 is yet in

ADV. NITIN SHINDE Shop No. 2, P. R. Mhatra Compound, Sec- 12, Koparkhairane, Navi Mumbai - 400 709.

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairane, Navinumbai-400709.

with office Sub-Registrar at Panvel 1 to 3 for the last 30 years commencing from 1986 to 2015 and TITLE TRACKING REPORT revenue records, I observe as follows; Based on the documents provided to me and search conducted

	1727 01/01/		1150	1144	993	707	345	202	25	Mutation No.
707	01/01/2010	03/10/1997	12/09/1990	08/06/1990	20/03/1984	15/07/1971	01/10/1962	01/01/1958	05/11/1957	Date
	legal heirs of deceased 1. Mr. Vishram Babu Deshekar, Son 2. Mr. Kana Babu Deshekar, Son 3. Mr. Balaram Babu Deshekar, Son 4. Mr. Dattatrey Babu Deshekar, Son 5. Mr. Laxman Babu Deshekar, Son 4. Mr. Dattatrey Babu Deshekar, Son 5. Mr. Laxman Babu Deshekar, Son substituted as legal heirs. Mr. Ananta Babu Deshekar, was died on 10/10/2000 and legal heirs of deceased 1. Mr. Ganesh Ananta Deshekar, Son 2. Mr. Gangaram Ananta Deshekar, Son 3. Mr. Prakash Ananta Deshekar, Son 4. Mr. Subhash Ananta Deshekar, Son 5. Pushpa Ananta Deshekar, Daughter 6. Asha Ananta Deshekar, Daughter 7. Ranjana Ananta Deshekar, Daughter 8. Padibai Ananta Deshekar, Daughter substituted as legal hei:s.	Mr. Babu Hasha Deshekar, was died on 15/11/1996 and legal heirs of deceased 1. Mr. Vishram Babu Deshekar, Son 2. Mr. Kana Babu Deshekar, Son 3. Mr. Ananta Babu Deshekar, Son 4. Mr. Balaram Babu Deshekar, Son 5. Mr. Dattatrey Babu Deshekar, Son 6. Mr.Laxman Babu Deshekar, Son 7. Mrs. Muktabai Babu Deshekar, Widow substituted as legal heirs.	Mr. Ramchandra Hasha Deshekar, was died on 1 years ago and legal heirs of deccased 1. Mrs. Sitabai Ramchandara Deshekar, Widow 2. Mr. Balu Ramchandara Deshekar, Son 3. Santosh Ramchandra Deshekar, Son 4. Mrs. Sumanbai Krishan Padekar, Daughter 5. Mrs. Mai Ram Bhoir, Daughter 6. Mrs. Bebi Ram Bhoir, Daughter 7. Mrs.Chhabi Janardhan Patil, Daughter 8. Kalpana Ramchandra Deshekar, 9. Usha Ramchandra Deshekar, Daughter substituted as legal heirs.	Tenant Mr. Pandurang Hasha Deshekar has paid the boja /consideration of Rs.1135 the encumbrance in the name of Mr. Shridhar Jagannat Mankame was removed from the record of other rights.	Mr. Babu Hasha Deshekar has given statement and their record the name of his brothers Mr. Pandurang Hasha Deshekar & Mr. Ramchandra Hasha Deshekar had been recorded as a kabjedar of the said land properties.	Additional Land Tahsidar Panvel declared that the tenant Mr. Babu Hasha Deshekar has agreed to purchase said land for a consideration of Rs.1135 to be paid as per B.T.A.L. Section 43 and Mr. Babu Hasha Deshekar was entered into the column of Occupier of said land and the name of the vendor of said land Mr. Shridhar Jagarmat Mankame is entered into column of other rights.	Mr. Shridhar Jagannath Mankame has taken Loan of Rs. 2400/- From Mr. Dhondo Balkrishna Soman Kapada Dukan Panvel its owner Mr. Vasudev Shankar Koshe.	Mr. Babu Hasha Deshekar Was cultivated said land From 1946- 47 till year of 1958	Mr. Shridhar Jagannath Mankame was recorded as Old Khatedar/ Possessor of said Property on revenue record	Remark

Shop No. 2, P. R. Mhatre Compound, Sec. 12, Koparkhairane, Navi Mumbai - 400 709.

ADVOCATE, HIGH COURT & NOTARY, GOYT. OF INDIA ADVOCATE, NITIN SHINDS

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12.

Koparkhairane, Nevimumbai-400709.

agriculutural land as per Hon'ble Collector's order MASHA/L,N,A,1(b) S.R-489/2014 Dated: 18/05/2015
As per record the said property has been converted into non-
permission for sale to Mrs. Barakubai Pandurang Deshekar & Others. SALE DEED OF PROPERTY BY AND BETWEEN Mrs. Barakubai Pandurang Deshekar & Chers - VENDOR therein AND Mr. NINATH BHAUSAHEB SHINGADE - PURCHASER therein DTD. 11/09/2014. The said sale deed is registered with Joint Sub-Registrar office Of Panvel , under document serial no. PVL - 6206/2014 , on 11/09/2014.
On 07/08/2014 Tashildar Panvel passed an order u/s 32G of the Bombay Tenancy and Agricultural lands Act, 1948 VIDE ORDER
heirs of deceased 1. Mrs. Barakubai Pandurang Deshekar, Widow 2. Mr. Vasudev Pandurang Deshekar, Son 3. Mr. Atmaram Pandurang Deshekar, Son 4. Mrs. Gangabai Govind Mali, Daughter 5. Mrs. Chandrabai Parshuram Mali, Daughter 6. Pratibha Pandurang Deshekar Deshekar, Daughter 7. Mrs. Tara Manoj Patil, Daughter 8. Mr. Avinash Balaram Shedage, Daughter's Son 9. Mrs. Vanita Janardan Gharat, Daughter's Daughter 10. Mrs. Sarita Sharad Bhoir, Daughter's Daughter 11. Mrs. Anita Sujit Thakur, Daughter's Daughter substituted as legal heirs.
Whereas Mrs. Sitabai Ramchandara Deshekar, Mrs. Sumanbai Krishan Padekar, Mrs. Mai Ram Bhoir, Mrs. Bebi Ram Bhoir, Mrs.Chhabi Janardhan Patil, Kalpana Ramchandra Deshekar, Usha Ramchandra Deshekar, Pushpa Ananta Deshekar, Asha Ananta Deshekar, Ranjana Ananta Deshekar, Padibai Ananta Deshekar, released the all rights & interest of the said Land In Favor of 1. Mr. Pandurang Hasha Deshekar, 2. Mr. Santosh Ramchandra Deshekar, 3.Mr. Kana Babu Deshekar, 4.Mr. Ganesh Ananta Deshekar, 5.Mr. Gangaram Ananta Deshekar, 6.Mr. Prakash Ananta Deshekar, 7.Mr. Subhash Ananta Deshekar, 8. Mr. Balaram Babu Deshekar, 9. Mr. Dattatrey Babu Deshekar 10. Mr. Balu Ramchandara Deshekar 11. Mr. Vishram Babu Deshekar 12. Mr. Laxman Babu Deshekar and have executed Released Deed registered at Sub-Registrar Panvel on 02/03/2009 Vide documents Serial No. PVL1-1229/2009
This property was in the name of I.Mr. Pandurang Hasha Deshekar, 2.Mr. Santosh Ramchandra Deshekar, 3.Mr. Kana Babu Deshekar, 4.Mr. Ganesh Ananta Deshekar, 5.Mr. Gangaram Ananta Deshekar, 6.Mr. Prakash Ananta Deshekar 7.Mr. Subhash Ananta Deshekar, 8. Mr. Balaram Babu Deshekar, 9. Mr. Dattatrey Babu Deshekar 10. Mr. Balu Ramchandara Deshekar 11. Mr. Vishram Babu Deshekar 12. Mr.Laxman Babu Deshekar 12. Mr.Laxman Babu Deshekar by way of Deed of Partition made in respect of the said Land & other Lands and registered at Sub-Registrar Panvel on 02/03/2009 vide Documents Sr. No. PVL1-1230/2009. The Said property was named to each person as follows- In the name of Mr. Pandurang Hasha Deshekar & Mr. Santosh Ramchandra Deshekar the said property came as follows.
Remark

