

ADVOCATE, NITIN SHINDE

Annexure - II

ADVOCATE, HIGH COURT & 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

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

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.

I have also personally visited the Talathi office at Palekhurd on 13/08/2015 and checked the fertar 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 follows :

PRESENT OWNER

Mr. NINATH BHUSAHEB SHINGADE.

DESCRIPTION OF THE LAND

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

Sl.No.	Survey No.	Hissa No.	Area (Hector)	Assesment Rs.
1.	5	4	0 - 69 -1	13.20

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

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

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

ADVOCATE, HIGH COURT & NOTARY, GOVT. OF INDIA

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

Koparkhairane, Navimumbai-400709.

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

Mutation No.	Date	Remark
25	05/11/1957	Mr. Shridhar Jagannath Mankame was recorded as Old Khatedar/ Possessor of said Property on revenue record.
202	01/01/1958	Mr. Babu Hasha Deshkar Was cultivated said land From 1946-47 till year of 1958
345	01/10/1962	Mr. Shridhar Jagannath Mankame has taken Loan of Rs. 2400/- From Mr. Dhondo Balkrishna Soman Kapada Dukan Panvel its owner Mr. Vasudev Shankar Koshe.
707	15/07/1971	Additional Land Tahsidar Panvel declared that the tenant Mr. Babu Hasha Deshkar 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 Deshkar was entered into the column of Occupier of said land and the name of the vendor of said land Mr. Shridhar Jagannat Mankame is entered into column of other rights.
993	20/03/1984	Mr. Babu Hasha Deshkar has given statement and their record the name of his brothers Mr. Pandurang Hasha Deshkar & Mr. Ramchandra Hasha Deshkar had been recorded as a kabedar of the said land properties.
1144	08/06/1990	Tenant Mr. Pandurang Hasha Deshkar 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.
1150	12/09/1990	Mr. Ramchandra Hasha Deshkar, was died on 1 years ago and legal heirs of deceased 1. Mrs. Sitabai Ramchandara Deshkar, Widow 2. Mr. Balu Ramchandara Deshkar, Son 3. Santosh Ramchandra Deshkar, 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 Deshkar, 9. Usha Ramchandra Deshkar, Daughter substituted as legal heirs.
1380	03/10/1997	Mr. Babu Hasha Deshkar, was died on 15/11/1996 and legal heirs of deceased 1. Mr. Vishram Babu Deshkar, Son 2. Mr. Kana Babu Deshkar, Son 3. Mr. Ananta Babu Deshkar, Son 4. Mr. Balaram Babu Deshkar, Son 5. Mr. Dattatrey Babu Deshkar, Son 6. Mr.Laxman Babu Deshkar, Son 7. Mrs. Muktabai Babu Deshkar, Widow substituted as legal heirs.
1726	01/01/2010	Mrs. Muktabai Babu Deshkar, was died on 04/03/2007 and legal heirs of deceased 1. Mr. Vishram Babu Deshkar, Son 2. Mr. Kana Babu Deshkar, Son 3. Mr. Balaram Babu Deshkar, Son 4. Mr. Subhash Ananta Deshkar, Son 5. Puspha Ananta Deshkar, Daughter 6. Asha Ananta Deshkar, Daughter 7. Ranjana Ananta Deshkar, Daughter 8. Padibai Ananta Deshkar, Daughter substituted as legal hei:s.
1727	01/01/2010	Mr. Ananta Babu Deshkar, was died on 10/10/2000 and legal heirs of deceased 1. Mr. Ganesh Ananta Deshkar, Son 2. Mr. Gangaram Ananta Deshkar, Son 3. Mr. Prakash Ananta Deshkar, Son 4. Mr. Subhash Ananta Deshkar, Son 5. Puspha Ananta Deshkar, Daughter 6. Asha Ananta Deshkar, Daughter 7. Ranjana Ananta Deshkar, Daughter 8. Padibai Ananta Deshkar, Daughter substituted as legal hei:s.

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

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 Koparkhairane, Navi Mumbai-400709.

