

ANNEXURE - I

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

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

Date : 08 /09/2017.

SEARCH REPORT/ TITLE

TOWHOM SOEVER IT MAY CONCERN

With the instructions and information provided to me by Mr. Bhausaheb Namdeo 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. And have further investigated the title by taking search from August 2015 till date vide receipt No.1111229547 Dt.18/08/2017.

I have also personally visited the Talathi office at Palekhurd on 18/08/2017 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. BHAUSAHEB NAMDEO 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)	Assessment Rs.
1.	5	9	0 - 22 - 90	2.50

While investigation I found that in SRD 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 SRD 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. 2332 name of Mr.Bhausaheb Namdeo Shingade was entered as bhogwadar /kapedar on 7/12 extract in respect of Survey No. 5 hissa no. 9 of 0-22-90 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 SRD 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,
 Kopparkhairane, Navimumbai-400709.

TITLE TRACKING REPORT Based on the documents provided to me and search conducted with office Sub-Registrar at Panvel 1 to 5 for the last 32 years commencing from 1986 to 2017 and revenue records, I observe as follows:

Mutation No.	Date	Remark
9	05/11/1957	Mr. Krishnaji Tirnbak 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 Tahsildar 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 Tirnbak 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. Shevati Raghunath Thorave, Daughter 7. Mrs. Bebi Babu Durge, Daughter 8. Mrs. Gangubai Babu Durge, Widow
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. Shevati 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 transferred her rights in the name of Mr. Balaram Naga Durge (her Nephew) as per Vardi Notice.
2278	14/11/2014	On 28/07/2014 Panvel S.D.O. passed an order u/s 32J of the Bombay Tenancy and Agricultural lands Act, 1948 VIDE ORDER No. Tenancy/Kat./ S.R.887/2013(Agri.) dttd. 28/07/2014 granting permission for sale to Mr. BALARAM NAGA DURGE.
2332	18/06/2015	Without Consideration GIFT DEED OF PROPERTY BY AND BETWEEN Mr. BALARAM NAGA DURGE - VENDOR AND His son Mr. DATTATRAY BALARAM DURGE - DTD. 29/10/2014. The said Gift deed is registered with Joint Sub- Registrar office Of Panvel , under document serial no. PVL - 10968 -2014 , on 29/10/2014.
2375	23/11/2015	SALE DEED OF PROPERTY BY AND BETWEEN Mr. DATTATRAY BALARAM DURGE - VENDOR therein AND MR. - BHAAUSAFTEB NAMDEO SHINGADE PURCHASER therein DTD. 09/06/2015. The said sale deed is registered with Joint Sub- Registrar office Of Panvel -4 , under document serial no. PVL4 - 7167 -2015 , on 09 / 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-228/2015 Dated : 19/11/2015.

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Shop. No. 2, P.K. Mhatre Compound, Opp. Balaji Garden C.I.L.S. Ltd., Sec-12,
Koparkhairane, Navimamhai-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

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Koparkhairane, Navimumbai-400709.

27.	2012	No Entry Found
28.	2013	No Entry Found
29.	2014	As per letter 2278 Name changed from Mr. Balaram Naga Durge to Mr. Dattatray Balaram Durge by gift deed document no. 10967/ 2014 dtd. 29/10/2014 registered at panvel sub- registrar of assurances PVL -IV.
30.	2015	The said property was purchased by Mr. Bhausaheb Namdeo Shingade from Mr. Dattatray Balaram Durge by sale deed document no. 7167/ 2015 dtd. 9/6/2015 registered at panvel sub - registrar of assurances PVL -IV.
31.	2016	No Entry Found
32.	2017	No Entry Found

The said property was purchased by Mr. Bhausaheb Namdeo Shingade from Mr. Dattatray Balaram Durge by sale deed document no. 7167/ 2015 dtd. 9/6/2015 registered at panvel sub - registrar of assurances PVL -IV.

That from 10th June till date the records 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.

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 18/08/2017 and at Talathi Office . Palekhurd on 18/08/2017. 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. Bhausaheb Namdeo Shingade in respect of the property listed hereinabove mentioned table seems to bear clear marketable title without any registered encumbrances.

Date :-08/09/2017

Koparkhairane

Advocate

Mr. Nitin Shinde.

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

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

Date : 08 /09/2017.

SEARCH REPORT / TITLE

TO WHOM SOEVER IT MAY CONCERN

With the instructions and information provided to me by Mr. Bhausaheb Namdeo 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 , PVT. on 13/08/2015 , vide receipt no 7463 dtd. 11/08/2015. And have further investigated the title by taking search from August 2015 till date vide receipt No 1111229547 Dt.18/08/2017.