ADYOCATE, HIGH COURT & NOTARY, GOYT. OF INDIA Shop. No. 2, P.R. Mhatre Compound, Opp. Baiaji Garden C.H.S. Ltd., Sec-12, Koparkhairane, Navimumbai-400709.

Notes of Search

No entry round ADV. NITIN SHINDE	1107	20.
	2010	3 5
NI TIME TO SEE THE PROPERTY OF SERVICE AND ADDRESS OF SERVICE AND AD	2010) J
PVL - I By And Between fami		
PARTITION DEED DTD. 2/3/2009 VIDE DOCUMENT No.		
specifically recorded at fer far mustak No. 1736 dtd. 4/3/2010		
Deshekar and other sisters, relatives as Releasers and Mr.		
PVL - I By And Between Mrs. Sitabai Ramcha		
	2009	24.
	2008	23.
No Entry Found	2007	22
No Entry Found	2006	21.
No Entry Found	2005	20.
No Entry Found	2004	19.
No Entry Found	2003	18.
No Entry Found	2002	17.
and mutilated condition.	1,007	į
	2001	1,7
Village entry not found . Register not legible register is in torn	2000	15.
		1
Village entry not found . Register not legible register is in torn	1999	#±
(
Village entry not found . Register not legible register is in torn	1998	13.
and mutilated condition.	****	
Register not legible register is	1997	12
Village entry not found . Register not legible register is in torn and mutilated condition	1996	17.
and mutilated condition.		
Register not legible register is	1995	10.
Vallage entry not found . Kegister not legible register is in torn and mutilated condition	1994	'n
	300	
Village entry not found . Register not legible register is in torn	1993	œ
and mutilated condition.		
51	1997	7
Village entry not found . Register not legible register is in torn	1991	6
and mutilated condition.		
	1990	رم د
and mutilated condition	1202	iŧ
4.	1000	-
Village entry not found. Register not legible register is in torn	1988	ω
and inutilated condition.	100	
	1087	3
~	1986	ب
FINDING	YEAR	Sr.No.

Shop No. 2, P. R. Mhatre Compound, Sec- 12, Koparkhairane, Navi Mumbai - 400 709.

ADVOCATE. NITIN SHINDE

ADYOCATE, HIGH COURT & NOTARY, GOYT. OF INDIA

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairane, Navimumbai-400709.

						_	
					29	28.	27
					2014	2013	2012
The said sale deed is registered with Joint Sub-Registrar office Of Panvel ~ IV, under document serial no. PVL IV ~ 6206 -2014 on 11 / 09 / 2014.	VASUDEO PANDURANG DESHEKAR AND OTHERS - VENDOR therein AND MR. NINATH BHAUSAHEB SHINGADE - PURCHASER therein DTD. 11/09/2014.	SALE DEED OF PROPERTY BY AND RETWEEN M.	ORDER No. Vasuli/Kath-1/ S.R. 83 / 2014 (Agri.) dtd. 7/08/2014 granting permission for sale to Mr. VASUDEO	Bombay Tenancy and Agricultural lands Act , 1948 VIDE	On 7/08/2014 Panvel Tahislidar passed an order 11/s 37C of the	No Entry Found	No Entry Found

S.R-489/2014 Dated: 18/05/2015. entry no. 2321 dtd. 06/06/2015 as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(b) As per record the said property has been converted into non-agriculutural land as per ferfar pustak

pertaining to the said land bearing survey number as mentioned hereinabove in the table. That 12/09/2014 to 13th Aug , 2015 didn't have any records or entries in respect of abovementioned While investigating I did not find any adverse entry or any registered encumbrances

Sub-Registrar of Assurances, Panvel , at that time on 13/08/2015 and at Talathi Office , Palekhurd on 13/08/2015. Client is advised to issue a paper publication notice prior to any kind of transaction. report is subject to, on the basis of records made available for search in office of the

Hence the present search report.

to bear clear marketable title without any registered encumbrances. On the basis of the above discussion and search carried out by me, Mr. Ninath Bhausaheb Shingade in respect of the property listed hereinabove mentioned table seems in my opinion the title of

Date :-14/08/2015

Koparkhairane.

r. Nith Shinde

ADV. NITIN SHINDE Shop No. 2, P. R. Mhatre Compound, Sec- 12, Koparkhairane, Navi Mumbai - 400 709.

The state of the state of

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairane, Navimumbai-400709.