Mutation No.	Date	Remark
1736	04/03/2010	This property was in the name of 1.Mr. Pandurang Hasha Deshkar,2.Mr. Santosh Ramchandra Deshkar,3.Mr. Kana Babu Deshkar, 4.Mr. Ganesh Ananta Deshkar, 5.Mr. Gangaram Ananta Deshkar 6.Mr. Prakash Ananta Deshkar 7. Mr. Subhash Ananta Deshkar, 8. Mr. Balaram Babu Deshkar, 9. Mr. Dattatrey Babu Deshkar 10. Mr. Balu Ramchandara Deshkar 11. Mr. Vishram Babu Deshkar 12. Mr.Laxman Babu Deshkar 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 Deshkar & Mr. Santosh Ramchandra Deshkar the said property came as follows: Whereas Mrs. Sitabai Ramchandara Deshkar, Mrs. Sumanbai Krishan Padekar, Mrs. Mai Ram Bhoir, Mrs. Bebi Ram Bhoir, Mrs.Chhabi Janardhan Patil, Kalpana Ramchandara Deshkar, Usha Ramchandara Deshkar, Pushpa Ananta Deshkar, Asla Ananta Deshkar, Ranjana Ananta Deshkar, Padibai Ananta Deshkar, released the all rights & interest of the said Land In Favor of 1. Mr. Pandurang Hasha Deshkar,2. Mr. Santosh Ramchandra Deshkar, 3.Mr. Kana Babu Deshkar, 4.Mr. Ganesh Ananta Deshkar, 5.Mr. Gangaram Ananta Deshkar 6.Mr.Prakash Ananta Deshkar 7.Mr. Subhash Ananta Deshkar, 8. Mr. Balaram Babu Deshkar, 9. Mr. Dattatrey Babu Deshkar 10. Mr. Balu Ramchandara Deshkar 11. Mr. Vishram Babu Deshkar 12. Mr.Laxman Babu Deshkar and have executed Released Deed registered at Sub-Registrar Panvel on 02/03/2009 Vide documents Serial No. PVL1-1229/2009
2074	10/10/2012	Mr. Pandurang Hasha Deshkar, died on 07/02/2012 and legal heirs of deceased 1. Mrs. Barakubai Pandurang Deshkar. Widow 2. Mr. Vasudev Pandurang Deshkar, Son 3. Mr. Amaram Pandurang Deshkar, Son 4. Mrs. Gangabai Govind Mali, Daughter 5. Mrs. Chandrabai Parshuram Mali, Daughter 6. Pratibha Pandurang Deshkar Deshkar, Daughter 7. Mrs. Tara Manoj Patil, Daughter 8. Mr. Avinash Baharam Shedage, Daughter's Son 9. Mrs. Vanita Janardan Charat, Daughter's Daughter 10. Mrs. Sarita Sharad Bhoir, Daughter's Daughter 11. Mrs. Anita Sujit Thakur, Daughter's Daughter substituted as legal heirs.
2261	15/09/2014	On 07/08/2014 Tashildar Panvel passed an order u/s 32G of the Bombay Tenancy and Agricultural lands Act, 1948 VIDE ORDER No. Vasui/Kat-1/ S.R. 83/ 2014(Agril) dtd. 07/08/2014 granting permission for sale to Mrs. Barakubai Pandurang Deshkar & Others. SALE DEED OF PROPERTY BY AND BETWEEN Mrs. Barakubai Pandurang Deshkar & Others - VENDOR therein AND Mr. NINATH BHUSAHEB 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.
2321	06/06/2015	As per record the said property has been converted into non-agricultural land as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(6) S.R-489/2014 Dated : 18/05/2015

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Koparkhairane, Navhumbal-400709.

