

SEARCH AND TITLE REPORT

(TO WHOM IT MAY CONCERN)

RE :- ALL THAT piece or parcel of land bearing SURVEY NO. 81 HISSA NO. 1 admeasuring 0 H. 15 ARES 00 POINT plus POT KHARABA admeasuring 0 H. 01 ARE 00 POINT (totally admeasuring 0 H. 16 ARES 00 POINT = 1600 sq. metres), having N.A. assessment of Rs. 160 = 00 Ps., situate at VILLAGE CHIKHALE, TALATHI SAJA CHIKHALE, within the limits of GROUP GRAMPANCHAYAT, CHIKHALE, TALUKA and REGISTRATION SUB-DISTRICT PANVEL, DISTRICT and REGISTRATION DISTRICT RAIGAD.

DATED : 10.11.2017

AVINASH Y. NARVEKAR
ADVOCATE HIGH COURT
10, SHAH PLAZA, BEHIND ADARSH LODGE
RAM GANESH GADKARI PATH,
PANVEL 410 206 DISTRICT RAIGAD.

TEL PHONES : (OFF)(022) 27450405/4045
MOBILE 098 215 84 121

10.11.2017

SEARCH & TITLE REPORT

RE: ALL THAT piece or parcel of land bearing SURVEY NO. 81 HISSA NO. 1 admeasuring 0 H. 15 ARES 00 POINT plus POT KHARABA admeasuring 0 H. 01 ARE 00 POINT (totally admeasuring 0 H. 16 ARES 00 POINT = 1600 sq. metres), having N.A. assessment of Rs. 160 = 00 Ps., situate at VILLAGE CHIKHALE, TALATHI SAJA CHIKHALE, within the limits of GROUP GRAMPANCHAYAT, CHIKHALE, TALUKA and REGISTRATION SUB-DISTRICT PANVEL, DISTRICT and REGISTRATION DISTRICT RAIGAD.

Under instructions from (1) SHRI MADANMOHAN BALADEV INGAVLE, (2) SHRI BHAUMIK BHARAT SHAH, (3) SHRI SUNIL KRUSHNAJI PARANJPE and (4) MRS. MEDHA SUNIL GADGIL, to take search of the concerned record for the purpose of investigating title in respect of the property referred to above and certify the title of the OWNERS thereof, I state as under :-

1. I have, by my elaborate and detailed SEARCH & TITLE REPORT dated 14.10.2015, certified the title of the OWNERS, namely, (1) SHRI MADANMOHAN BALADEV INGAVLE, (2) SHRI BHAUMIK BHARAT SHAH, (3) SHRI SUNIL KRUSHNAJI PARANJPE and (4) MRS. MEDHA SUNIL GADGIL, to the piece or parcel of land bearing SURVEY NO. 81 HISSA NO. 1 admeasuring 0 H. 15 ARES 00 POINT plus POT KHARABA admeasuring 0 H. 01 ARE 00 POINT (totally admeasuring 0 H. 16 ARES 00 POINT = 1600 sq. metres), assessed at Rs. 2=94 Ps. (now having N.A. assessment of Rs. 160 = 00 Ps.), situate at VILLAGE CHIKHALE, TALATHI SAJA CHIKHALE, within the limits of GROUP GRAMPANCHAYAT, CHIKHALE, TALUKA PANVEL, DISTRICT RAIGAD.

2. For taking further search of the INDEX II REGISTERS, pertaining to the said piece of land in the offices of the SUB-REGISTRARS, PANVEL, I appointed MR. SATYAWAN J. CHAVAN, SEARCH CLERK, who deposited the search fee, for the subsequent two years, namely, for 2016 and 2017, vide the RECEIPT bearing NO. 17441, dated 08.11.2017. The said SEARCH CLERK has made available to me the search notes for search for further period of 2 (TWO) years (till date of taking search). According to search notes given by the SEARCH CLERK, no transaction of any nature whatsoever, seems to have been recorded in respect of the said piece of land.

3. I, therefore, certify that the title of the OWNERS, namely, (1) SHRI MADANMOHAN BALADEV INGAVLE, (2) SHRI BHAUMIK BHARAT SHAH, (3) SHRI SUNIL KRUSHNAJI PARANJPE and (4) MRS. MEDHA SUNIL GADGIL, to the piece or parcel of land bearing SURVEY NO. 81 HISSA NO. 1 admeasuring 0 H. 15 ARES 00 POINT plus POT KHARABA admeasuring 0 H. 01 ARE 00 POINT (totally admeasuring 0 H. 16 ARES 00 POINT = 1600 sq. metres), having

AYN
AVINASH Y. NARVEKAR
B.Com.,LL.B.
ADVOCATE HIGH COURT
Regn. No.: MAH/1753/1990

Avinash Y. Narvekar

B.Com.,LL.B.

ADVOCATE HIGH COURT

Off: 10, Shah Plaza, Behind Adarsh Lodge, Ram Ganesh Gadkari Path,
Panvel 410 206 District Raigad.

Tel Phones : (off) (022) 2745 0405/4045 (resi.) 2561 5291

Mobile No : 9821584121

Email : advavinashnarvekar@rediffmail.com

(2)

N.A. assessment of Rs. 160 = 00 Ps., situate at VILLAGE CHIKHALE, TALATHI SAJA CHIKHALE, within the limits of GROUP GRAMPANCHAYAT, CHIKHALE, TALUKA and REGISTRATION SUB-DISTRICT PANVEL, DISTRICT and REGISTRATION DISTRICT RAIGAD, more specifically described in the SCHEDULE hereunder written, is clear and marketable and free from any encumbrances, charge and/or claim whatsoever.