I have also personally visited the Talathi office at Palekhurd on 18/08/2017 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. BHAUSAHEB NAMDEO SHINGADE.

DESCRIPTION OF THE LAND

All piece/s and parcel of land situated, lying and being at Village - Chundran , 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.	Tissa No.	Area (Hector)	Assesment Rs.
1.	5	11	0 - 41 - 1	06.87

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. 1853 name of Mr. Bhausaheb Namdeo Shingade as per document no. 5477/ 2011 dtd 27/6/2011 registered at office of sub - registrar of assurances PVT. -1, was entered as bhogwatdar /kabedar on 7/12 extract in respect of Survey No. 5 hissa no. 11 of 0-41-1 area of land more specifically located at situated, lying and being at Village - Chundran, Taluka- Panvel , District - Raigad, within the limit of Panvel Panchayat Samithee and Raigad Zilla Parishad .

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.

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 Koparkhairane, Navimumbah-400709.

TITLE TRACKING REPORT Based on the documents provided to me and search conducted with office Sub-Registrar at Panvel 1 to 5 for the last 32 years commencing from 1986 to 2017 and revenue records, I observe as follows;

Mutation No.	Date	Remark
27	05/11/1957	Mr. Gopal Aatamaram Mankarne was recorded as Kalyeddar of said Property on revenue record as per old survey.
697	20/05/1970	Common ferfar of division of gals recorded as per weights and measures act.
975	15/02/1983	Mr. Gopal Aatamaram Mankarne expired on 28/01/1982 therefore names of legal heirs substituted as below. 1. Mr. Vasant Gopal Mankarne, Son 2. Mr. Kashinath Gopal Mankarne, Son 3. Mrs. Vatsala Sadashiv Gidh, Daughter.
1176	07/05/1991	Mrs. Vatsala Sadashiv Gidh expired on 24/10/1987 and legal heirs of deceased 1. Mr. Sadashiv Balwant Gidh, Widower 2. Mr. Sunil Sadashiv Gidh, Son 3. Mr. Krushnakant Sadashiv Gidh, Son 4. Mrs. Surekha Ashok Pitale Daughter substituted as legal heirs.
1474	02/08/2002	Mr. Vasant Gopal Mankarne expired on 29/08/2001 Mrs. 1. Vasanti Vasant Mankarne Widow, 2. Mr. Gajanan Vasant Mankarne, Son 3. Mr. Nandkumar Vasant Mankarne, Son 4. Mr. Rajendra Vasant Mankarne, Son 5. Mr. Sanjay Vasant Mankarne, Son substituted as legal heirs as entry no.1481/2002 of Hon'ble Tashildar, Panvel dtl.15/07/2002.
1833	16/06/2011	Mrs. Surekha Ashok Pitale @ Aparna Ashok Pitale Expired on 22/12/2009 1. Mr. Vishal Ashok Pitale, Son 2. Mr. Vikas Ashok Pitale, Son 3. Mrs. Purva Parsh Bandiwadekar, Daughter substituted as legal heirs as per Tashildar Kalyan TEN-10/KAVI-1656/2011 dtl. 07/06/2011 and letter of tashildar, Panvel KAT-4/9392/2011 dtl. 15/06/2011.
1853	01/07/2011	Sale deed between Mr. Kashinath Gopal Mankarne And Others and Mr. Ninath Bhausaheb Shingade dtl. 27/06/2011 registered with Panvel Sub-registrar vide document no-8477/2011.
2209	18/02/2014	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(9)S.R-445/2012 Dated: 24/12/2013.
2347	20/07/2015	Gift Deed by Mr. Ninath Bhausaheb Shingade to Mr. Bhausaheb Narndeo Shingade vide no. 8895/2015 dtl. 17/07/2015 regd. with PV/L4 Sub-Registrar's office, Panvel.

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 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.
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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. KASHINATH GOPAL MANKAME AND OTHERS - VENDOR there in AND MR. NINATH BILASASHEB SHINGADE - PURCHASER there in DTD. 27/06/2011. The said sale deed is registered with Joint Sub- Registrar office Of Panvel - 1, under document serial no. PVL 1 - 8477 -2011 , on 27 / 06 / 2011.

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

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Koparkhairane, Navimumbai-400709.