Notes of Search

Sr.No.	YEAR	FINDING
1.	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.
3.	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.
5.	1990	Village entry not found . Register not legible register is in torn and mutilated condition.
6.	1991	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 and mutilated condition.
10.	1995	Village entry not found . Register not legible register is in torn and mutilated condition.
11.	1996	Village entry not found . Register not legible register is in torn and mutilated condition.
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	RELEASE DEED DTD. 2/3/2009 VIDE DOCUMENT No. 1229/2009 PVL - I By And Between Mrs. Sitabai Ramchandra Deshkar and other sisters, relatives as Releasers and Mr. Vasudeo Pandurang Deshkar and others as Releasees, more specifically recorded at fer far pustak No. 1736 dtd. 4/3/2010. PARTITION DEED DTD. 2/3/2009 VIDE DOCUMENT No. 1230 / 2009 PVL - I By And Between family members of Mr. Pandurang Hasha Deshkar and others, more specifically recorded at fer far pustak No. 1736 dtd. 4/3/2010.
25.	2010	No Entry Found
26.	2011	No Entry Found

ADV. ~~M~~ T. N. SHINDEShop No. 2, P. R. Mhatre Compound,
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27.	2012	No Entry Found
28.	2013	No Entry Found
29.	2014	On 7/08/2014 Panvel Tahsilidar passed an order u/s 32G of the Bombay Tenancy and Agricultural lands Act , 1948 VIDE ORDER No. Vasuli/Kah-1/ S.R. 83 / 2014 (Agri.) dtd. 7/08/2014 granting permission for sale to Mr. VASUDEO PANDURANG DESHEKAR. SALE DEED OF PROPERTY BY AND BETWEEN Mr. VASUDEO PANDURANG DESHEKAR AND OTHERS - 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 - IV, under document serial no. PVL IV - 6206 -2014, on 11 / 09 / 2014.

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

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

This report is subject to, on the basis of records made available for search in office of the 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.


Hence the present search report.

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

Date :-14/08/2015

Advocate

Koparkhairane.


Mr. Nitin Shinde.

ADV. NITIN SHINDE
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Date : 14 / 08 / 2015.

SEARCH REPORT / TITLE

TO WHOM SOEVER IT MAY CONCERN

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

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.

I have also personally visited the Talathi office at Palekhurd on 13/08/2015 and checked the fertar 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 follows :

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, District - Raigad, within the limit of Panvel Panchayat Samitree and Raigad Zilla Parishad and under Assurance of Sub Registrar Panvel.

Sr.No.	Survey No.	Hissa No.	Area (Hector)	Assesment Rs.
1.	5	5	0 - 11 - 00	1.87

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

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

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 condition but out of the records available to me at that time I have taken search & accordingly have furnished my search title report and search notes as under.

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

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

Mutation No.	Date	Remark
26	05/11/1957	Mr. Magan Kanji Shah was recorded as Old Khatedar/ Possessor of said Property on revenue record
210	07/01/1958	Mr. Naga Laxman Durge Was cultivated said land From 1946-47
527	28/12/1964	Additional Land Tahsidar Panvel declared that the tenant Mr. Naga 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.
839	01/08/1976	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.
960	21/04/1982	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.
1249	01/02/1994	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.
1951	01/11/2011	Mrs. Gangubai Krishana Thombare, died on 09/02/2009 and legal heirs of deceased 1. Mr. Maruti Krishna Thombare, Son 2. Mr. Bhanu Krishna Thombare, Son 3. Mr. Shivaji Krishna Thombare, Son 4. Mrs. Vithabi Kathod Thakare, Daughter 5. Mrs. Jamanabai Pandurang Borade, Daughter 6. Mrs. Bhimabai Shriram Durge, Daughter substituted as legal heirs.
2022	07/04/2012	Without Consideration Released Deed registered at Sub-Registrar Panvel on Dt. 27/03/2012 vide serial No. PVL1-3188/2012
2046	10/07/2012	1. Mr. Maruti Krishna Thombare 2. Mr. Bhanu Krishna Thombare 3. Mr. Shivaji Krishna Thombare 4. Mrs. Vithabi 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. 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.F./ S.R. /479A 2012(Agril.) 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 BHAUSAMBER 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.
2323	06/06/2015	As per record the said property has been converted into non-agricultural land as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(b) S.R-84/2014 Dated : 18/05/2015.