Date: 14 /08/2015

SEARCH REPORT/ TITLE

TO WHOM SOEVER IT MAY CONCERN

Kharghar, I have personally carried out the search of the property described below With the instructions and information provided to me by Mr. Ninath Bhausaheb Shingade,

Registrar office, Panvel , PVL on 13/08/2015 , vide receipt no. 7463 dtd. 11/08/2015 In the process of investigation and for giving search report I have gone through Index-II kept at Sub-

table. | COPIES OF 7/12 , CERTIFICATE AND 8a EXTRACT ANNEXED. | I submit my report as pustak (Entry Register) , 7/12 extract and 8a extract pertaining to the said land as described below in I have also personally visited the Talathi office at Palekhuid on 13/08/2015 and checked the ferfar

PRESENT OWNER

Mr. NINATH BHAUSAHEB SHINGADE

DESCRIPTION OF THE LAND

District - Raigad, within the limit of Panvel Panchayat Samittee and Raigad Zilla Parishad and under Assurance of Sub Registrar Panvel. piece/s and parcel of land situated, lying and being at Village - Chindran , Taluka- Panvel ,

	1			
1.87	0 - 11 - 00	ĊΊ	យា	<u></u>
Rs.	(Hector)			
Assesment	Area	Hissa No.	Survey No.	Sr.No.

position. Some register books are misplaced hence were not available for perusal. books kept for search at SRO Panvel are torn, were found not legible, in very critical and scattered register record. I perused the register books kept at Sub-Registrar Office, PANVEL. Many register available for search was mutilated , torn and pages were missing. maintained from Dec 2001 " . The Index -II record for the years 1985 to 2001 i.e. marual index AND EARLIER was While investigation I found that in SRO Panvel computerized record of Index II of the year 2001 not available for inspection and the staff stated reasons I have taken search of Index-II "the same

more specifically located at situated, lying and being at Village - Chindran , Taluka- Panvel , District bhogwatdar /kabjedar on 7/12 extract in respect of Survey No. 5 hissa no. 5 That vide ferfar pustak No. Raigad, within the limit of Panvel Panchayat Samittee and Raigad Zilla Parishad. 2046 name of Mr. Ninath Bhausaheb Shingade of 0-11-00 area of land was entered as

condition but out of the records available to me at that time I have taken search & accordingly have While investigation I found that in SRO Panvel 1, 2, 3, 4 and 5 record of Index II of March , 2014 till date is mixed and yet in loose position. That the record available is not in proper alphabetical furnished my search title report and search notes as under

ADV. NITIN SHINDE Shop No. 2, P. R. Mhatre Compound, Sec- 12, Koparkhairane, Navi Mumbai - 400 709.

ADYOCATE, HIGH COURT & NOTARY, GOYT. OF INDIA ADYOCATE. NITIN SHINDE

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairane, Navimumbai-400709.

مها معرف

revenue records, I observe as follows; with office Sub-Registrar at Panvel 1 to 3 for the last 30 years commencing from 1986 to 2015 and TITLE TRACKING REPORT Based on the documents provided to me and search conducted

2323	2046	2022	1951	1249	960	839	327	210	26	Mutation No.
06/06/2015	10/07/2012	07/04/2012	01/11/2011	01/02/1994	21/04/1982	01/08/1976	20/12/1704	01/01/1958	05/11/1957	Date
As per record the said property has been converted into non-agriculutural land as per Hon'ble Collector's order vide no. MASHA/L.N.A.I(b) S.R-84/2014 Dated: 18/05/2015.	On 20/06/2012 Panvel S.D.O. passed an order u/s 32G of the Bombay Tenancy and Agricultural lands Act , 1948 VIDE ORDER No. Tenancy/V.P./ S.R. /479A 2012(Agri.) dtd. 20/06/2012 granting permission for sale to Mr. BALARAM NAGA DURGE. SALE DEED OF PROPERTY BY AND BETWEEN Mr. BALARAM NAGA DURGE - VENDOR therein THROUGH HIS POA HOLDER Mr. NILESH NAMDEO BHAME AND Mr. NINATH BHAUSAHEB SHINGADE - PURCHASER therein THROUGH HIS POA HOLDER Mr. NILESH NAMDEO BHAME DTD. 29/06/2012. The said sale deed is registered with Joint Sub- Registrar office Of Panvel, under document serial no. PVL - 8055 -2012, on 29/06/2012.	Without Consideration Released Deed registered at Sub-Registrar Parivel on Dt. 27/03/2012 vide serial No. FVL1-3188/2012 1. Mr. Maruti Krishna Thombare 2. Mr. Bhau Krishna Thombare 3. Mr. Shivaji Krishna Thombare 4. Mrs. Vithabai Kathod Thakare 5. Mrs. Jamanabai Pandurang Borade 6. Mrs. Bhimabai Shriram Durge and have executed Released Deed in the name of Mr. Balaram Naga Durge.	Mrs. Gangubai Krishana Thombare, died on 09/02/2009 and legal heirs of deceased 1. Mr. Maruti Krishna Thombare, Son 2. Mr. Bhau Krishna Thombare, Son 3. Mr. Shivaji Krishna Thombare, Son 4. Mrs. Vithabai Kathod Thakare, Daughter 5. Mrs. Jamanabai Pandurang Borade, Daughter 6. Mrs. Bhimabai Shriram Durge, Daughter substituted as legal heirs.	Mrs. Audibai Naga Durge died 6 years ago and legal heirs of deceased 1. Mr. Balaram Naga Durge, Son 2. Mrs. Gangubai Krishana Thombare, Daughter substituted as legal heirs.	Mr. Naga Laxman Durge died 3 years ago and legal heirs of deceased 1. Mr. Balaram Naga Durge, Son 2. Mrs. Gangubai Krishana Thombare, Daughter 3. Mrs. Audibai Naga Durge, Widow substituted as legal heirs.	Tenant Mr. Naga Laxman Durge has paid the consideration of Rs.239.14 the encumbrance in the name of Mr. Magan Kanji Shah was removed from the record of other rights.	Laxman Durge has agreed to purchase said land for a consideration of Rs.239.14 to be paid as per B.T.A.L. Section 43 and Mr. Naga Laxman Durge was entered into the column of Occupier of said land and the name of the vendor of said land Mr. Magan Kanji Shaha is entered into column of other rights.	Mr. Naga Laxman Durge Was cultivated said land From 1946-47	Mr. Magan Kanji Shah was recorded as Old Khatedar/ Possessor of said Property on revenue record	Remark

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairanc, Navimumbai-400709.

Notes Of Search

27.	26.	25.	24.	23.	22	21.	20.	19.	18.	17.	16.	15	1	14 15.	12.	11.	10.	,9	.80	7.	6	ណ	·ł.	ω	2.	1.	Sr.No.
2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1 27 2	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	YEAR
RELEASE DEED OF PROPERTY BY AND BETWEEN Mr. MARUTI KRISHNA THOMBARE, Mr. BHAU KRISHNA THOMBARE, Mr. SHIVAJI KRISHNA THOMBARE, Mrs. VITHABAJ KACTHOR THAKARE, Mrs. JAMNABAI PANDURANG BORADE & Mrs. BHIMABAI SHRIRAM DURGE - RELEASERS AND BALARAM NAGA DURGE - RELEASEE therein DTD. 27/03/2012. The said Release deed is registered with Joint Sub- Registrar office Of Panvel, under document serial no. PVL- 3188-2012, on 27 / 03 / 2012.	No Entry Found	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	vulage entry not round. Register not legible register is in form and mutilated condition.	Village entry not found. Kegister not legible register is in form and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	FINDING									

ADV. NITIN SHINDE Shop No. 2, P. R. Mhatre Compound, Sec- 12, Koparkhairane, Navi Mumbai - 400 709.