27.	2012	No Entry Found
28.	2013	No Entry Found
29.	2014	No Entry Found
30.	2015	That on 17/07/2015 Mr. Ninath Bhausaheb Shingade gifted the said property to Mr. Bhausaheb Namdeo Shingade vide document no. 8895/ 2015 registered at panvel sub - registrar's office PVL -IV on 17/07/2015 and as per farar no. 2347 the name of Mr. Bhausaheb Namdeo Shingade has been duly recorded on the 7/12 extract as bhogwadar.
31.	2016	No Entry Found
32.	2017	No Entry Found

As per record the said property has been converted into non-agricultural land as per farar postak entry no. 2209 as per Hon'ble Collector's order vide no. MASHA/L.N.A 1(b) S.R. 445/2012 Dated : 24/12/2013.

That on 17/07/2015 Mr. Ninath Bhausaheb Shingade gifted the said property to Mr. Bhausaheb Namdeo Shingade vide document no. 8895/ 2015 registered at panvel sub - registrar's office PVL -IV on 17/07/2015 and as per farar no. 2347 the name of Mr. Bhausaheb Namdeo Shingade has been duly recorded on the 7/12 extract as bhogwadar.

That from 9th Sep. 2015 till date the records 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.

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 18/08/2017 and at Talathi Office, Palekhurd on 18/08/2017. 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. Bhausaheb Namdeo Shingade in respect of the property listed hereinabove mentioned table seems to bear clear marketable title without any registered encumbrances.

Date :-08/09/2017

Advocate

Koparkhairane.

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

Mr. Nitin Shinde

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.

Date : 08 /09/2017.

SEARCH REPORT / TITLE
TO WHOMSOEVER IT MAY CONCERN

With the instructions and information provided to me by Mr. Bhausaheb Namdeo 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. And have further investigated the title by taking search from August 2015 till date vide receipt No.1111229547 Dt.18/08/2017.

I have also personally visited the Talathi office at Palekhurd on 18/08/2017 and checked the fertar pustak (Entry Register) , 7/12 extract and 8A extract pertaining to the said land as described below in table. **1 COPIES OF 7/12 , CERTIFICATE AND 8A EXTRACT ANNEXED.** I submit my report as follows :

PRESENT OWNER

Mr. BHAUSAHEB NAMDEO 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)	Assessment Rs.
1.	5	12	0 - 35.0	6.44

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 fertar pustak No. 2347 name of Mr. Bhausaheb Namdeo Shingade as per document no. 8895/ 2015 dtd. 17/07/2015 registered at office of sub - registrar of assurances PVL - IV , was entered as thogawakar /kabedar on 7/12 extract in respect of Survey No. 5 hissa no. 12 of 0-35-0 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 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.

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ADVOCATE, HIGH COURT & NOTARY, GOVT. OF INDIA

Shop, No. 2, P.R. Mhatre Compound, Opp. Rajaji 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 5 for the last 32 years commencing from 1986 to 2017 and revenue records, I observe as follows;

Mutation No.	Date	Remark
16	05/11/1957	Mr. Gopal Vinayak Joshi was recorded as kalyeddar of said Property on revenue record
212	05/01/1958	Mr. Licha Babu Patil was cultivating the said land therefore his name recorded in other rights.
415	14/05/1964	Entry not legible.
697	20/05/1970	Common fertar of division of gats recorded as per weights and measures act.
1051	06/05/1987	Mr.Licha Babu Patil expired two years ago therefore names of legal heirs substituted as below. Mr. Arjun Licha Patil . son, Mr. Harishchandra Licha Patil, son . Mrs. Mangulabai Janu Pawar, daughter .
1515	26/11/2005	Mr. Arjun Licha Patil , died on 22/12/2001 and legal heirs of deceased 1. Mrs. Tarabai Licha Patil, Widow 2. Mr. Kondiram arjun Patil, Son 3. Mrs. Vandana Ashok Patil, Daughter 4. Mrs.ranjana Ashok Patil , Daughter 5. Mr. Dondiram Arjun Patil, son 6. Mrs.alka arjun Patil, Daughter 7.Mr. Dinesh Arjun Patil son substituted as legal heirs.
1886	12/09/2011	Mr. Licha babu Patil deposited the amount of Rs. 596/- as ordered u/s 32g B.T.A.L , and the name of Mr. Shankar G. Joshi's name was removed from other rights.
2026	02/05/2012	On 09/03/2012 Panvel S.D.O. passed an order u/s 32G of the Bombay Tenancy and Agricultural lands Act , 1948 WIDE ORDER No. Tenancy/V.P / S.R. 40/ 2012(Agri) dtd. 09/03/2012 granting permission for sale to Mr. Harishchandra Licha Patil & Others.
		SALE DEED OF PROPERTY BY AND BETWEEN Mr. Harishchandra Licha Patil & Others. - VENDOR therein through Mr. Nilesh Narmdeo Bhame AND Mr. NINATH BHAUSAHEB SHINGADE - PURCHASER therein DTD. 13/04/2012. The said sale deed is registered with joint Sub- Registrar office Of Panvel , under document serial no.PVL - 4693 - 2012, on 13/04/2012.
2322	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-302 & 491/2014 Dated : 18/05/2015.
2347	20/07/2015	Gift Deed by Mr. Ninath Bhausahab Shingade to Mr. Bhausahab Narmdeo Shingade vide no. 8895/2015 dtl. 17/07/2015 regd. With PVT-4 Sub -Registrar's office, Panvel.

