



O.No.175/2017

Date : 23/12/2017

SEARCH REPORT

Report regarding the title of Hemant Dattatray Dombé with respect to following Non-agricultural plot of land property situated at Village Dahivali Tarfe Need, Tal. Karjat, Dist. Raigad and more particularly described as below:-

A) THE DESCRIPTION N.A. PLOT OF LAND PROPERTY :

At village Dahivali Tarfe Need, Tal. Karjat, Dist. Raigad

Name of owner	Old S.No. /H.No.	New S.No./ Plot No.	Area Sq.mtr.	Asstt. Rs. Ps.
Hemant Dattatray Dombé	61	4	859.03	17-18

The above mentioned N.A.plot property including all rights and interest therein.

B) I have investigated the title of abovesaid person with respect to above mentioned N.A. plot property. In this respect I have perused the following revenue records which were furnished to me for my perusal. The details of the said revenue records are as mentioned below :

- 7/12 extract relating to abovesaid N.A. plot.
- Mutation Extract No.272, 688, 692, 791, 898, 920, 1117, 1173, 1333, 2402

C) The Flow of the title :

1) Mutation Extract No.272 dated 30-10-61 :-

On perusal of M.E.No.272 it is transpired that the agricultural land property bearing S.No.61/0 of which abovesaid N.A. plot No.61/4 is the piece and parcel was purchased by tenant Ganapat Shankar More under Section 32G of TNC Law. So his name was entered as owner (कब्जेदार) under restricted tenure nature and an encumbrance of Rs.391.50 of earlier owner Shankar Vishnu Medhi was kept in other right vide M.E. No.272 which was sanctioned by the Competent Revenue Authority.

2) Mutation Extract No.688 dated 16-4-85 (S.No.61/0)

On perusal of M.E. No.688 it is transpired that the tenant Shri Ganapat Shankar More fully paid an amount of Rs.391.50 of purchase price of land bearing S.No.61/0 fixed under Section 32G of TNC Law. Therefore an encumbrance of land owner Shankar Medhi and his name entered into other right were deleted. The effect of said entry was given to 7/12 extract vide M.E. No.688.

3) Mutation Extract No.692 dated 1-8-85 (S.No.61/0):

On perusal of M.E. No.692 it is transpired that there was an encumbrance of mortgage of Shri Vinayak Vishnu Medhi entered into other right relating to land bearing Gat No.61/0 vide Mutation Entry No.91, 98 & 95. And Shri Ganapat Shankar More was the tenant of said Gat number. Shri Ganapat Shankar More fully paid an amount of price fixed by Hon'ble Agricultural Land Tribunal Karjat under Section 32G of TNC Law. As also Shri Ganapat Shankar More had submitted written application to Hon'ble Tahsildar to delete the said encumbrances. Hence on the basis of order No.R.T.S. S.85 dated 8-6-85 from Hon. Tahsildar abovesaid encumbrances entered in other right vide M.E. No.91, 98 & 95 were deleted. And the effect of said entry was given to Revenue Record vide M.E. No.692.

4) Mutation Extract No.791 dated 9-10-86 :

On perusal of M.E. No.791 it is transpired that on obtaining required sale permission from Hon'ble Sub Divisional Officer Panvel vide its order





No.T.N.C./S.R./8439/1985 dated 22-8-86 earlier owner Ganapat Shankar More sold the said land bearing S.No.61/0 to 1) Manohar Sakham Parab 2) Ashok Ramchandra Savardekar 3) Sudha Ramesh Chavhan 4) Janardan Balkrishna Chavhan 5) Ramchandra Bhiva Marathe by registered sale deed on dated 5-9-86. The effect of said sale deed was given to 7/12 extract vide M.E.No.791 which was sanctioned by the Circle officer Karjat on dated 29-10-86.

5) Mutation Extract No.818 dated 12-2-87 :

On perusal of M.E. No.818 it is transpired that the name of Shri Ashok Ramchandra Satardekar the one of the Purchaser of said Gat No.61/0 was wrongly entered as Savardekar. So, on the basis of registered Deed of Rectification of dated 10-12-86 executed by him, his name was entered as Ashok Ramchandra Satardekar. The effect of said entry was given to 7/12 extract vide No.818.

6) Mutation Extract No.920 dated 1-12-88 :

On perusal of Mutation Extract No.920 it is transpired that N.A. permission with respect to abovesaid land for Residential purpose was granted by Hon'ble Tahsildar Karjat vide its order No.L.N.A./S.R./77/87 dt. 13-11-87 in the name of Shri Manohar Sakham Parab and 4 others and thereby converted the said Gat No.61/0 into 1 to 4 N.A. plots properties. The above mentioned N.A. plot No.4 area adm.859.3 sq.mtrs. Asstt. Rs.17.18 is the one of the said N.A. plots. The effect of said conversion was given to 7/12 extract vide M.E. No.920 which was sanctioned by the Circle Officer Karjat on dated 22-12-88.

