

A. P. Dukare

B.A., LL.B.

ADVOCATE HIGH COURT

MAH 89 / 2001



Room No. 101, Ground Floor,
"Prabhat Darshan Apt.",
Behind Divya Deep Hotel,
Khanda, NERAL, Tal. Karjat,
Dist. Raigad, Pin- 410101.

Mob : 9881279817

Ref. No.

Date: 05/06/2015

SEARCH REPORT

Report regarding the title of the following persons in respect of Non Agricultural land property situated at village **Dhamote, Tal. Karjat, Dist. Raigad** and more particular described as below :-

Non Agricultural land situate at Village Dhamote, Tal. Karjat, Dist. Raigad

Name of the Owner	S.No.	H. No.	AREA Sq.mtrs.	ASSESSMENT Rs.P.
Bashir Imamsaheb Sayyad	32	1A	2300 Sq.mtrs.	230.00

The abovesaid Non Agricultural land as including all right and interest there in.

I have investigated the title of above said person with respect to above-mentioned Non Agricultural land property. In this regard I have perused the revenue records such as 7x12, 8A extract and mutation extract, which were furnished to me for my inspection.

2) The details of the documents perused :

- a) 7/12 extract relating to above described land property.
- b) Index II Registers for the years 1986 to May 2015 property.

3) The flow of the title of land property

Mutation extract no.63 of dated 18.07.1929

On perusal of mutation extract no.63 it is transpired that above said land property was pharokhat Khat by Hargovindas Nathushet Gujar from Amruta Govind Patil on dated 08.05.1929

Mutation extract no.115 of dated 22.06.1936

On perusal of mutation extract no.115 it is transpired that above said land property was name of Vadilal Nathushet by given statement on dated 21.06.1936 from his brother Hargovindas Nathushet Gujar and always a Oral partition between brothers.

Mutation extract no.233 of dated 10.07.1948

On perusal of mutation extract no. 233 it is transpired that Mr.Tukaram Undrya Mundhe was the protect tenant. So his name entered into the revenue record vide M.E.no.233 which was sanctioned by competent authority.

Mutation extract no.326 of dated 15.12.1954

On perusal of mutation extract no.326 it is transpired that Vadilal Nathushet Gujar was died on dated 17.09.1954 leaving behind his son Dayalal Vadilal Gujar was the legal heirs and he was leader of the family. So his name entered into the revenue record vide M.E.no.326 which was sanctioned by revenue authority.



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- 2 -

Mutation extract no.340 of dated 15.02.1956

On perusal of mutation extract no.340 it is transpired that above said land property was joined by purvani Akarphod patrak no.5/1956

Mutation extract no.386 of dated 07.04.1957

On perusal of mutation extract no.386 it is transpired that above said land property was the possession in the name of Ambo Ravji Perane, so his name entered as a tenant.

Mutation extract no.396 of dated 07.04.1957

On perusal of mutation extract no.396 it is transpired that above said land property was the possession in the name of Mahadu Undrya Mundhe, so his name entered as a tenant.

Mutation extract no.435 of dated 07.04.1957

On perusal of mutation extract no.435 it is transpired that above said land property was not possession in the name of Tukaram Undrya Mundhe, so his name was deleted from the above said land property others rights.

Mutation extract no.503 of dated 05.12.1964

On perusal of mutation extract no.503 it is transpired that above said land property of 32G was purchased by tenant Ambo Ravji Perane so his name entered as a Kabjedar and mortgage of previous kabjedar Dayalal Vadilal Gujar kept into the other rights of property. The vide M.E.no.503 which has been sanctioned by Mamledar Karjat.

Mutation extract no.650 of dated 27.09.1970

On perusal of mutation extract no.650 it is transpired that above said M.E.no. is relating to implementation of New Decimal Scheme to village Record through Special District Inspector of Land Record (Decimal) Kolaba under the provision Maharashtra State weight measurement Enforcement Act 1958 and Indian Coinage Act 1955. The effect of the said implementation had been given to revenue record vide M.E.no.815 which was sanctioned by Revenue Authority.

Mutation extract no.712 of dated 06.03.06.1975

On perusal of mutation extract no.712 it is transpired that Ambo Ravji Perane was died on the year 1974 leaving behind his legal relatives 1) Vitthal Ambo Perane 2) Jijabai Halya Virle 3) Kanubai Dunda Kalambe 4) Changuanabai Narayan Kadav 5) Yamunabai Kashinath Masane 6) Bhagabai Ambo Perane were the legal heirs. So there names entered into the revenue record vide M.E.no.712 which has been sanctioned by Circle Inspector



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- 3 -

Mutation extract no.713 of dated 06.03.1975

On perusal of mutation extract no.713 it is transpired that 1) Jijabai Halya Virle 2) Kanubai Dunda Kalambe 3) Changunabai Narayan Kadav 4) Yamunabai Kashinath Masane 5) Bhagabai Ambo Perane was legal heirs of above said land property but their names was deleted from the land property by given written statement on dated 30.12.1974. So their names were deleted from above said land property vide M.E.no.713 which was sanctioned Circle Inspector.

