

PRAVIN V. THAKUR

B. Sc. LL.B.

ADVOCATE HIGH COURT

**प्रविण व. ठाकूर**

बी. एस्सी. एलएल. बी.

अॅडवोकेट हायकोर्ट

Office: Shop No. 02, Shree Swami Samarth, C.H.S., Old Post Office Road, Panvel, Dist Raigad 410 206

SEARCH REPORT & TITLE CERTIFICATE

Sub :- Search report & Title Certificate with Respect to Non Agriculture Land bearing being and lying at village Rohinjan, Taluka Panvel, Dist. Raigad.

TO WHOMSOEVER IT MAY CONCERN1) **INSTRUCTIONS** :

On the request of Shri. Rajesh Tanjirao Kadam having address- Dharnacamp Tal. Panvel , Dist Raigad I have caused search in respect of the said property, which is described in the revenue record as follows.

2) **PROPERTY DESCRIPTION** :-

All that pieces and parcel of Non Agriculture land situated, lying at village Rohinjan, Taluka Panvel, Dist Raigad in the registration District of Raigad, and within the jurisdiction of Sub-Registrar of Assurance at Panvel and within the limits of Raigad Zilla Parishad and described in the revenue record as under:-

Gat/Survey No.	Hissa No.	Old Plot No.	Area in	Assessment
			H-R-P	Rs.=Ps.
123	28	46	0-03-70	0=00

(Herein referred to as the Said "Property".)

3) SEARCH :

Accordingly, my office has carried out search of the Index No. II as maintained in the office of Sub-registrar of Assurances at Panvel-1, 2, 3, 4 & 5 for a period of 30 years i.e. from 01/01/1990 to 02/04/2020 vide receipt No. 4131 and revenue record till date with respect to the said property. Notes of search are reproduced herein below

DOCUMENTS :

For the purpose of investigation of title and search of the said property, I also perused the following documents :

- a) 7/12 extract.
- b) Mutation entry No. 899, 2160, 2563, 2895, 2939 & 2982

INCIDENTS :

- a) That said property dt. 02/4/2019 is recorded in the name of Shri. Rajesh Tanjirao Kadam & Shri Satish Tanajirao Kadam
- b) That on perusal of 7/12 extract it is noticed that Mutation Entries as mentioned in para Six (6) are recorded with respect to said property .
- c) M. E. No. 899 - That as per the order No. GTN3-12033/82 dated 03/03/1982 passed by the Collector Raigad there is distribution of the plots to the Koyana Project Affected Peoples and the said mutation entry was certified on 11/06/1983

- d) M. E. No. 2160 - That 5/12/2000 as per the M.E.2034 the Avibhaja Satta Prakar shera was recorded in the said entry but the said shera was deleted in the said revenue record and the said entry verified on 30/01/2001
- e) M. E. No. 2563 - That on 10/02/2010 the sale deed 6/11/1978 executed between the Tanajirao Ganagaram Kadam (Seller) and Sambhaji Vaman Desai (Purchaser). Therefore the said entry of the sale deed was recorded in the revenue record and verified 19/03/2010.
- f) M. E. NO. 2895: That on 30/07/2016 as per the order passed by the Tashildar Panvel there is correction was made in the digital 7/12 extract in the computer as per the direction of the Government resolution Bhu.A/Pra.kra.180/La-1 dated 07/05/2016.
- g) M.E. No.2939:-That on 12/07/2017 the name of Legal heirs of the Late Tanajirao Gangaram Kadam was recorded in respect of the said property. Therefore the name of 1. Suganda Tanajirao kadam 2. Satish Tanajirao kadam 3. Rajesh Tanajirao kadam 4. Anita Abaji More 5. Vijaya Vijay Shinde 6. Dikshita Dilip Shinde recorded in the revenue record and the said mutation entry was certified on 29/07/2017.
- h) M. E. No .2982: That on 19/12/2017 the release deed executed between 1. Suganda Tanajirao kadam 2. Anita Abaji More 3. Vijaya Vijay Shinde 4. Dikshita Dilip Shinde and 1. Satish Tanajirao Kadam 2. Rajesh Tanajirao Kadam recorded in the revenue record and the said mutation entry was certified on 08/06/2018.

6) CONCLUSION:

On the basis of the search taken, perusal of the documents referred to above and incidents pointed out as above, I am of the opinion that,

- i) That said land is owned by title of Shri. Satish Tanajirao Kadam & shri. Rajesh Tanajirao Kadam

ii) That title of Shri. Satish Tanajirao Kadam & shri. Rajesh Tanajirao Kadam to said land / Plot is clear and marketable free from encumbrances.

Place : Panvel
Date: 02/4/2019.



(P. V. Thakur)
Advocate

NOTES OF SEARCH FROM Index II

From 01/01/1990 to 01/04/2019

YEAR	FINDINGS
1990	Available Index Checked
1991	Available Index Checked
1992	Available Index Checked
1993	Available Index Checked
1994	Available Index Checked
1995	Available Index Checked
1996	Available Index Checked
1997	Available Index Checked
1998	Available Index Checked
1999	Available Index Checked
2000	Available Index Checked
1994	Available Index Checked
2001	Available Index Checked
2002	Available Index Checked
2003	Available Index Checked
2004	Available Index Checked
2005	Available Index Checked
2006	Available Index Checked
2007	Available Index Checked
2008	Available Index Checked
2009	Available Index Checked
2010	Available Index Checked
2011	Available Index Checked
2012	Available Index Checked

2013	Available Index Checked
2014	Available Index Checked
2015	Available Index Checked
2016	Available Index Checked
2017	1) Document No. PWL4- 14485/2017, Release Deed of the Said Plot. Dt. 19/12/2017 2) Document No. PWL4-13204/2017 Cancellation Deed of the Said Plot. Dt. 20/11/2017
2018	Available Index Checked
2019	Available Index Checked

Note :-

1. Index -II Record of Year 1990 to 2019 (Manual Index) available for search is almost in torn condition and pages are missing.
2. Computerized Index-II of the year 2002 to 2019 not bounded alphabetically and in haphazard manner.

Place : Panvel

Date:02/4/2019.



(P. V. Thakur)

Advocate

Note :

Original Search fees receipt No. 4131

Dt. 01/04/2019 is annexed herewith.

528/0

इतर

पावती

Original/Duplicate

Monday, 01 April 2019 7:43 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4131 दिनांक: 01/04/2019



गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: पवेल-4-0-2019

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव. अॅड प्रविण ठाकुर

वर्णन अर्ज क्र. 573/2019, पत्र नं. 123/28, जुना पत्र नं. 46, (सन 1990 ते सन 2019 पर्यंत)

शोध व निरीक्षण

रु. 750.00

एकूण

रु. 750.00

प्र. सह. दुय्यम नि. Panvel 4

पवेल-४

1). देयकाचा प्रकार: Cancellation रु. 750/-

दस्तावेजाचा अनुक्रमांक: PWL4-13204/2017 दिनांक: 01/04/2019

दस्तावेजाचे नाव: Cancellation