ADVOCATE, HIGH COURT & NOTARY, GOVT. OF INDIA

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Notes Of Search

Sl.No.	YEAR	FINDING
1.	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.
3.	1988	Village entry not found . Register not legible register is in torn and mutilated condition.
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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.
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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	No Entry Found
27.	2012	RELEASE DEED OF PROPERTY BY AND BETWEEN MR. MARUTTI KRISHNA THOMBARE, Mr. BHAU KRISHNA THOMBARE, Mr. SHIVAJI KRISHNA THOMBARE, Mrs. VITHABAI KACTHOR THAKARE, Mrs. JAMNABAI PANDURANG BORADE & Mrs. BHIMABAI SHRIRAM DURGE - RELEASEES 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.

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28.	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(Agrt.) dtd. 20/06/2012 granting permission for sale to Mr. BALARAM NAGA DURGE.
29.	2013	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 DTID. 29/06/2012.
30.	2014	The said sale deed is registered with Joint Sub- Registrar office Of Panvel, under document serial no. PVL - 8055 -2012, on 29/06/2012.
	2013	No Entry Found
	2014	No Entry Found

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

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

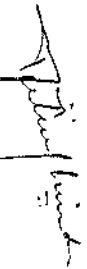
This report is subject to, on the basis of records made available for search in office of the Sub-Registrar of Assurances, Panvel, at that time on 13/08/2015 and at Talathi Office, Palekhurd on 13/08/2015. Client is advised to issue a paper publication notice prior to any kind of transaction.

Hence the present search report.

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

Date :-14/08/2015

Koparkhairane.

Advocate

 Mr. Nitin Shinde.

ADV. NITIN SHINDE
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SEARCH REPORT/TITLE

TO WHOM SOEVER IT MAY CONCERN

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

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 did. 11/08/2015.

I have also personally visited the Talathi office at Palekhurd on 13/08/2015 and checked the ferfar 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 follows :

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 , District - Raigad, within the limit of Panvel Parichayal Samithee and Raigad Zilla Parishad and under Assurance of Sub Registrar Panvel.

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

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

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

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 condition but out of the records available to me at that time I have taken search & accordingly have furnished my search title report and search notes as under.

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

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

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

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

Mutation No.	Date	Remark
9	05/11/1957	Mr. Krishnaji Trimbak Mankame was recorded as Old Khatedar/ Possessor of said Property on revenue record
211	01/01/1958	Mr. Babu Ramji Durge Was cultivated said land From 1946-47
392	05/05/1964	Additional Land Tahsidar Panvel declared that the tenant Mr. Babu Ramji Durge has agreed to purchase said land as per B.T.A.L. Section 43 and Mr. Babu Ramji Durge was entered into the column of Occupier of said land and the name of the vendor of said land Mr. Krishnaji Trimbak Mankame is entered into column of other rights.
955	19/04/1982	Mr. Babu Ramji Durge died 3 years ago and legal heirs of deceased 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.
1036	10/10/1986	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.
1040	10/10/1986	Mrs. Gangubai Babu Durge transfer her rights orally in the name of Mr. Balaram Naga Durge (her Nephew) as per Vardi Notice.
1818	02/05/2011	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. 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.
2048	10/07/2012	SALE DEED OF PROPERTY BY AND BETWEEN Mr. MOHD. SALIM MOHD. GOS - VENDOR therein AND MR.-NINATH 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
2323	06/06/2015	As per record the said property has been converted into non-agricultural land as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(b) S.R-84/2014 Dated : 18/05/2015.

ADVOCATE, HIGH COURT & NOTARY, GOVT. OF INDIA

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

Notes Of Search

Sr.No.	YEAR	FINDING
1.	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.
3.	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.
5.	1990	Village entry not found . Register not legible register is in torn and mutilated condition.
6.	1991	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 and mutilated condition.
10.	1995	Village entry not found . Register not legible register is in torn and mutilated condition.
11.	1996	Village entry not found . Register not legible register is in torn and mutilated condition.
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	No Entry Found

SALE DEED OF PROPERTY BY AND BETWEEN MR. BALARAM NAGA DURGE - VENDOR therein AND MR. MOHD. SALIM MOHD. GOS - PURCHASER 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. NITIN SHINDE

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

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

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

27.	2012	SALE DEED OF PROPERTY BY AND BETWEEN Mr. MOHD. SALIM MOHD. GOS - VENDOR therein AND Mr. NINATH BHUSAHEB SHINGADE - PURCHASER therein THROUGH HIS P.O.A 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.
28.	2013	No Entry Found
29.	2014	No Entry Found

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

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

This report is subject to, on the basis of records made available for search in office of the 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.

