



# Mahesh G. Bhagat

ADVOCATE HIGH COURT, B.A. LLB

Address at: - Plot No. 64-B, Gurukrupa Row House, Sector-05, Khanda colony  
Tal-Panvel, Dist: Raigad Email:-adv.mahesh\_bhagat@yahoo.in  
Mobile No.8652034703, 8080610480.

---

Gajanan Goma Patil 4)Mr. Gurunath Balaram Patil, having its  
Resident at Village -Ghot, Tal- Panvel,Dist-Raigadi.

**I Have perused the following documents in respect of the  
abovementioned property:**

1. I perused the Copy of the 7 X 12 Extract
2. I perused the Copy of the 6 Record Of Right

## **Revenu Record**

I perused the Copy of **MUTATION ENTRY No. 640** in Mention  
at Talathi Saja Pendhar After perusing the said document it  
show that as per s.43 of Bombay Tenancy Act, the tenant by  
name Mr. Kalya Govind Patil was recorded as an owner of the  
land and Mr. Mohammad Adi Badruddin name was entered  
for other rights on the property. It is further stated that u/s.  
32 {G} of Bombay Tenancy Act, the burden of Rs.1550/- for  
the period of 10 Installments.

I perused the Copy of **MUTATION ENTRY No. 1173** in  
Mention dated 03/10/1993 at Talathi Saja Pendhar After  
perusing the said document it show that Mr Kalya Govind



# Mahesh G. Bhagat

ADVOCATE HIGH COURT, B.A. LLB

Address at: - Plot No. 64-B, Gurukrupa Row House, Sector-05, Khanda colony  
Tal-Panvel, Dist: Raigad Email:-adv.mahesh\_bhagat@yahoo.in  
Mobile No.8652034703, 8080610480.

Patil deceased on before 2 Years Ago and following the legal heirs of 1) Mrs. Sakrubai Keshav Patil 2) Mr. Keshav Kalu Patil 3) Mr. Balkrushna Kalu Patil 4) Mrs. Sunita Kalu Patil 5) Mrs. Surekhabai Kalu Patil 6) Mr. Navnath Kalu Patil 7) Mr. Naresh Kalu Patil .



I perused the Copy of **MUTATION ENTRY No. 1175** in Mention dated 22/05/1993 at Talathi Saja Pendhar After perusing the said document it show that the land owner 1) Mrs. Sakrubai Keshav Patil 2) Mr. Keshav Kalu Patil 3) Mr. Balkrushna Kalu Patil 4) Mrs. Sunita Kalu Patil 5) Mrs. Surekhabai Kalu Patil 6) Mr. Navnath Kalu Patil 7) Mr. Naresh Kalu Patil given the vardi and enter the name of Mr. Narayan Govind patil as owner

I perused the Copy of **MUTATION ENTRY No. 1442** in Mention dated 12/09/2014 at Talathi Saja Pendhar After perusing the said document it show that the Honb'le Collector at alibuag in Order to Non-Agriculture for residence purpose Order No.ref/LN.R1(B)/S.R177/2013

# Mahesh G. Bhagat

ADVOCATE HIGH COURT, B.A. LLB

Address at: - Plot No. 64-B, Gurukrupa Row House, Sector-05, Khanda colony  
Tal-Panvel, Dist: Raigad Email:-adv.mahesh\_bhagat@yahoo.in  
Mobile No.8652034703, 8080610480.

---

I perused the Copy of **MUTATION ENTRY No. 1488** in Mention at Talathi Saja Pendhar After perusing the said document it shows that As per mutation Entry

I perused the Copy of **MUTATION ENTRY No. 1501** in Mention at Talathi Saja Pendhar After perusing the said document it shows that as per mutation entry

I perused the Copy of **MUTATION ENTRY No. 1502** in Mention dated 26/09/2016 at Talathi Saja Pendhar After perusing the said document it shows that the a "Sale Deed" dated 25/03/2016 was executed between Mr. Balaram Govind Patil Resident at – Ghot, Tal-Panvel, on first part as a seller and M/s Shubham Builders and Developers Through by Partners 1)Mr.Dilip Balaram Patil 2) Mr. Harish Balaram Patil 3) Mr. Gajanan Goma Patil 4)Mr. Gurunath Balaram Patil, as a purchaser on a second part for the total consideration amount of Rs.,2,04,000,00/- approx. {Rupees Two Corer Four Lakh Only/-} and the same was registered before the Joint Sub-Registrar at Panvel Document No.2783/2016 for the land bearing Gata No / Survey No.67, Hissa No.4.Admesuring about 67 Gunthas.

I perused the Copy of **MUTATION ENTRY No. 1504** in Mention dated 20/10/2016 at Talathi Saja Pendhar After perusing the said document it show that the Honble Collector



# Mahesh G. Bhagat

ADVOCATE HIGH COURT, B.A. LLB

Address at: - Plot No. 64-B, Gurukrupa Row House, Sector-05, Khanda colony  
Tal-Panvel, Dist: Raigad Email:-adv.mahesh\_bhagat@yahoo.in  
Mobile No.8652034703, 8080610480.


at alibuag in Order to Non-Agriculture for residence purpose  
Order No.ref/LN.A1(A)/S.R540/2014 Dated 30/09/2016  
Admeasuring about 77 Gunthas

Searcher Clerk Mr. Naresh Betkar also taken a search for a period of 30 years from 1987 to 2016 at the Join-Sub Registrars panvel-1 at panvel in respect of the abovementioned land and have not found any transactions adverse to the title of the said property.