ADYOCATE, HIGH COURT & NOTARY, GOYT. OF INDIA ADYOCATE. NITIN SHINDE

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairane, Navimumbai-400709.

No Entry Found	2014	30.
No Entry Found	2013	29.
29/06/2012.		
Of Panvel, under document serial no. PVL - 8055 -2012, on		
The said sale deed is registered with Joint Sub- Registrar office		
BHAME DTD. 29/06/2012.		
THROUGH HIS POA HOLDER Mr. NILESH NAMDEO		
NINATH BHAUSAHEB SHINGADE - PURCHASER therein		
POA HOLDER Mr. NILESH 'NAMDEO BHAME AND Mr.		
BALARAM NAGA DURGE - VENDOR therein THROUGH HIS		
SALE DEED OF PROPERTY BY AND BETWEEN Mr.		
NAGA DORGE.		
20/06/2012 granting permission for sale to Mr. BALARAM		
ORDER No. Tenancy/V.P./ S.R. /479A 2012(Agri.) dtd.		
Bombay Tenancy and Agricultural lands Act , 1948 VIDE		
On 20/06/2012 Panvel S.D.O. passed an order u/s 32G of the	2012	28.

the said land bearing survey number as mentioned hereinabove in the table. While investigating I did not find any adverse entry or any registered encumbrances pertaining to That January to 13th Aug, 2015 didn't have any records or entries in respect of abovementioned land.

84/2014 Dated: 18/05/2015. entry no. 2323 dtd. 06/06/2015 as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(b) S.R.-As per record the said property has been converted into non- agriculutural land as per ferfar pustak

13/08/2015. Client is advised to issue a paper publication notice prior to any kind of transaction. Registrar of Assurances, Panvel , at that time on 13/08/2015 and at Talathi Office , Palekhurd on This report is subject to, on the basis of records made available for search in office of the Sub-

Hence the present search report.

bear clear marketable title without any registered encumbrances. Ninath Bhausaheb Shingade in respect of the property listed hereinabove mentioned table seems to On the basis of the above discussion and search carried out by me , in my opinion the title of Mr.

Date:-14/08/2015

Koparkhairane.

Mr. Nitin Shinde

ADV. NITIN SHINDE Shop No. 2, P. R. Mhatre Compound, Sec- 12, Koparkhairane, Navi Mumbai - 400 709.

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12 Koparkhairane, Navimumbai-400709.

Date: 14 /08/2015

SEARCH REPORT/ TITLE

TO WHOM SOEVER IT MAY CONCERN

Kharghar, I have personally carried out the search of the property described below With the instructions and information provided to me by Mr. Ninath Bhausaheb Shingade,

Registrar office, Panvel , PVL on 13/08/2015 , vide receipt no. 7463 dtd. 11/08/2015In the process of investigation and for giving search report I have gone through Index-II kept at Sub-

pustak (Entry Register), 7/12 extract and 8a extract pertaining to the said land as described below in table. { COPIES OF 7/12, CERTIFICATE AND 8a EXTRACT ANNEXED. } I submit my report as tollows: I have also personally visited the Talathi office at Palekhurd on 13/08/2015 and checked the ferfar

PRESENT OWNER

Mr. NINATH BHAUSAHEB SHINGADE

DESCRIPTION OF THE LAND

All piece/s and parcel of land situated, lying and being at Village – Chindran $\,$, Taluka- Panvel $\,$ Assurance of Sub Registrar Panvel District - Raigad, within the limit of Panvel Panchayat Samittee and Raigad Zilla Parishad and under

1. 5		Sr.No. Survey No.
6		No. Hissa No.
0 - 12 - 00	(Hector)	Area
1.44	Rs.	Assesment

position. Some register books are misplaced hence were not available for perusal. books kept for search at SRO Panvel are torn, were found not legible, in very critical and scattered register record. I perused the register books kept at Sub-Registrar Office, PANVEL. Many register available for search was mutilated, torn and pages were missing. maintained from Dec 2001 " . The Index -II record for the years 1985 to 2001 i.e. manual index AND While investigation I found that in SRO Panvel computerized record of Index II of the year 2001 EARLIER was not available for inspection and the staff stated reasons I have taken search of Index-II "the same is

more specifically located at situated, lying and being at Village - Chindran , Taluka- Panvel , District bhogwatdar /kabjedar on 7/12 extract in respect of Survey No. 5 hissa no. 6 of 0-12-00 area of land - Raigad, within the limit of Panvel Panchayat Samittee and Raigad Zilla Parishad . That vide ferfar pustak No. 2048 name of Mr. Ninath Bhausaheb Shingade was entered as

furnished my search title report and search notes as under condition but out of the records-available to me at that time I have taken search & accordingly have While investigation I found that in SRO Panvel 1, 2, 3, 4 and 5 record of Index II of March , 2014 till is mixed and yet in loose position. That the record available is not in proper alphabetical

ADV. Nif IN SHINDE Shop No. 2, P. H. Mhatre Compound, Sec- 12, Koparkhairane, Navi Mumbai - 400 709.

ADYOCATE, HIGH COURT & NOTARY, GOVT. OF INDIA ADYOCATE. NITIN SHINDE

احتني

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairanc, Navimumbai-400709.

revenue records, I observe as follows; with office Sub-Registrar at Panvel 1 to 3 for the last 30 years commencing from 1986 to 2015 and TITLE TRACKING REPORT Based on the documents provided to me and search conducted