Mutation extract no.1222 of dated 22.03.1993

On perusal of mutation extract no.1222 it is transpired that mortgage of above said land property of 32G was fully paid by tenant Ambo Ravji Perane. So mortgage of previous kabjedar was deleted from the other rights of above said land property vide M.E.no.1222 which has been sanctioned by Circle Inspector Neral on dated 07.04.1993

Mutation extract no.1479 of dated 04.04.1999

On perusal of mutation extract no.1479 it is transpired that above said land property was purchased by Sukhadev Patil Buba Dhage from Vitthal Ambo Perane by sale deed on dated 04.03.1999 by sale permission no.Tenancy/SR/340/988(Agri) on dated 05.01.1999 from Divisional officer Panvel

Mutation extract no.1590 of dated 28.10.2003

On perusal of mutation extract no.1590 it is transpired that it was necessary to give Hissa numbers to 7x12 extract consecutively for the computerization of 7x12 extract as per letter no.C.L.R./2001/Pra.Kra.4/part-1/L.1 cell Date 13/11/2003 from the Maharashtra Govt.Revenue & Forest Department. On as according to above said order from the Government. The Tahsildar Karjat has issued an order No.Kat 1/RTS/03 dated 25/08/2003 to give new hissa numbers to the present Hissa Numbers of S.No. of village Dhamote, Tal. Karjat, Dist. Raigad And on the basis of said order the old S.no. & H.No.have been changed into new S.no. & H.No. The effect of the above said change or amendment has been given to 7x12 extract of S.No. & H.no. of village Dhamote, Tal. Karjat, Dist. Raigad vide M.E.no.1590 which is sanctioned by the Circle officer Neral on dated 02.01.2004

Mutation extract no.1720 of dated 19.04.2007

On perusal of mutation extract no.1720 it is transpired that above said land property was purchased by Bashir Imam saheb Sayyad from Sukhadev Patil Bauva Thage by registered sale deed on dated 19.04.2007 The effect of the above said sale was given to 7/12 extract vide M.E.no.1720 which has been sanctioned by Circle officer Neral on dated 05.05.2007





Ref. No.

Date: 05/06/2015

- 4 -

Mutation extract no.1762 of dated 28.08.2007

On perusal of mutation extract no.1762 it is transpired that mortgage of above said land property of 32G was fully paid by tenant Vitthal Ambo Perane. So mortgage of previous kabjdar Vivek Pankaj Chetna was deleted from other rights of above said property. The entry recorded from 32M certificate and IPC no.28, TNC no.86/64 from Tahsildar Karjat vide M.E.no.1762 which has been sanctioned by Circle officer Neral.

Mutation extract no.1911 of dated 05.10.2009

On perusal of mutation extract no.1911 it is transpired that the land property of which the above mentioned plot property is the piece and parcel was previously Agriculture Land property. But The Collector of Raigad had given N.A. permission vide its order no.Masha/L.N.A.1(B)/SR 244/2007 Alibag on dated 07.08.2009 to Bashir Imam saheb Sayyad for Residential purpose. The vide M.E.no.1911 which was sanctioned by prior Circle officer Neral on dated 30.10.2009

3) Search of Registration Index :

I have also taken the necessary search of the registration index at the office of Sub Registrar at Karjat for the period of 30 years i.e.1986 to May 2015 The details of the index II Registers and entries are as under :-

Year	Particulars of Index II register	Entry
1986	Torn Condition	NIL
1987	Torn Condition	NIL
1988	Torn Condition	NIL
1989	Torn Condition	NIL
1990	Torn Condition	NIL
1991	Torn Condition	NIL
1992	Torn Condition	NIL
1993	Torn Condition	NIL
1994	Torn Condition	NIL
1995	Torn Condition	NIL
1996	Torn Condition	NIL
1997	Torn Condition	NIL
1998	Torn Condition	NIL
1999	Sale Deed	
2000	Computerized Index II Reg.	NIL
2001	Computerized Index II Reg.	NIL
2002	Computerized Index II Reg.	NIL



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- 5 -

2003	Computerized Index II Reg.	NIL
2004	Computerized Index II Reg.	NIL
2005	Computerized Index II Reg.	NIL
2006	Computerized Index II Reg.	NIL
2007	Sale Deed Dt.19.04.2007 Purchaser : Bashir Imamsaheb Sayyad Vendor : Sukhadev PatilBuva Thage	
2008	Computerized Index II Reg.	NIL
2009	N.A. Permission no.Masha/L.N.A.1(B)/SR 244/2007 Alibag on dated 07.08.2009	
2010	Computerized Index II Reg.	NIL
2011	Computerized Index II Reg.	
2012	Computerized Index II Reg.	
2013	Computerized Index II Reg.	NIL
2014	Computerized Index II Reg.	NIL
May 2015	Computerized Index II Reg.	NIL

On going through the above described index registers which were made available to me in sound and good conditions, I did not find any entry of any kind such as mortgage, lease, lien, sale, gift, agreement for sale, or of any encumbrance which is adverse to the title of abovesaid persons with respect to above described N.A. plot property.

Search Report

On the basis of above discussion and perusal of above described documents which were furnished to me for my inspection I am of the opinion that the title of abvoesaid persons namely **1) Bashir Imam sahib Sayyad** in respect of above mentioned N.A. plot property is clear marketable and free from all encumbrances.

Neral

Date : 05/06/2015

ADVOCATE



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TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that on the basis of Search Report dated 05/06/2015 the titles of **1) Bashir Imamsaheb Sayyad** with respect to N.A. land property bearing **S.no.32/1A Area 2300 Sq.mtrs.** in situate at Village **Dhamote**, Tal. Karjat, Dist. Raigad in my opinion are clear, marketable and free from all encumbrances.

Neral

Date :- 05/06/2015




Advocate