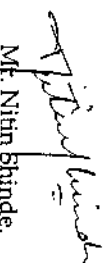
Hence the present search report.

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

Date :- 14/08/2015

Advocate

Mr. Nitin Shinde.



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

Koparkhairane.

Date : 14 /08/2015.

SEARCH REPORT / TITLE
TO WHOM SOEVER IT MAY CONCERN

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

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.

I have also personally visited the Talathi office at Palekhurd on 13/08/2015 and checked the ferfar 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 follows :

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 , District - Raigad, within the limit of Panvel Panchayat Samithee and Raigad Zilla Parishad and under Assurance of Sub Registrar Panvel.

Sr.No.	Survey No.	Hissa No.	Area (Hector)	Assesment Rs.
1.	5	7	0 - 09- 00	0.23

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

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

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 condition but out of the records available to me at that time I have taken search & accordingly have furnished my search title report and search notes as under.

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

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

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

Mutation No.	Date	Remark
26	05/11/1957	Mr. Magan Kanji Shah was recorded as Old Khatedar/ Possessor of said Property on revenue record
210	01/01/1958	Mr. Naga Laxman Durge Was cultivated said land From 1946-47.
527	28/12/1964	Additional Land Tahsidar Panvel declared that the tenant Mr. Naga 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.
839	01/08/1976	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.
960	21/04/1982	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
1249	01/02/1994	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.
1951	01/11/2011	Mrs. Gangubai Krishana Thombare, died 09/02/2009 and legal heirs of deceased 1. Mr. Maruti Krishna Thombare, Son 2. Mr. Bhanu Krishna Thombare, Son 3. Mr. Shivaji Krishna Thombare, Son 4. Mrs. Vitthabi Kathod Thakare, Daughter 5. Mrs. Jamanabai Pandurang Borade, Daughter 6. Mrs. Bhimabai Shiram Durge, Daughter substituted as legal heirs.
2022	07/04/2012	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. Bhanu Krishna Thombare 3. Mr. Shivaji Krishna Thombare 4. Mrs. Vitthabi 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.
2046	10/07/2012	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./ 5R /479A 2012(Agri) dtd. 20/06/2012 granting permission for sale to Mr. BALARAM/NAGA DURGE.
2323	06/06/2015	SALE DEED OF PROPERTY BY AND BETWEEN Mr. BALARAM NAGA DURGE - VENDOR therein THROUGH HIS POA HOLDER Mr. NILESH NAMDEO BHAME AND Mr. NINATH BHUSAHER 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 non-agricultural land as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(b) S.R-84/2014 Dated : 18/05/2015

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

Shop. No. 2, F. R. Mahatre Compound, Opp. Baiji Garden CH.S. Ltd., Sec-12,
 Koparkhairane, Navimumbai-400709.

Notes Of Search

Sr.No.	YEAR	FINDING
1.	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.
3.	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.
5.	1990	Village entry not found . Register not legible register is in torn and mutilated condition.
6.	1991	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 and mutilated condition.
10.	1995	Village entry not found . Register not legible register is in torn and mutilated condition.
11.	1996	Village entry not found . Register not legible register is in torn and mutilated condition.
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	No Entry Found
27.	2012	RELEASE DEED OF PROPERTY BY AND BETWEEN MR. MARUTI KRISHNA THOMBARE, Mr. BHAU KRISHNA THOMBARE, Mr. SHIVAJI KRISHNA THOMBARE, Mrs. VITHABAI KACTHOR THAKARE, Mrs. JANNABAI PANDURANG BORADE & Mrs. BHIMABAI SHRIRAM DURGE - RELEASEES 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.

ADV. NITIN SHINDE

Shop No. 2, F. R. Mahatre Compound,
 Sec-12, Koparkhairane,
 Navi Mumbai - 400 709.