	1	{T					r			1
2323	2048		1818	1040	1036		955	392	9	Mutation No.
06/06/2015	10/07/2012		02/05/2011	10/10/1986	10/10/1986		19/04/1982	01/01/1958	05/11/1957	Date
As per record the said property has been converted into non-agriculutural land as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(b) S.R-84/2014 Dated: 18/05/2015.	SALE DEED OF PROFERTY BY AND BETWEEN Mr. MOHD. SALIM MOHD. GOS - VENDOR therein AND MRNINATH BHAUSAHEB SHINGADE PURCHASER therein DTD. 21/06/2012. The said sale deed is registered with Joint Sub-Registrar office Of Panvel, under document serial no. PVL - 7647-2012, on 21 / 06 / 2012.	The said sale deed is registered with Joint Sub-Registrar office Of Panvel – 1, under document serial no. PVL 1 – 3728 -2011 , on 14 $/$ 03 $/$ 2011.	SALE DEED OF PROPERTY BY AND BETWEEN Mr. BALARAM NAGA DURGE - VENDOR therein AND MR. MOHD. SALIM MOHD. GOS - PURCHASER therein DTD. 14/03/2011.	Mrs. Gangubai Babu Durge transfer her rights orally in the name of Mr. Balaram Naga Durge (her Nephew) as per Vardi Notice.	1. Mr. Dashratha Babu Durge 2. Mr. Tanaji Babu Durge 3. Mr. Shivaji Babu Durge 4. Mr. Mohan Babu Durge 5. Mr. Gotiram Babu Durge 6. Mrs. Shevanti Raghunath Thorave 7. Mrs. Bebi Babu Durge they released their rights in Favors Mrs. Gangubai Babu Durge as per Vardi Notice.	1. Mr. Dashratha Babu Durge, Son 2. Mr. Tanaji Babu Durge, Son 3. Mr. Shivaji Babu Durge, Son 4. Mr. Mohan Babu Durge, Son 5. Mr. Gotiram Babu Durge, Son 6. Mrs. Shevanti Raghunath Thorave, Daughter 7. Mrs. Bebi Babu Durge, Daughter 8. Gangubai Babu Durge, Widow substituted as legal heirs.	Ramji Durge has agreed to purchase said land tion 43 and Mr. Babu Ramji Durge was entered in Decupier of said land and the name of the vendor ishnaji Tirmbak Mankame is entere into column carries of died 3 years ago and local being of die armii Durge died 3 years ago and local being of die	Mr. Babu Ramji Durge Was cultivated said land From 1946-47 Additional Land Tahsidar Panvel declared that the tenant	Mr. Krishnaji Trimbak Mankame was recorded as Old Khatedar/ Possessor of said Property on revenue record	Remark

TOTAL THE MILE TOTAL STATE OF THE STATE OF T

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairane, Navimumbai-400769. ADVOCATE, HIGH COURT & NOTARY, GOVT. OF INDIA

Notes Of Search

}		Mores OT Seaton
Sr.No.	YEAR	FINDING
.	1986	Village entry not found. Register not legible register is in torn and mutilated condition.
2.	1987	Village entry not found . Register not legible register is in torn and mutilated condition.
ω	1988	Village entry not found. Register not legible register is in torn and mutilated condition.
4.	1989	Village entry not found. Register not legible register is in torn and mutilated condition
'n	1990	Village entry not found . Register not legible register is in torn
7	1991	
ġ.	1441	Village entry not found. Register not legible register is in torn and mutilated condition.
7.	1992	Village entry not found. Register not legible register is in torn and mutilated condition.
,8	1993	Village entry not found. Register not legible register is in torn and mutilated condition.
9,	1994	Village entry not found. Register not legible register is in torn
10.	1995	Village entry not found. Register not legible register is in torn
11.	1996	Village entry not found . Register not legible register is in torn
12.	1997	Village entry not found. Register not legible register is in torn and mutilated condition
13.	1998	Village entry not found. Register not legible register is in torn and mutilated condition.
14,	1999	Village entry not found. Register not legible register is in torn and mutilated condition.
15.	2000	Village entry not found. Register not legible register is in torn and mutilated condition.
16.	2001	Village entry not found . Register not legible register is in torn and mutilated condition.
17.	2002	No Entry Found
18.	2003	No Entry Found
19.	2004	No Entry Found
20.	2005	No Entry Found
21.	2006	No Entry Found
22	2007	No Entry Found
23.	2008	No Entry Found
24.	2009	No Entry Found
25.	2010	No Entry Found
26.	2011	
		SALE DEED OF PROPERTY BY AND BETWEEN Mr. BALARAM NAGA DURGE - VENDOR therein AND MR. MOHD SALIM MOHD GOS - PHRCHASER therein DTD.
,		09/03/2011. The said sale deed is registered with Joint Sub- Registrar office Of Panvel - 1, under document serial no. PVL 1 - 3728 -2011, on
		14 / 03 / 2011.

ADV. NITN SHINDE
Shop No. 2, P. R. Whatre Compound,
Sec-12, Kobarkhairane,
Navi Mumbai - 400 709.

adyocate, high court & notary, goyt. of india ADYOCKIEL MITIN SHINDE

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairane, Navimumbai-400709.

29.	28.		27.
2014	2013		2012
2014 No Entry Found	No Entry Found	SALE DEED OF PROPERTY BY AND BETWEEN Mr. MOHD. SALIM MOHD. GOS - VENDOR therein AND Mr. NINATH BHAUSAHEB SHINGADE - PURCHASER therein THROUGH HIS POA HOLDER Mr. NILESH NAMDEO BHAME DTD. 21/06/2012 The said sale deed is registered with Joint Sub- Registrar office Of Panvel - 1, under document serial no. PVL 1 - 7647 -2012, on 21/06/2012.	

the said land bearing survey number as mentioned hereinabove in the table. While investigating I did not find any adverse entry or any registered encumbrances pertaining to That January to 13th Aug , 2015 didn't have any records or entrics in respect of abovementioned land

84/2014 Dated: 18/05/2015. entry no. 2323 dtd. 06/06/2015 as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(b) S.R-As per record the said property has been converted into non- agriculutural land as per ferfar pustak

13/08/2015. Client is advised to issue a paper publication notice prior to any kind of transaction. Registrar of Assurances, Panvel , at that time on 13/08/2015 and at Talathi Office , Palekhurd on This report is subject to, on the basis of records made available for search in office of the Sub-

Hence the present search report.

bear clear marketable title without any registered encumbrances Ninath Bhausaheb Shingade in respect of the property listed hereinabove mentioned table seems to On the basis of the above discussion and search carried out by me , in my opinion the title of Mr.

Date:-14/08/2015

Koparkhairane.

Advocate

Mt. Nitin Bhinde

ADV. NITIN SHINDE

Shop No. 2, P. R. Mhatre Compound.!

Sec- 12, Koparkhairane,
Navi Mumbai - 400 709.

The second secon

advocate, righ court a notaly, hove of india

Shop. No. 2, P.R. Whatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairane,Navimumbai-400709.

