



અંડલોકેટ

MOB.: 9325060037 / 9011292987

ADVOCATE

Email. ID : nareshrahir@yahoo.co.in

Off.: Address : Shop No. 12, Shivganga Apt., Near Neral Grampanchayat Office, Bramhan Ali, Neral, Tal. Karjat, Dist. Raigad.
Resi.: A-102, Sanskruti Apt., Behind Ambemata Hall, Rajendra Gurunagar, Neral, Tal. Karjat, Dist. Raigad - 410 101

Ref. No.

Date 12 JUL 2015

SEARCH AND TITLE REPORT

To whomsoever it may concern

I have received instructions from my client **Mr. Mohamad Mukhtar Abdul Rauf Kazi**, to take search from the office of Sub-Registrar, Karjat, Dist – Raigad for the period of 14 years i.e. 2002 to 2015 to ascertain the title of land hereunder written.

Report on title of the property bearing **New Survey No. 439, (Old 284/1), Plot No.6** of Village **Neral**, Tal. Karjat, Dist – Raigad owned by **Mr. Rayshi Gangaji Gala**.

(A). DESCRIPTION OF THE PROPERTY: -

I have investigated the title of above mention property

Survey No.	Plot No.	Area (Sq. Mtrs).	Assessment	
			Rs.	Ps.
439	6	452-00	45-20	

at village. **Neral**, Taluka Karjat, Dist – Raigad. In connection with the same I have perused the revenue record and other documents of title furnished to me for my investigation.

(B). REVENUE RECORDS: -

So also I have perused the following revenue record i.e. 7x12 extract & mutation entries and I am satisfied that the property has been transferred in the name of the persons mentioned in the property extracts. The entries in the mutation register have been duly certified by the competent authority. The following documents have been produced for my investigation by my client.



- 1). 7/12 extract dated 06 June 2015.
- 2). Mutation Entries No: – 4020, 4043, 4116 and 5573.

C).TITLE AND SEARCH: -

I have taken the necessary search of registration index from the office of sub-registrar Karjat which were made available for the period of 14 years i.e. 2002 to 31/05/2015 by paying a search fees on 18/06/2015 by application No.2147/2015 and receipt No. 5111. And plenty of pages are missing & in torn condition from the index record for the year 2002. And record of index-II from 2002 to 2015 is not fully update in office record of sub registrar Karjat some Index-II are missing from said Index-II record and the record for the year 2006 is not available separately in sub registrar's office at Karjat; therefore I have taken the said search from index-II record which is available for public investigation in sub registrar's office Karjat and Apatrak record from website of IGR Maharashtra.

Following are the year wise details of the Search of Index-II :-

Year	Date and Document no.	Types of Document	Seller / First part	Purchaser / second part
2002	Dated 07/03/2002 Reg. No.622/2002	Sale Deed	Mr. Anant Ragho Rane	Mr. Sudhir Chandrakant Tamhane and Mrs. Ashwini Anil Tamhane
2003	Nil	----	----	----
2004	Nil	----	----	----
2005	Nil	----	----	----
2006	Nil	----	----	----
2007	Nil	----	----	----
2008	Nil	----	----	----
2009	Nil	----	----	----



Off.: Address : Shop No. 12, Shivganga Apt., Near Neral Grampanchayat Office, Bramhan Ali, Neral, Tal. Karjat, Dist. Raigad.
 Resi.: A-102, Sanskruti Apt., Behind Ambemata Hall, Rajendra Gurunagar, Neral, Tal. Karjat, Dist. Raigad - 410 101

Ref. No.

Date

22 JUL 2015

2010	Nil	-----	-----	-----
2011	Nil	-----	-----	-----
2012				
2013	Dated 26/08/2013 Reg. No.5831/2013	Sale Deed	Mr. Sudhir Chandrakant Tamhane and Mrs. Ashwini Anil Tamhane	Mr. Rayshi Gangaji Gala
2014	Nil	-----	-----	-----

(D). HISTORY OF OWNERSHIP: -

1). Mutation Entry No. 4020 :- After perusal of the said entry, it seems that, The owner **Mr. Anant Ragho Rane** obtained Non-agricultural permission of **survey no. 284/1** property and As per the order of Collector of Raigad – Alibaug order bearing no. मशा/बिनशेती/अ.१/प्र.क्र.१७६/२००९ dated 28/01/2002 the **survey no. 284/1** had been converted into 1 to 6 non-agricultural plot and the collector of Alibaug was given permission for the Residency purpose in to the above mentioned property and accordingly **mutation entry no. 4020** effected on revenue record.

2). Mutation Entry No. 4043:- After perusal of the said entry, it seems that, **Mr. Anant Ragho Rane** sold the said property by a registered sale deed dated 07/03/2002 bearing **Reg. No.622/2002** to **Mr. Sudhir Chandrakant Tamhane and Mrs. Ashwini Anil Tamhane** and therefore the **mutation entry no. 4043** effected on revenue record.

3). Mutation Entry No. 4116:- After perusal of the said entry, it seems that, as per the Maharashtra government revenue and forest department letter bearing no. C.L.R.2001. प्र.क.४/माग-१/त-१ सेत्त of Mumbai dated 13/11/2003 and Taluka order no. मशा/कात-१/R.T.S/03 dated 25/08/2003 that the changes was need for computerization system and therefore the survey no. 284/1 Paiki was given new survey no. 439 and accordingly mutation entry no. 4116 was effected on revenue Record on 28/10/2003.

4).Mutation Entry No. 5573:- After perusal of the said entry, it seems that, **Mr. Sudhir Chandrakant Tamhane and Mrs. Ashwini Anil Tamhane** sold the said property by a registered sale deed dated 26/08/2013 bearing Reg. No.5831/2013 to **Mr. Rayshi Gangaji Gala** and therefore the **mutation entry no. 5573** effected on revenue record.

(E). GENERAL OPINION: -

Above mentioned search & title report is subject to the clause [B&C] in the said circumstances. There is not a single entry of the above mention property, which is adverse to the title of the above mention property. I did not find any kind of encumbrance such as mortgage on the said property.

In connection with the aforesaid observations and after referring the above documents only I am of the opinion that the title of the present



નરેશ રામદાસ આહીર

બી.એ.એલ.એલ.બી.

ઑડલ્યુકેટ

MOB.: 9325060037 / 9011292987



Naresh Ramdas Ahir

B.A. LL.B.

ADVOCATE

Email. ID : nareshrahir@yahoo.co.in

Off.: Address : Shop No. 12, Shulganga Apt., Near Neral Grampanchayat Office, Bramhan Ali, Neral, Tal. Karjat, Dist. Raigad.
Resi.: A-102, Sanskruti Apt., Behind Ambemata Hall, Rajendra Gurunagar, Neral, Tal. Karjat, Dist. Raigad - 410 101

Ref. No.

Date 22 JUL 2015

owner Mr. Rayshi Gangaji Gala is clear, marketable and free from all encumbrances.

ADVOCATE

ઑડ. નરેશ રામદાસ આહીર
એ-૧૦૨, સંસ્કૃતી અપાર્ટમેન્ટ, રાજેંડ્રગુરુ નગર,
નેરલ, તા.કર્જાત, જિ.રાયગઢ. પિન-૪૧૦૧૦૧
મો. ૯૩૨૫૦૬૦૦૩૭

Attach and referred Document :-

- 1). 7/12 extract dated 06 June 2015.
- 2). Mutation Entries No: - 4020, 4043, 4116 and 5573.