7) Mutation Extract No.1117 dated 14-5-91 :

On perusal of M.E. No.1117 it is transpired that as per partition of N.A. plots bearing Gat No.61/0 Plot Nos.1 to 4 by and between 1) Janardan



Balkrishna Chavhan 2) Ramchandra Bhiva Marathe 3) Ashok Ramchandra Satardekar 4) Sudha Ramesh Chavhan and 5) Manohar Sakharam Parab the above mentioned N.A. plot No.4 was given to Manohar Sakharam Parab. The effect of said partition was given to Revenue Record on the basis of vardi statement. So the name of said Manohar Sakharam Parab was entered into 7/12 extract vide M.E. No.1117 which was sanctioned by the Circle officer Karjat on dated 22-7-91.

8) Mutation Extract No.1173 dt. 11-8-92 :

On perusal of M.E. No.1173 it is transpired that Manohar Sakharam Parab was expired on dated 31-3-92 leaving behind him 1) wife - Sunita Manohar Parab 2) daughter - Indu Manohar Parab 4) daughter - Anjali Manohar Parab 4) daughter - Lina Manohar Parab 5) Son - Mangesh Manohar Parab as his legal heirs. But out of abovesaid legal heirs No.2 to 4 daughters released their succession (right) in the abovesaid N.A. plot No.4. So the names of 1) Sunita Manohar Parab and 2) Son - Mangesh Manohar Parab were entered into 7/12 extract vide M.E. No.1173 which was sanctioned by the Circle Officer Karjat on dated 28-8-92.

9) Mutation Extract No.1333 dt. 17-11-97 :

On perusal of M.E. No.1333 it is transpired that earlier owners Sunita Manohar Parab and Mangesh Manohar Parab have sold the abovesaid N.A. plot No.4 to Hemant Dattatray Dombé by registered sale deed on dated 3-2-97. The effect of said Sale Deed has been given to 7/12 vide M.E. No.1333 which is sanctioned by the Circle Officer Karjat on dated 8-12-97.

Thus abovesaid Hemant Dattatray Dombé has become the owner of abovesaid N.A. plot and his name appears as owner on the 7/12 extract relating to said N.A. Plot No.4

10) Mutation Extract No.2402 dated

So far as M.E. No.2402 is concerned on perusal of a copy of certificate dated 7-12-2017 issued by Talathi Saja Dahivali Tarfe Need, Tal. Karjat, Dist.





Raigad it is transpired that said M.E. No.2402 is relating to amendment of 7/12 extract by using module system under National program of uptodate the Land Record.

D) The Search of Index II registers

I have taken the necessary search of Index II registers at the office of Sub Registrar of Assurances at Karjat and Neral for the period of 30 years i.e. from the year 1988 to 21st December 2017. The number of Search Fee paid Receipt issued by the Sub Registrar of Assurance Karjat on dated 21/12/2017 is 10940/2017. The particulars of Index II registers and entries therein are as under :

Year	Particulars of Index II Registers	Details of Entries
1988	Index II Register in Torn condition	-
1989	"	-
1990	"	-
1991	"	-
1992	"	-
1993	"	-
1994	"	-
1995	"	-
1996	"	-
1997	"	-
1998	"	-
1999	"	-
2000	"	-
2001	"	-



2002	Computerised Index II Register	NIL
2003	"	NIL
2004	"	NIL
2005	"	NIL
2006	"	NIL
2007	"	NIL
2008	"	NIL
2009	"	NIL
2010	"	NIL
2011	"	NIL
2012	"	NIL
2013	"	NIL
2014	"	NIL
2015	"	NIL
2016	"	NIL
Upto 21 Dec.2017	"	NIL

Thus in my inspection of Index II registers for the years 1988 to 2001 it is transpired that Index II registers for the said period are totally in TORN condition and various pages from these registers are missing. And in my inspection of computerised Index II registers for the year 2002 to 21st Dec. 2017, I did not find any entry of any kind such as sale, mortgage, gift, lease, lien, agreement or agreement for sale or of any encumbrance which is adverse to the title of abovesaid person to the above mentioned N.A. plot property.

Karjat

Date : 23/12/2017

ADVOCATE



Shri Rajendra P. Nigudkar
ADVOCATE
Reg.No.: MAH-577/1994
Om Shri Bhagyodaya Co-op. Hsg. Soc.,
Kotwal Nagar, At Post Tal. Karjat,
Dist. Raigad, Pin. 410 201

आर.पी.निगुडकर

बी.ए., एलएल.बी., अॅडव्होकेट

ऑफिस : "ओम श्री भाग्योदय" को-ऑप.हौ. सोसा.
कोतवाल नगर, मु.पो.ता.करजत-४१०२०१
जि. रायगड, फोन/फॅक्स : (०२१४८)-२२०२३४
मो. ९८२२७७४०७५



R. P. NIGUDKAR

B.A., LL.B. ADVOCATE

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TITLE CERTIFICATE

This is to certify that -

On the basis of Search Report of dated 23/12/2017 the title of Shri Hemant Dattatray Dombé with respect to N.A. plot property bearing Gat No.61/0 area adm.859.3 sq.mtrs., Asstt. Rs.17-18 situated at Village Dahivali Tarfe Need, Tal. Karjat, Dist. Raigad in my opinion is clear, marketable and free from encumbrances.

Karjat

Date : 23/12/2017

ADVOCATE



Shri Rajendra P. Nigudkar
ADVOCATE

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