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-400749.

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.
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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
27.	2012	SALE DEED OF PROPERTY BY AND BETWEEN Mr. Harishchandra Licha Patil & Others. - VENDOR therein through Mr. Nilesh Nardeo Bhamre AND Mr. NINAJI BHAUSAHEB SHINGADE - PURCHASER therein DTD. 13/04/2012.The said sale deed is registered with Joint Sub-Registrar office Of Panvel . under document serial no.PVL - 4693 -2012, on 13/04/2012.
28.	2013	No Entry Found
29.	2014	No Entry Found

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

Shop. No. 2, P.R. Mhatre Compound, Opp. Baleji Garden CHS. Ltd., Sec-12,
Koparkhairane, Navimumbai-400709.

30.	2015	Gift Deed by Mr. Ninath Bhausaheb Shingade to Mr. Bhausaheb Namdeo Shingade vide no. 8895/2015 dtd. 17/07/2015 regd. With PVL-4 Sub-Registrar's office, Panvel.
31.	2016	No Entry Found
32.	2017	No Entry Found

As per record the said property has been converted into non-agricultural land as per ferlar pustak entry no. 2322 dtd. 06/06/2015 as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(b) S.R.302 & 491 /2014 Dated : 18/05/2015.

Gift Deed by Mr. Ninath Bhausaheb Shingade to Mr. Bhausaheb Namdeo Shingade vide no. 8895/2015 dtd. 17/07/2015 regd. With PVL-4 Sub-Registrar's office, Panvel.

That from 18/07/2015 till date the records 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.

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 18/08/2017 and at Talathi Office, Palekhurd on 18/08/2017. 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. Bhausaheb Namdeo Shingade in respect of the property listed hereinabove mentioned table seems to bear clear marketable title without any registered encumbrances.

Date :-08/09/2017

Koparkhairane.

Advocate

Mr. Nitin Shinde.

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

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

Date : 08/09/2017.

SEARCH REPORT / TITLE

TO WHOMSOEVER IT MAY CONCERN

With the instructions and information provided to me by **Mr. Bhausaheb Namdeo 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-I) kept at Sub-Registrar office, Panvel , PVL on 13/08/2015 , vide receipt no. 7463 dtd. 11/08/2015. And have further investigated the title by taking search from August 2015 till date vide receipt No.1111229547 Dt:18/08/2017.

I have also personally visited the Talathi office at Palekhurd on 18/08/2017 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. BHAUSAHEB NAMDEO 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)	Assessment Rs.
1.	5	14	0 - 07 - 0	1.37

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. 2347 name of **Mr. Bhausaheb Namdeo Shingade** as per document no. 8895/ 2015 dtd. 17/07/2015 registered at office of sub - registrar of assurances PVT. - IV , was entered as bhogwardar /kabjedar on 7/12 extract in respect of Survey No. 5 hissa no. 14 of 0-07-0 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 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.

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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 5 for the last 32 years commencing from 1986 to 2017 and revenue records, I observe as follows:

Mutation No.	Date	Remark
28	05/11/1957	Mr. Babu Hasha Deshkar was recorded as khatiedar of said Property on revenue record]
697	20/05/1970	Common farar of division of gals recorded as per weights and measures act.
993	20/03/1984	Mr. Babu Hasha Deshkar has given statement and as per their statements on record the name of his brothers Mr. Pankurang Hasha Deshkar & Mr. Ramchandra Hasha Deshkar had been recorded as a co-owner of the said land properties.
1150	12/09/1990	Mr. Ramchandra Hasha Deshkar, died 1 year ago and legal heirs of deceased 1. Mrs. Sitabai Ramchandra Deshkar, Widow 2. Mr. Balu Ramchandra 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, died 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. Dattatray Babu Deshkar, Son 6. Mr. Laxman Babu Deshkar, Son 7. Mrs. Muktabai Babu Deshkar, Widow substituted as legal heirs.
1727	01/01/2010	Mr. Ananta Babu Deshkar, 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. Pushpa Ananta Deshkar, Daughter 6. Asha Ananta Deshkar, Daughter 7. Ranjana Ananta Deshkar, Daughter 8. Padhai Ananta Deshkar, Daughter substituted as legal heirs.