Date: 14 / 08 / 2015

SEARCH REPORT/TITLE

TO WHOM SOEVER IT MAY CONCERN

Kharghar, I have personally carried out the search of the properly described below. With the instructions and information provided to me by Mr. Ninath Bhausaheb Shingade,

In the process of investigation and for giving search report I have gone through Index-II kept at Sub-Registrar office, Panvel , PVL on 13/08/2015 , vide receipt no. 7463 dtd. 11/08/2015.

pustak (Entry Register), 7/12 extract and 8a extract pertaining to the said land as described below in I have also personally visited the Talathi office at Palekhurd on 13/08/2015 and checked the ferfar follows: table. { COPIES OF 7/12 , CERTIFICATE AND 8a EXTRACT ANNEXED. } I submit my report as

PRESENT OWNER

NIL NINATH BHAUSAHEB SHINGADE

DESCRIPTION OF THE LAND

District - Raigad, within the limit of Panvel Panchayat Samittee and Raigad Zilla Parishad and under All piece/s and parcel of land situated, lying and being at Village -- Chindran Assurance of Sub Registrar Panvel. , Taluka- Panvel ,

<u></u>		Sr.No.
ហ	•	Survey No.
7		Hissa No.
0 - 09- 00	(Hector)	Area
0.23	Rs.	Assesment

maintained from Dec 2001 ". The Index -II record for the years 1985 to 2001 i.e. manual index AND EARLIER was not available for inspection and the staff stated reasons While investigation I found that in SRO Panvel computerized record of Index II of the year 2001 position. Some register books are misplaced hence were not available for perusal. books kept for search at SRO Panvel are torn, were found not legible, in very critical and scattered register record. I perused the register books kept at Sub-Registrar Office, PANVEL . Many register available for search was mutilated , torn and pages were mussing. I have taken search of Index-II "the same is

more specifically located at situated, lying and being at Village - Chindran , Taluka- Panvel , District bhogwatdar /kabjedar on 7/12 extract in respect of Survey No. 5 hissa no. 7 of 0-09-00 area of land - Raigad, within the limit of Panvel Panchayat Samittee and Raigad Zilla Parishad. That vide ferfar pustak No. 2046 name of Mr. Ninath Bhausaheb Shingade was entered as

furnished my search title report and search notes as under condition but out of the records available to me at that time I have taken search & accordingly have date is mixed and yet in loose position. That the record available is not in proper alphabetical While investigation I found that in SRO Panvel 1, 2, 3, 4 and 5 record of Index II of March, 2014 till

ADV. NITIN SHINDE Shop No. 2, P. R Mhatre Compound, Sec- 12, Roparkhairane, Navi Mumbai - 400 709.

advocate, high court & notary, goyt. of india ADYOCATE, NITIN SHINDE

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairanc, Navimumbai-400709.

with office Sub-Registrar at Panvel 1 to 3 for the last 30 years commencing from 1986 to 2015 and TITLE TRACKING REPORT revenue records, I observe as follows; Based on the documents provided to me and search conducted

	2046	2022	1951	1249	839		210	26	Mutation No.
	10/07/2012	07/04/2012	01/11/2011	01/02/1994	01/08/1976	20/ 1.2/ 1.704	01/01/1958	05/11/1957	Date
agriculutural land as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(b) S.R-84/2014 Dated: 18/05/2015	On 20/06/2012 Panvel S.D.O. passed an order u/s 32G of the Bombay Tenancy and Agricultural lands Act , 1948 VIDE ORDER No. Tenancy/V.P./ S.R. /479A 2012(Agri.) dtd. 20/06/2012 granting permission for sale to Mr. BALARAM NAGA DURGE. SALE DEED OF PROPERTY BY AND BETWEEN Mr. BALARAM NAGA DURGE - VENDOR therein THROUGH HIS POA HOLDER Mr. NILESH NAMDEO BHAME AND Mr. NINATH BHAUSAHEB SHINGADE - PURCHASER therein THROUGH HIS POA HOLDER Mr. NILESH NAMDEO BHAME DTD. 29/06/2012. The said sale deed is registered with Joint Sub- Registrar office Of Panvel, under document serial no. PVL - 8055 -2012, on 29/06/2012. As per record the said property has been converted into points.	Without Consideration Released Deed registered at Sub-Registrar Panvel on Dt. 27/03/2012 vide serial No. PVL1 -3188/2012 1. Mr. Maruti Krishna Thombare 2. Mr. Bhau Krishna Thombare 3. Mt. Shivaji Krishna Thombare 4. Mrs. Vithabai Kathod Thakare 5. Mrs. Shivaji Krishna Thombare 6. Mrs. Bhimabai Shiram Durge and Jamanabai Pandurang Borade 6. Mrs. Bhimabai Shiram Naga Durge have executed Released Deed in the name of Mr Ralaram Naga Durge	Mrs. Gangubai Krishana Thombare, died 09/02/2009 and legal heirs of deceased 1. Mr. Maruti Krishna Thombare, Son 2. Mr. Bhau Krishna Thombare, Son 2. Mr. Bhau Krishna Thombare, Son 4. Mrs. Vithabai Kathod Thakare, Daughter 5. Mrs. Jamanabai Pandurang Borade, Daughter 6. Mrs. Bhimabai Shiram Durge, Daughter substituted as legal heirs.	Mr. Naga Laxman Durge died 3 years ago and legat heirs of deceased 1. Mr. Balaram Naga Durge, Son 2. Mrs. Gangubai Krishana Thombare, Daughter 3. Mrs. Audibai Naga Durge, Widow substituted as legal heirs Mrs. Audibai Naga Durge died 6 years ago and legal heirs of deceased 1. Mr. Balaram Naga Durge, Son 2. Mrs. Gangubai Krishana Thombare, Daughter substituted as legal heirs.	Tenant Mr. Naga Laxman Durge has paid the consideration of Rs.239.14 the encumbrance in the name of Mr. Magan Kanji Shah was removed from the record of other rights.	Laxman Durge has agreed to purchase said land for a consideration of Rs.239.14 to be paid as per B.T.A.L. Section 43 and Mr. Naga Laxman Durge was entered into the column of Occupier of said land and the name of the vendor of said land Mr. Magan Kanji Shah is entered into column of other rights.	+	Mr. Magan Kanji Shah was recorded as Old Khatedar/ Possessor of said Property on revenue record	Remark



Shop. No. 2, F.R. Mhutre Compound, Opp. Baiaji Garden C.H.S. Ltd., Sec-12, Koparkhairane, Navinumbai-400709.

Notes Of Search

																								,=				_ 	
ADV NO	,	26.	25.	24.	23.	22.	21.	20.	19.	18.	17.	16.		- ה 	14.	13.	12.		10.	9.	,00	7.	6.	ý.	Ήz	ω	2		1 10.
くる。これのに見られ	212	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1700	1006
	KRISHNA THOMBARE, Mr. BHAU KRISHNA THOMBARE, Mr. SHIVAJI KRISHNA THOMBARE, Mrs. VITHABAI KACTHOR THAKARE, Mrs. JAMNABAI PANDURANG BORADE & Mrs. BHIMABAI SHRIRAM DURGE - RELEASERS AND BALARAM NAGA DURGE - RELEASEE therein DTD. 27/03/2012.The said Release deed is registered with Joint Sub-Registrar office Of Panvel, under document serial no. PVL-3188-2012, on 27/03/2012.	Found	No Entry Found	Village entry not found. Register not legible register is in torn and mutilated condition.	condition.	William anternat formal Paristant levible position in in term and marking a	Village entry not found. Register not legible register is in torn and mutilated	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	not found . Register not legible register is	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in form and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Y mage etta y not round . tregister not register is ni torn and indudated condition.	17:11								

ADV. NITIN SHINDE Shop No. 2, P. R. Mhatre Compound, Sec-12, Koparkhairane, Navi Mumbai - 400 709.