THE SCHEDULE OF THE N.A. PLOTS REFERRED TO ABOVE

ALL THAT piece and parcel of land bearing SURVEY NO. 81 HISSA NO. 1 admeasuring 0 H. 15 ARES 00 POINT plus POT KHARABA admeasuring 0 H. 01 ARE 00 POINT (totally admeasuring 0 H. 16 ARES 00 POINT = 1600 sq. metres), having N.A. assessment of Rs. 160 = 00 Ps., situate at VILLAGE CHIKHALE, TALATHI SAJA CHIKHALE, within the limits of GROUP GRAMPANCHAYAT, CHIKHALE, TALUKA and REGISTRATION SUB-DISTRICT PANVEL, DISTRICT and REGISTRATION DISTRICT RAIGAD, which is bounded as follows:-

ON OR TOWARDS THE EAST : BY GAOTHAN BOUNDARY.

ON OR TOWARDS THE WEST : BY ZILLA PARISHAD ROAD.

ON OR TOWARDS THE SOUTH : BY SURVEY NO. 81 HISSA NOS. 2 & 3.

ON OR TOWARDS THE NORTH : BY ROAD.

PANVEL :

DATED : 10.11.2017

A.Y. Narvekar

(A.Y. NARVEKAR)
ADVOCATE

REGRN. NO. MAH/1753/90.

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१
यातील नियम ३, ५, ६ आणि ७)

गाव :- चिखले

तालुका :- पनवेल

जिल्हा :- रायगड

दिनांक:- 28/08/2017 पर्यंत अदयावत

गट क्रमांक व उपविभाग 81/1 भोगवटादार वर्ग -1	भुधारणा पद्धती	भोगवटदाराचे नांव
शेतीचे स्थानिक नांव कचरोटी	क्षेत्र आकारआणे पै पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक आर.चौ.मी	[कृष्णाजी विश्वनाथ घांगेरकर 0.15.00 2.94 0.0100] (2895)	[44], 469
बिन शेती 16.00.00	मदनमोहन बलदेव इंगवले (2895)	कुळाचे नाव
बिन शेती 160.00	भौमिक भरत शाह (2895)	इतर अधिकार
आकारणी	सुनिल कृष्णाजी परांजपे (2895)	तुकडा
जिरायत -	मेधा सुनिल गाडगीळ (2895)	
बागायत -	-----सामाईक क्षेत्र----- 16.00.00160.00	
तरी -		
वरकस -		
इतर -		
एकुण क्षेत्र -		
पोटखराब (लागवडीस अयोग्य)		
वर्ग (अ) -		
वर्ग (ब) -		
एकुण पो 0.00.00		
ख		
जुडी किवा विशेष		
आकारणी		
	(51),(355),(364),(825),(1958),(2895),(3076),(3106)	सीमा आणि भुमापन चिन्हे

गाव नमुना बारा

दिनांक:- 28/08/2017 पर्यंत अदयावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव: चिखले

तालुका: पनवेल

जिल्हा: रायगड

		पिकाखालील क्षेत्राचा तपशील									निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र							
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
2014-15	संपूर्ण वर्ष									बिनशेती	0.1600			
2015-16	संपूर्ण वर्ष									बिनशेती	0.1600			
2016-17	संपूर्ण वर्ष									बिनशेती	0.1600			

तलबी राजा चिरवले
ता. पनवेल, जि. रायगड

528/0

इतर पावती

Original/Duplicate

Wednesday, 08 November 2017 9:36 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 17441 दिनांक: 08/11/2017

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: पवल4-0-2017

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍड अविनाश नावेंकर

वर्णन अर्ज क्र 4873/2017 चिखले सर्व्हे नं 81/1 सन 20016 ते 2017 2 वर्षे

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Joint Sub Registrar Panvel 4

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007006815201718E दिनांक: 08/11/2017

बँकेचे नाव व पत्ता:

**सह. दुय्यम निबंधक वर्ग-२.
पनवेल-४.**

SATYAWAN CHAVAN

Search Clerk

Mob : 9821326507

Date : 09.11.2017

To,
Adv. Avinash Narvekar
Tal. Panvel, Dist. Raigad.

SEARCH REPORT

PROPERTY : Property Bearing Survey No.81 Hissa No.1, area 0-16-0 H-R-P, situated at Village Chikhale, Tal. Panvel, Dist. Raigad.

PERIOD OF SEARCH :- 2016 – 2017 (02 years)

I have taken a search of above mentioned property for the period 02 years i.e. from 2016 to 2017 from the record of the **Sub-Register of Assurance, Panvel (Office No. 1, 2, 3, 4 & 5)**. The Payment of search charges paid to Sub-Registrar, Panvel - 4 by me Vide **Receipt Nos.17441/2017 Dated 08/11/2017**. The Payment Receipts are attached hereto I have made the following observations in my search.

Years	Transaction Panvel – 1
2016	Available Loose Index check. No transaction traced.
2017	Index not ready.

Years	Transaction Panvel – 2
2016	No transaction traced.
2017	Index not ready.

Years	Transaction Panvel – 3
2016	No transaction traced.
2017	Index not ready.

Years	Transaction Panvel – 4
2016	Index not ready.
2017	Index not ready.

Years	Transaction Panvel – 5
2016	No transaction traced.
2017	Index not ready.

Note : In the office of Sub-Registrar Panvel (Office No. 1, 2, 3, 4 & 5) Computerised index II from 2016 to 2017 are not maintained properly.

Hence this Report.


SATYAWAN CHAVAN
Searcher