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

Shop. No. 2, P.R. Mhatre Compound, Opp. Rajaji Garden C.H.S. Ltd., Sec-12,
 Kurla West, Mumbai-400070.

Mutation No.	Date	Remark
1736	04/03/2013	This property was in the name of 1.Mr. Pandurang Hasba 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 Ramchandra Deshkar 11. Mr. Vishram Babu Deshkar 12. Mr. Jayman 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 Hasba Deshkar & Mr. Santosh Ramchandra Deshkar the said property came as follows. Whereas Mrs. Sitabai Ramchandra Deshkar, Mrs. Sumanbai Krishan Paddekar, Mrs. Mai Ram Bhoir, Mrs. Bebi Ram Bhoir, Mrs. Chhabi Janardhan Patil, Kalpana Ramchandra Deshkar, Ushan Ramchandra Deshkar, Pushpa Ananta Deshkar, Asha Ananta Deshkar, Ranjana Ananta Deshkar, Fadibai Ananta Deshkar, released all rights & interest of the said Land in Favour of 1. Mr. Pandurang Hasba Deshkar 2. Mr. Santosh Ramchandra Deshkar, 3.Mr. Kana Babu Deshkar, 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 Ramchandra Deshkar 11. Mr. Vishram Babu Deshkar 12. Mr. Laxman Babu Deshkar and have executed Release Deed registered at Sub-Registrar Panvel on 02/03/2009 Vide documents Serial No. PVL1-1229/2009
2259	11/08/2014	SALE DEED OF PROPERTY BY AND BETWEEN Mr. Santosh Ramchandra Deshkar - VENDOR therein AND Mr. NINATH BHAUSAHEB SHINGADE - PURCHASER therein DTD. 18/07/2014. The said sale deed is registered with Joint Sub- Registrar office Of Panvel , under document serial no. PVL4 - 2014, on 18/07/2014.
2322	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) 5.R-302 & 491/2014 Dated : 18/05/2015.
2347	20/07/2015	Gift Deed by Mr. Ninath Bhausahab Shingade to Mr. Bhausahab Namdeo Shingade vide no. 8895/2015 dtd. 17/07/2015 regd. With PVL4 Sub -Registrar's office, Panvel.

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, Navimumhal-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 - 1 By And Between Mrs. Sitabai Ramchandra Deshkar and other sisters, relatives as Releasees 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 - 1 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

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Koparkhairane, Navimumbai-400709.

27.	2012	No Entry Found
28.	2013	No Entry Found
29.	2014	SALE DEED OF PROPERTY BY AND BETWEEN Mr. Santosh Ramchandra Deshkar - VENDOR therein AND Mr. NINATH BHAUSAHEB SHINGADE - PURCHASER therein DTD. 18/07/2014. The said sale deed is registered with Joint Sub- Registrar office Of Panvel , under document serial no.PVL4 - 7503 -2014 , on 18/07/2014
30.	2015	Gift Deed by Mr. Ninath Bhausaheb Shingade to Mr. Bhausaheb Nandedo Shingade vide no. 8895/2015 dtd. 17/07/2015 regd. With PVL4 Sub -Registrar's office, Panvel.
31.	2016	No Entry Found
32.	2017	No Entry Found

As per record the said property has been converted into non-agricultural land as per farfar pastak entry no. 2322 dtd. 06/06/2015 as per Hon'ble Collector's order vide no. MASHA/L.N.A.1(b) S.R.302 & 491 /2014 Dated : 18/05/2015.

Gift Deed by Mr. Ninath Bhausaheb Shingade to Mr. Bhausaheb Nandedo Shingade vide no. 8895/2015 dtd. 17/07/2015 regd. With PVL4 Sub -Registrar's office, Panvel.

That from 18th July , 2015 till date the records 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.

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 18/08/2017 and at Talathi Office, Palekhurd on 18/08/2017. 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. Bhausaheb Nandedo Shingade** in respect of the property listed hereinabove mentioned table seems to bear clear marketable title without any registered encumbrances.

Date : 18/09/2017

Koparkhairane.

Advocate

Mr. Nitin Shinde.

ADV. NITIN SHINDE
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