ADVOCATE, HIGH COURT & NOTARY, GOVT. OF INDIA

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

28.	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. /A/9A 2012(Agril.) dtd. 20/06/2012 granting permission for sale to Mr. BALARAM NAGA DURGE.
29.	2013	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.
30.	2014	No Entry Found

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

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

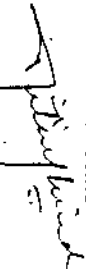
This report is subject to, on the basis of records made available for search in office of the Sub-Registrar of Assurances, Panvel, at that time on 13/08/2015 and at Talathi Office, Palekurd on 13/08/2015. Client is advised to issue a paper publication notice prior to any kind of transaction.
Hence the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

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

Date :-14/08/2015

Koparkhairane.

Advocate


Mr. Nitin Shinde.

ADV. NITIN SHINDE
Shop No. 2, P.R. Mhatre Compound,
Sec-12, Koparkhairane,
Navi Mumbai - 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 Bhausaheb Shingade, Kharghar, I have personally carried out the search of the property described below.

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.

I have also personally visited the Talathi office at Palekhurd on 13/08/2015 and checked the fertar 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 follows :

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, District - Raigad, within the limit of Panvel Panchayat Samitee and Raigad Zilla Parishad and under Assurance of Sub Registrar Panvel.

Sr.No.	Survey No.	Hissa No.	Area (Hector)	Assesment Rs.
1.	5	8	0 - 10 - 50	1.25

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

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

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 condition but out of the records available to me at that time I have taken search & accordingly have 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.

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

Shop. No. 2, P. R. Mahatre Compound, Opp. Balaji Garden C.H.S. Ltd., Sec-12,
 Koparkhairane, Navimumbai-400739.

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

Mutation No.	Date	Remark
26	05/11/1957	Mr. Magan Kanji Shah was recorded as Old Khatedar/ Possessor of said Property on revenue record
210	01/01/1958	Mr. Naga Laxman Durge Was cultivated said land From 1946-47
527	28/12/1964	Additional Land Tahsidar Panvel declared that the tenant Mr. Naga 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.
839	01/08/1976	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.
960	21/04/1982	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.
1249	01/02/1994	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.
1951	01/11/2011	Mrs. Gangubai Krishana Thombare, died 09/02/2009 and legal heirs of deceased 1. Mr. Maruti Krishna Thombare, Son 2. Mr. Bhanu 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.
2022	07/04/2012	Without Consideration Release Deed registered at Sub-Registrar Panvel on Dt. 27/03/2012 vide serial No. PVL1 -3188/2012 1. Mr. Maruti Krishna Thombare 2. Mr. Bhanu 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.
2046	10/07/2012	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(Agril.) 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 BHAUSAHER 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.
2323	06/06/2015	As per record the said property has been converted into non-agricultural land as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(6) S.R-84/2014 Dated : 18/05/2015

ADV. NITIN SHINDE

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

ADVOCATE, HIGH COURT & NOTARY, GOVT. OF INDIA

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

Notes Of Search

Sr.No.	YEAR	FINDING
1.	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.
3.	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.
5.	1990	Village entry not found . Register not legible register is in torn and mutilated condition.
6.	1991	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 and mutilated condition.
10.	1995	Village entry not found . Register not legible register is in torn and mutilated condition.
11.	1996	Village entry not found . Register not legible register is in torn and mutilated condition.
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	No Entry Found
27.	2012	RELEASE DEED OF PROPERTY BY AND BETWEEN MR. MARUTI 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.

ADV. NITIN SHINDE

Shop No. 2, P. R. Mhatre Compound,
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ADVOCATE. NITIN SHINDE
ADVOCATE, HIGH COURT & NOTARY, GOVT. OF INDIA

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

28.	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(Agril.) dttd. 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.
29.	2013	No Entry Found
30.	2014	No Entry Found

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

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

This report is subject to, on the basis of records made available for search in office of the 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.

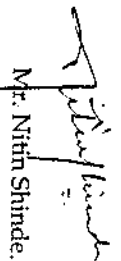
Hence the present search report.

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

Date :-14/08/2015

Koparkhairane.

Advocate


Mr. Nitin Shinde.

ADV. NITIN SHINDE

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

