

NITIN MORESHWAR SHEWALE

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Santkrupa, Pali. Tal- Sudhagad, Dist- Raigad. Pin Code - 410205

Date: 16/06/2017

SEARCH & TITLE REPORT

To,

Mr. Gajanan Uttamrao Mante.

Mr. Sadanand Laxmanrao Patil.

Both R/o of Baner, Pune.

I have examined and investigated the relevant document and taken Search of Index II register in the office of Sub Registrar Roha from the year 1985 to March 2009 and in the office of Sub Registrar Sudhagad- Pali from April 2009 to 02/03/2016 in respect of following Non Agricultural properties to ascertain the title of the said property.

DESCRIPTION OF PROPERTY

Village – Bhilpada, Tal. –Sudhagad, Dist. – Raigad.

Sr. No.	Survey No./Hissa No	Area (Hectare Ars)	Assessed (Rs. Paise)
1	57/ B1	6-30-72	6307.20
2	57/B2	0-28-68	286.80
3	57/B3	0-33-36	333.60
4	57/B4	0-80-15	801.50
5	57/B5	0-40-79	407.90

(Old Survey No 57/13, 57/14, 57/16, 61/5, 61/6, 62/1, 62/2 A, 62/2B, 62/2K, 64/2, 64/3, 65/1, 67/1, 67/2, 67/3 A, 67/3 B, 67/7, 68, 70/2 ,70/2b,)

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I have already given individual search & Title Report of the above old Survey number prior this date. After taking search of Index II registers & after perusing documents mentioned in each report, and latest **Mutation Entry No.1332**, I have seen that above mentioned old Survey numbers previously were an agricultural lands. After purchase of the property by Mr. Gajanan Uttamrao Mante and Mr. Sadanand Laxmanrao Patil, they have converted said lands in to Residential Non Agricultural property with the permission of The Collector of Raigad by his order No. Kramank/Masha/L.N.A.1 (B) /SR/10/2016/ Dated 3/06/2016

In by search I further seen that, after converting old Survey numbers in to Non Agricultural lands, The Deputy Superintendent of land record and The Tahasildar Sudhagad, Pali has given effect to the order of NA and there by close the record of old survey number by giving one separate survey number as follows plot wise

Sr. No. Survey No./Hissa No Area (Hectare Ars)			
1	57/ B1	6-30-72	Plot Area
2	57/B2	0-28-68	Area under the winding road
3	57/B3	0-33-36	Area of 12 meter road
4	57/B4	0-80-15	Open Space
5	57/B5	0-40-79	Amenity Area

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In my search of Index II register in the office of Sub Registrar Roha from the year 1985 to March 2009 and in the office of Sub Registrar Sudhagad-Pali from April 2009 to 15/06/2017 in respect of above mentioned property, I have not seen any entry of any transaction such as agreement of Sale, Sale deed, Mortgage, Exchange or whatever may be between it's owner and any third person.

After taking search of Index II registers & after perusing documents, mentioned in each report I come to the opinion that above mentioned Residential Non Agricultural property bearing Survey No. **57/B1, 57/B2, 57/B3, 57/B4, 57/B5** are free from all **encumbrances & charge** and the title of said property of **Mr. Sadanand Laxmanrao Patil and Mr. Gajanan Uttamrao Mante** is clear and marketable.

I have enclosed the Xerox copy of payment of receipt of search to the individual search & title report and I have enclose new receipt of search for the period of the year 2016 to 2017 being receipt No.278/2017 Dated 15/06/2017 is enclose herewith

Hence this report.

Pali

Date :16/06/2017


Nitin Moreshwar Shewale
Advocate

N. M. Shewale
B.S.I.L.B.
ADVOCATE



Thursday, 15 June 2017 5:47 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1246 दिनांक: 15/06/2017

गावाचे नाव: भिलपाडा

दस्तऐवजाचा अनुक्रमांक: सदग-0-2017

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड नितीन मोरेश्वर शेवाळे

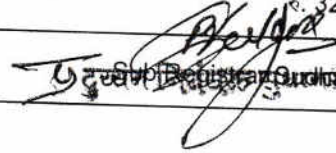
वर्णन अर्ज क्रमांक 278/2017 मौजे भिलपाडा ता सुधागड येथील स.नं 57 सन 2015 ते 2017 एकुण 3 वर्षांचा शोध मिळणेबाबत.

SEARCHFEE

रु. 325.00

एकूण:

रु. 325.00


उद्योग विभाग, सुधागड

1); देयकाचा प्रकार: eChallan रकम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002370794201718E दिनांक: 15/06/2017

बँकेचे नाव व पत्ता: