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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 623 दिनांक: 19/01/2015

गावाचे नाव: नेरळ

दस्तऐवजाचा अनुक्रमांक: कजर-0-2015

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड संदिप बागडे

वर्णन शोध अर्ज क्रमांक 281/2015 सर्व्हे नंबर 30,56,58,59,60,61 सन 1985 ते 2014
एकूण वर्ष 30

SEARCHFEE

रु. 4500.00

एकूण:

रु. 4500.00

Sub Registrar Karjat

1); देयकाचा प्रकार: eChallan रक्कम: रु.4500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005248782201415M दिनांक: 19/01/2015

बँकेचे नाव व पत्ता:

मुख्य निबंधक कर्जत



"Shri Sadguru Krupa", 144 A, At-Po- Shelu, Tal-Karjat, Dist-Raigad, Pin - 410101, Mob. 9860626241
"श्री सद्गुरु कृपा", १४४ अ, मु. पो. शेलु, ता. कर्जत, जि. रायगड, पिन - ४१०१०१, मोबा. ९८६०६२६२४६.

Date: 05/03/2015

SEARCH /TITLE REPORT

Report regarding the title of **Shri. Kishor Narayan Patil etc. 4** in respect of land property situate at village Neral, Tal-Karjat, Dist-Raigad and more particularly described as below:-

A] The Description of land property situate at village - Neral, Tal-Karjat, Dist-Raigad.

Name of the Owner	S.No.	H.No.	Area(H.R.P.)	Asst(Rs.Ps.)
Kishor Narayan Patil	30	3A	0-11-00	0-12
Ganesh Narayan Patil				
Parvati Narayan Patil				
Balu Ganapat Patil				

The above mentioned land property including all rights and interest therein:

B] Record of Index - II and Search : -

I have taken the necessary search of registration index at the office of sub registrar Karjat which were made available me for the period of 30 years i.e. from 1986 to 2015. The record of Index II Register for the year 1986 to 2001 is totally in a torn condition. As also plenty of pages are missing & in torn condition from the index record for the year 1986 to 2001. And the record for the year 2012 to 2014 is not available separately at sub registrar's office at Karjat as it is not maintained by sub registrar's office at Karjat. Therefore I have taken the said search from online record provided by IGR of Maharashtra.

Bagade

C] The flow of the title of land property :-

1) Mutation Extract No. 181 :-

As per letter given by Talathi Saja Neral, Mutation Extract No. 181 is not available in revenue record.

2) Mutation Extract No. 230 :-

As per letter given by Talathi Saja Neral, Mutation Extract No. 230 is not available in revenue record.

3) Mutation Extract No. 643 :-

As per letter given by Talathi Saja Neral, Mutation Extract No. 643 is not available in revenue record.

4) Mutation Extract No. 775 of dated 01/05/1956 :-

On perusal of ME.No. 775 it is transpired that, Ganpat Hari Chanche had mortgaged the said land property to Neral Society for Rs. 60/- The effect of the said mortgaged had been given to 7/12 extract vide ME.No. 775.

5) Mutation Extract No. 1123 of dated 19/12/1958 :-

On perusal of ME.No. 1123 it is transpired that, Tenant Ganpat Hari Chanche was expired on dated 02/06/1958 leaving behind him 1)Narayan Ganpat Chanche 2)Valku Ganpat Chanche 3)Balu Ganpat Chanche as his legal heirs. So the name of Narayan Ganpat Chanche had entered in to 7/12 extract for himself as also head of the family and legal guardian of Valku and Balu.

6) Mutation Extract No. 1624 of dated 02/01/1969 :-

On perusal of ME.No. 1624 it is transpired that, Shri Valku Ganpat Patil was expired in year 1958 leaving behind his brother Narayan Ganpat Patil and Balu Ganpat Patil as his legal heir. So the name of Valku Ganpat Patil was deleted from revenue record vide ME.No. 1624.

7) Mutation Extract No. 1749 of dated 17/08/1970 :-

On perusal of ME.No. 1749 it is transpired that, this Mutation Extract is not related to said land property.

8) Mutation Extract No. 1758 of dated 01/10/1970 :-

On perusal of ME No. 1758 it is transpired that, said ME is relating to Implementation of New Decimal Scheme to village record through Special District Inspector and Land Record (Colaba) under the Maharashtra State Weight Measurement Enforcement Act 1958 and Indian Coinage Act 1955. The effect of the said entry was given to 7/12 extract vide ME No. 1758.

9) Mutation Extract No. 3530 of dated 20/11/1995 :-

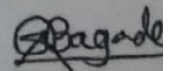
On perusal of ME.No. 3530 it is transpired that, Shri. Narayan Ganpat Patil was expired one year prior leaving behind him 1) Kishor Narayan Patil 2) Ganesh Narayan Patil 3) Manubai Narayan Patil 4) Malti Narayan Patil 5) Hira Narayan Patil 6) Parvati Narayan Patil as his legal heirs. So the names of above said legal heirs were entered in to 7/12 extract vide ME.No. 3530.

10) Mutation Extract No. 4116 of dated 28/10/2003 :-

On perusal of ME.No. 4116 it is transpired that, it was necessary to update the record for computerization of 7/12 extract as according to CLR/2001/No.4/Part I/L1 Sel & Revenue and Forest Dept. Mumbai dated 13/11/2003. So on the basis of order passed by Tahsildar Karjat vide its No. आदेश क्र.कात-१/आर.टी.एस./०३ dated 25/8/2003 the earlier S.No. 30A/3A has been changed as new S.No. 30/3A by Mutation Extract. The effect of said change has been given to 7/12 extract vide ME.No. 4116 which has been sanctioned by Circle Officer Neral on dated 18/01/2004.

11) Mutation Extract No. 5294 of dated 19/09/2011 :-

On perusal of ME.No. 5294 it is transpired that, Malti Narayan Patil @ Rohini Rohidas Mali and Hira Narayan Patil @ Hira Maruti Kalekar released her rights in favour of 1) Kishor Narayan patil and 2) Ganesh Narayan Patil by registred release deed no. 2604/2010. The effect of the said release has been given to 7/12 extract vide ME.No. 5294 which has been sanctioned by Circle Officer Neral on dated 19/10/2011.



12) Mutation Extract No. 5699 of dated 12/01/2015 :-

On perusal of ME.No. 5699 it is transpired that, Manubai Narayan Patil @ Shobha Kaluram Dhule released her rights in favour of 1) Kishor Narayan patil 2) Ganesh Narayan Patil and 3) Parvati Narayan Patil by registered release deed no. 6290/2014. The effect of the said release has been given to 7/12 extract vide ME.No. 5699 which has been sanctioned by Circle Officer Neral on dated 05/02/2015.

13) Mutation Extract No. 5717 of dated 06/02/2015 :-

On perusal of ME.No. 5717 it is transpired that, Manubai Narayan Patil @ Shobha Kaluram Dhule executed the Deed of Rectification in favour of 1) Kishor Narayan patil 2) Ganesh Narayan Patil and 3) Parvati Narayan Patil. Therefore on the basis of this Rectification Deed No. 544/2015, the area of the said property has been corrected. The effect of the said changes has been given to 7/12 extract vide ME.No. 5717 which has been sanctioned by Circle Officer Neral.

D] The search of Index II Register :-

I have also taken the necessary search of Registration Index at the office of Sub Registrar at Karjat for the period of 30 years i.e. from the year 1986 to 2015. The particular of Index II registers and entries therein are as under :-

Year wise details of the Search of Index-II

Year	Date and Document no.	Types of Document	Seller	Purchaser
1986	Torn Condition			
1987	Torn Condition			
1988	Torn Condition			
1989	Torn Condition			
1990	Torn Condition			
1991	Torn Condition			
1992	Torn Condition			
1993	Torn Condition			
1994	Torn Condition			
1995	Torn Condition			

1996	Torn Condition			
1997	Torn Condition			
1998	Torn Condition			
1999	Torn Condition			
2000	Torn Condition			
2001	Torn Condition			
2002	Nil	-	-	-
2003	Nil	-	-	-
2004	Nil	-	-	-
2005	Nil	-	-	-
2006	Nil	-	-	-
2007	Nil	-	-	-
2008	Nil	-	-	-
2009	Nil	-	-	-
2010	2604/10 of dated 16/04/2010	Release Deed	Malti Narayan Patil and 1	Kishor Narayan Patil and 1
2011	Nil	-	-	-
2012	Nil	-	-	-
2013	Nil	-	-	-
2014	6290/14 of dated 29/12/2014	Release Deed	Manubai Narayan Patil	Kishor Narayan Patil and 2
2015	544/15 of dated 04/02/2015	Rectification Deed	Manubai Narayan Patil	Kishor Narayan Patil and 2

E] General Opinion: -

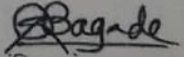
Above mentioned search & title report is subject to the clause [B] & [C] in the said circumstances and only based on the revenue record and registration index record since 1986 up to 2015.

I did not found any kind of adverse entry of the above mention property.

In connection with the aforesaid observations and after referring the above documents I am of the opinion that the title of the owners subject to encumbrance mentioned in other right of 7/12 extract is clear, marketable and free from all encumbrances.

Karjat

Date : **5 MAR 2015**


अॅड. सदिप गोपाळ बागडे
श्री सद्गुरु कृपा, १४४ अ,
मु.पो. शेलु, कर्जत, जि.रायगड