I have gone through the above papers and original documents of title relating to the said plot and certify that the title M/s Shubham Builders and Developers Through by Partners 1)Mr.Dilip Balaram Patil 2) Mr. Harish Balaram Patil 3) Mr. Gajanan Goma Patil 4)Mr. Gurunath Balaram Patil, in respect of the said Above mentioned land, is clear, marketable and free from all encumbrances of any nature whatsoever

Dated this ..... day of November , 2016



Truly  
  
Mahesh G. Bhagat  
(Advocate High Court)

- Encl- 1) Search Receipt No \_\_\_\_\_ /2016 dated  
2) Search Report Of Searcher

86/0

इतर पावती

Original/Duplicate

Wednesday, 02 November 2016 2:01 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 11423 दिनांक: 02/11/2016

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल1-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड महेश भगत

वर्णन अर्ज क्र. 3577/2016 , मौजे घोट , ता पनवेल , स.नं. 67 , ही.नं. 3 - सन 1987 ते 2016

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

JOINT S R PANVEL 1

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005668367201617E दिनांक: 02/11/2016

बँकेचे नाव व पत्ता:

**NARESH BETKAR**  
**Search Clerk**

HOUSE NO.725,AT-NAUPADA POST-KAMOTHE,TAL-PANVEL,DIST-  
RAIGAD,NAVI MUMBAI MOB:8419979512

---

**Date: 02/11/2016**

**SEARCH REPORT**

To,  
Mr. Mahesh G.Bhagat  
Advocate High Court of Bombay  
Gurukrupa Roor House, Plot No.64B, Sec .5,  
Khanda Colony ,Tal-Panvel , Navi Mumbai -410 206

Ref.:- Search of property in respect of the land  
situated at Village- Ghot, Tal: Panvel, Dist.  
Raigad bearing land Survey no.67, Hissa no.4

BELONGING TO : M/s Shubham Builders and  
Developers Through by Partners 1)Mr.Dilip  
Balaram Patil 2) Mr. Harish Balaram Patil 3)  
Mr. Gajanan Goma Patil 4)Mr. Gurunath  
Balaram Patil.

Under your instruction I have taken search in respect of above  
referred property for 30 years i.e. 1987 to 2016 and paid  
necessary charges of Rs.750-to the Joint Sub-Registrars Office,  
Panvel-, at Panvel.

## NARESH BETKAR

Search Clerk

HOUSE NO.725,AT-NAUPADA POST-KAMOTHE,TAL-PANVEL,DIST-  
RAIGAD,NAVI MUMBAI MOB:8419979512

**1987to 2016(30 years) Search at Sub-Registrars Office,**

**Panvel-**

YE R	TRANSACTION	ENTR Y
1987	Index are Torn condition	Nil
1988	Index are Torn condition	Nil
1989	Index are Torn condition	Nil
1990	Index are Torn condition	Nil
1991	Index are Torn condition	Nil
1992	Index are Torn condition	Nil
1993	Index are Torn condition	Nil
1994	Index are Torn condition	Nil
1995	Index are Torn condition	Nil
1996	Index are Torn condition	Nil
1997	Index are Torn condition	Nil
1998	Index are Torn condition	Nil
1999	Available Index are checked	Nil
2000	Available Index are checked	Nil
2001	Available Index are checked	Nil
2002	Available Index are checked	Nil
2003	Available Index are checked	Nil
2004	Available Index are checked	Nil
2005	Available Index are checked	Nil
2006	Available Index are checked	Nil
2007	Available Index are checked	Nil
2008	Available Index are checked	Nil
2009	Available Index are checked	Nil
2010	Available Index are checked	Nil
2011	Available Index are checked	Nil
2012	Available Index are checked	Nil
2013	Available Index are checked	Nil
2014	Available Index are checked	Nil



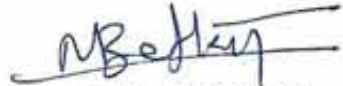
**NARESH BETKAR**  
Search Clerk

HOUSE NO.725,AT-NAUPADA POST-KAMOTHE,TAL-PANVEL,DIST-  
RAIGAD,NAVI MUMBAI MOB:8419979512

2015	Available Index are checked	Nil
2016	a "Sale Deed" dated 25/03/2016 was executed between Mr. Balaram Govind Patil Resident at - Ghot, Tal-Panvel, on first part as a seller and M/s Shubham Builders and Developers Through by Partners 1)Mr.Dilip Balaram Patil 2) Mr. Harish Balaram Patil 3) Mr. Gajanan Goma Patil 4)Mr. Gurunath Balaram Patil, as a purchaser on a second part for the total consideration amount of Rs.,2,04,000,00/- approx. {Rupees Two Corer Four Lakh Only/-} and the same was registered before the Joint Sub-Registrar at Panvel Document No.2783/2016 for the land bearing Gata No / Survey No.67, Hissa No.4.Admesuring about 67 Gunthas.	Yes

Yours faithfully

Encl: Search Receipt

  
(NARESH BETKAR)  
Search Clerk