ADVOCATE, HIGH COURT & NOTARY, GOVT. OF INDIA ADVOCATE. NITIN SHINDE

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairanc, Navimumbai-400709.

No Entry Found	2014	30.
No Entry Found	2013	29.
SALE DEED OF PROPERTY BY AND BETWEEN Mr. BALARAM NAGA DURGE - VENDOR therein THROUGH HIS POA HOLDER Mr. NILESH NAMDEO BHAME AND Mr. NINATH BHAUSAHEB SHINGADE - PURCHASER therein THROUGH HIS POA HOLDER Mr. NILESH NAMDEO BHAME DID. 29/06/2012. The said sale deed is registered with Joint Sub-Registrar office Of Panvel , under document serial no. PVL - 8055 -2012 , on 29/06/2012.		
On 20/06/2012 Panvel S.D.O. passed an order u/s 32G of the Bombay Tenancy and Agricultural lands Act, 1948 VIDE ORDER No. Tenancy/V.P./ S.R. /479A 2012(Agri.) dtd. 20/06/2012 granting permission for sale to Mr. BALARAM NAGA DURGE.	2012	28.

the said land bearing survey number as mentioned hereinabove in the table. While investigating I did not find any adverse entry or any registered encumbrances pertaining to That January to 13th Aug., 2015 didn't have any records or entries in respect of abovementioned land.

84/2014 Dated: 18/05/2015. entry no. 2323 dtd. 06/06/2015 as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(b) S.R-As per record the said property has been converted into non- agriculutural land as per ferfar pustak

13/08/2015. Client is advised to issue a paper publication notice prior to any kind of transaction. Registrar of Assurances, Panvel , at that time on 13/08/2015 and at Talathi Office , Palekhurd on This report is subject to, on the basis of records made available for search in office of the Sub-

Hence the present search report.

bear clear marketable title without any registered encumbrances On the basis of the above discussion and search carried out by me, in my opinion the title of Mr. Ninath Bhausaheb Shingade in respect of the property listed hereinabove mentioned table seems to

Date :-14/08/2015

Koparkhairane.

Advocate

Mr. Nitin Shinde.

ADV. NITIN SHINDE Shop No. 2, P. R. Mhatre Compound, Sec- 12, Koparkhairane, Navi Mumbai - 400 709.

Transfer of the second

WINDER WITH THE PARTY.

ADVOCATE, HIGH COURT & NOTARY, GOVT. OF INDIA

Shop. No. 2, P.E. Mantre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairane, Navimumbai-400709.

Date: 14 /08/2015

SEARCH REPORT/TITLE

TO WHOM SOEVER IT MAY CONCERN

With the instructions and information provided to me by Mr. Ninath Bhausalieb Kharghar, I have personally carried out the search of the property described below. Shingade,

In the process of investigation and for giving search report I have gone through Index-II kept at Sub-Registrar office, Panvel, PVL on 13/08/2015, vide receipt no. 7463 dtd. 11/08/2015

table. { COPIES OF 7/12 , CERTIFICATE AND 8a EXTRACT ANNEXED. } I submit my report as pustak (Entry Register), 7/12 extract and 8a extract pertaining to the said land as described below in I have also personally visited the Talathi office at Palekhurd on 13/08/2015 and checked the ferfar

PRESENT OWNER

Mr. NINATH BHAUSAHEB SHINGADE

DESCRIPTION OF THE LAND

District - Raigad, within the limit of Panvel Panchayat Samittee and Raigad Zilla Parishad and under All piece/s and parcel of land situated, lying and being at Village - Chindran , Taluka- Panvel , Assurance of Sub Registrar Panvel.

		က္ည
		Sr.No.
ហា		Survey No.
8		Hissa No.
0-10-50	(Hector)	Area
1.25	Rs.	Assesment

available for search was mutilated , torn and pages were missing. I have taken search of Index-II position. Some register books are misplaced hence were not available for perusal register record. I perused the register books kept at Sub-Registrar Office, PANVEL. Many register maintained from Dec 2001 ". The Index -II record for the years 1985 to 2001 i.e. manual index While investigation I found that in SRO Panvel computerized record of Index II of the year 2001 books kept for search at SRO Panvel are torn, were found not legible, in very critical and scattered AND EARLIER was not available for inspection and the staff stated reasons "the same is

more specifically located at situated, lying and being at Village - Chindran, Taluka-Panvel, District bhogwatdar /kabjedar on 7/12 extract in respect of Survey No. 5 hissa no. 8 of 0-10-50 area of land That vide ferfar pustak No. 2046 name of Mr. Ninath Bhausaheb Shingade Raigad, within the limit of Panvel Panchayat Samittee and Raigad Zilla Parishad. was entered as

date is mixed and yet in loose position. That the record available is not in proper alphabetical furnished my search title report and search notes as under. condition but out of the records available to me at that time I have taken search & accordingly have While investigation I found that in SRO Panvel 1, 2, 3, 4 and 5 record of Index II of March, 2014 till

ADV. NITHN SHINDE Shop No. 2, P. R. Mhatre Compound, Sec- 12, Koparkhairane, Navi Mumbai - 400 709.

ADYOCATE, HIGH COURT & NOTARY, GOYT, OF INDIA ADVOCATE, NITIN SHINDE

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.II.S. Ltd., Sec-12, Koparkhairane, Navimumbai-169769.

revenue records, I observe as follows; with office Sub-Registrar at Panvel 1 to 3 for the last 30 years commencing from 1986 to 2015 and TITLE TRACKING REPORT Based on the documents provided to me and search conducted

	2323	. 20 4 5	2022	1951	1249	960	839		527	26	Mutation No.
	06/06/2015	7107/07/2012	07/04/2012	01/11/2011	01/02/1994	21/04/1982	01/08/1976		28/12/1964	05/11/1957	Date
MASHA/L.N.A.1(b) S.R-84/2014 Dated: 18/05/2015	said property has been converted into r	Tenancy and Agricultural lands Act , 1948 VIDE ORDER No. Tenancy and Agricultural lands Act , 1948 VIDE ORDER No. Tenancy/V.P./ S.R. /479A 2012(Agri.) dtd. 20/06/2012 granting permission for sale to Mr. BALARAM NAGA DURGE. SALE DEED OF PROPERTY BY AND BETWEEN Mr. BALARAM NAGA DURGE - VENDOR therein THROUGH HIS POA HOLDER Mr. NILESH NAMDEO BHAME AND Mr. NINATH BHAUSAHEB SHINGADE - PURCHASER therein THROUGH HIS POA HOLDER Mr. NILESH NAMDEO BHAME DTD. 29/06/2012. The said sale deed is registered with Joint Sub- Registrar office Of Panvel, under document serial no. PVL - 8055-2012, on 29/06/2012.	Without Consideration Release Deed registered at Sub-Registrar Panvel on Dt. 27/03/2012 vide serial No. PVLI -3188/2012 1. Mr. Maruti Krishna Thombare 2. Mr. Bhau Krishna Thombare 3. Mr. Shivaji Krishna Thombare 4. Mrs. Vithabai Kathod Thakare 5. Mrs. Jamanabai Pandurang Borade 6. Mrs. Bhimabai Shiram Durge and have executed Released Deed in the name of Mr. Balaram Naga Durge.	Mrs. Gangubai Krishana Thombare, died 09/02/2009 and legal heits of deceased 1. Mr. Maruti Krishna Thombare, Son 2. Mr. Bhau Krishna Thombare, Son 3. Mr. Shivaji Krishna Thombare, Son 4. Mrs. Vithabai Kathod Thakare, Daughter 5. Mrs. Jamanabai Pandurang Borade, Daughter 6. Mrs. Bhimabai Shiram Durge, Daughter substituted as legal heirs.	Mrs. Audibai Naga Durge died 6 years ago and legal heirs of deceased 1. Mr. Balaram Naga Durge, Son 2. Mrs. Gangubai Krishana Thombare, Daughter substituted as legal heirs.	Mr. Naga Laxman Durge died 3 years ago and legal heirs of deceased 1. Mr. Balaram Naga Durge, Son 2. Mrs. Gangubai Krishana Thombare, Daughter 3. Mrs. Audibai Naga Durge, Widow substituted as legal heirs.	Tenant Mr. Naga Laxman Durge has paid the consideration of Rs.239.14 the encumbrance in the name of Mr. Magan Kanji Shaha was removed from the record of other rights.	Lexman Durge has agreed to purchase said land for a consideration of Rs.239.14 to be paid as per B.T.A.L. Section 43 and Mr. Naga Laxman Durge was entered into the column of Occupier of said land and the name of the vendor of said land Mr. Magan Kanji Shah is entered into column of other rights.	Additional Land Taheidar Panyol declared that the former Many	Mr. Magan Kanji Shah was recorded as Old Khatedar/ Possessor of said Property on revenue record	Remark

Shop. No. 2, P.R. Mhatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12, Koparkhairanc, Navimumbai-400709.

Notes Of Search

		27.	26.	24.	23.	22.	21.	20.	19.	18.	17	16.	13,		14.	13.	12.	11.	10.	, 9	œ	7.	6.	5.	4	ω	2.	<u>.</u>	Sr.No.	
)		2012	2011	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000		1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	YEAR	
	KRISHNA THOMBARE, Mr. BHAU KRISHNA THOMBARE, Mr. SHIVAJI KRISHNA THOMBARE, Mrs. VITHABAI KACIHOR THAKARE, Mrs. JAMNABAI PANDURANG BORADE & Mrs. BHIMABAI SHRIRAM DURGE - RELEASERS AND BALARAM NAGA DURGE - RELEASEE therein DTD. 27/03/2012.The said Release deed is registered with Joint Sub- Registrar office Of Panvel, under document serial no. PVL- 3188-2012, on 27 / 03 / 2012.	RELEASE DEED OF PROPERTY BY AND BETWEEN Mr. MARUTI	No Entry Found	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	condition.	Village entry not found. Register not legible register is in torn and mutilated	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated conclition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found . Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	Village entry not found. Register not legible register is in torn and mutilated condition.	FINDING									

ADV. NITIN SHINDE Snop No. 2, P. R. Mhatre Compound, Sec- 12, Koparkhairane, Navi Mumbai - 400 709.



ADVOCATE, HIGH COURT & NOTARY, GOVT. OF INDIA ADYOCATE. NITIN SHINDE

Shop. No. 2, F.K. Mhatre Compound, Opp. Balaji Garden C.U.S. U.d., Sec-12, Koparkhairanc, Navimumbai-400709:

No Entry Found	2014	30.	_
No Entry Found	2013	29.	i
SALE DEED OF PROPERTY BY AND BETWEEN Mr. BALARAM NAGA DURGE - VENDOR therein THROUGH HIS POA HOLDER Mr. NILESH NAMDEO BHAME AND Mr. NINATH BHAUSAHEB SHINGADE - PURCHASER therein THROUGH HIS POA HOLDER Mr. NILESH NAMDEO BHAME DTD. 29/06/2012. The said sale deed is registered with Joint Sub- Registrar office Of Panvel , under document serial no. PVL - 8053 -2012 , on 29/06/2012.			(3)
On 20/06/2012 Panvel S.D.O. passed an order u/s 32G of the Bombay Tenancy and Agricultural lands Act , 1948 VIDE ORDER No. Tenancy/V.P./ S.R. /479A 2012(Agri.) dtd. 20/06/2012 granting permission for sale to Mr. BALARAM NAGA DURGE.	2012	28.	

the said land bearing survey number as mentioned hereinabove in the table. While investigating I did not find any adverse entry or any registered encumbrances pertaining to That January to $13^{
m th}$ $\,$ Aug , 2015 didn't have any records or entries in respect of abovementioned land.

84/2014 Dated: 18/05/2015. entry no. 2323 dtd. 06/06/2015 as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(b) S.R. As per record the said property has been converted into non- agriculutural land as per ferfar pustak

13/08/2015. Client is advised to issue a paper publication notice prior to any kind of transaction. Registrar of Assurances, Panvel , at that time on 13/08/2015 and at Talathi Office , Palekhurd on This report is subject to, on the basis of records made available for search in office of the Sub-

Hence the present search report.

bear clear marketable title without any registered encumbrances On the basis of the above discussion and search carried out by me, in my opinion the title of Mr. Ninath Bhausaheb Shingade in respect of the property listed hereinabove mentioned table seems to

Date :-14/08/2015

Koparkhairane.

Advocate

The limit

Mr. Nitin Shinde.

ADV. NITIN SHINDE Shop No. 2, P. R. Mhatre Compound, Sec- 12, Koparkhairane, Navi Mumbai - 400 709.

State of the state of

