

**Dipak M Thakur**

*B.Com, (Hon's)D.L.L.&.L.W,L.L.B.*

03, Hari Krupa Bldg,

Hari Om Nagar, Near

***Advocate High Court***

Royal Cosmo, Thana-naka

Panvel, Dist:Raigad.

***Mob: 98198881704***

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***Date :11/07/2015***

**SEARCH REPORT**

**&**

**TITLE REPORT**

**VILLAGE-Vindhane,TALUKA-URAN,  
DIST-RAIGAD.**

**SURVEY NO.166/1, HISSA NO.2**

**Dipak M Thakur**

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***Date :11/07/2015***

## **SEARCH REPORT**

### **TO WHOM IT MAY CONCERN**

Search report with respect to Property bearing Survey No. **166/1** ,Hissa No.2,admeasuring about **0-87.5** Gunthas, and Pot Kharaba **15** Gunthas and 7 Points, Assessment **Rs.5.75** Situated at Village – **Vindhane, Taluka –Uran ,Dist – Raigad** (Hereinafter for the sake of brevity the said land shall be mentioned as “Said Land ”)

We were instructed by Smt. Sumangala Pandit Rathod Age- 31 Years, Occupation –Farming and Housewife, Residing at Buiiding No.30, Flat No.201,Sea wood Estate, Palm Beach Road, Nerul, Navi Mumbai-410614 , to issue the Search report in respect to the “Said Land ”. The above “Said Land ” is standing in the name of 1) Shri.Arjun Kusha Gharat 2)Shri.Yadav Kusha Gharatal 3) Shri. Mahadeo Kusha Gharat

4)Smt.Gulab Kusha Gharat 5)Smt.Ramubai Parshuram Gharat

The details of Search report from Sub Registrar Office Uran and Panvel are as follow :-

<u>Year</u>	<u>Description</u>
1985	Entry not found
1986	Entry not found
1987	Entry not found
1988	Entry not found
1989	Entry not found
1990	Entry not found
1991	Entry not found
1992	Entry not found
1993	Entry not found
1994	Entry not found
1995	Entry not found
1996	Entry not found
1997	Entry not found
1998	Entry not found
1999	Entry not found
2000	Entry not found
2001	Entry not found
2002	Entry not found
2003	Entry not found

2004	Entry not found
2005	Entry not found
2006	Entry not found
2007	Entry not found
2008	Entry not found
2009	Entry not found
2010	Entry not found
2011	Entry not found
2012	Entry not found
2013	Entry not found
2014	Entry not found

From the year 1985 to 2014 some books of index- II register are torn and are in very critical condition and those are unreadable in the office of Sub-Register Uran and Panvel.

We have not found any adverse entry in respect of above “said Land ” since the year 1985 to 2014, in the index –II record books maintained by the sub-register Uran and Panvel.

(Receipt No.1804 dated 18/06/2015 issued by Sub- Register Uran Dist – Raigad ,with respect to above said survey no.166/1 as per application no.464/2015.)

Place: Panvel

Date:11/07/2015

ADVOCATE

## TITLE CERTIFICATE

### TO WHOM IT MAY CONCERN

Title certificate with respect to Property bearing Survey No. **166/1** ,Hissa No. **2** , admeasuring about **0-87.5** Gunthas ,and Pot Kharaba **15.7**, Assessment Rs.**5.75** **Situated at Village – Vindhane Taluka –Uran ,Dist –Riagad** (Hereinafter for the sake of brevity the said land shall be mentioned as “Said Land ”)

We were instructed by Smt. Sumangala Pandit Rathod Age- 31 Years, Occupation –Farming and Housewife, Residing at Building No.30, Flat No.201,Sea wood Estate, Palm Beach Road, Nerul, Navi Mumbai-410614 , to issue the Title Certificate in respect to the “Said Land ”. The above “Said Land ” is standing in the name of 1) Shri.Arjun Kusha Gharat 2)Shri.Yadav Kusha Gharatal 3) Shri. Mahadeo Kusha Gharat 4)Smt.Gulab Kusha Gharat 5)Smt.Ramubai Parshuram Gharat

The following documents were supplied to me for my perusal.

1)7/12 extract of said survey no.166/1/2

2)Mutation Entry No's :3430,3431,1397,1480,2038,3405,3575

3)Certificate No.138/2015 by Talathi Sajja –Vindhane, Taluka-Uran.

4)The books of record of Index –II from the office of Sub-Registrar Office,Uran and Panvel, Dist-Raigad from the year 1985 to 2014.

After perusal of all above said documents which were supplied and made available to me in respect of “Said Land ” .We have gone through the mutation entries record which were supplied to us for perusal and the detail notes of the search is taken in to the consideration while preparing this title certificate.

1)Mutation Entry No.3430 – As per this mutation entry no.said land was cultivating 1) Shri.Arjun Kusha Gharat

2)Shri.Yadav Kusha Gharatal 3) Shri. Mahadeo Kusha Gharat

4)Smt.Gulab Kusha Gharat 5)Smt.Ramubai Parshuram Gharat

Hence, their names were mutated as real tenants. The original owner Smt.Eshababy J.Abdul Latif Tungekar became khatedar of other rights .

2)Mutation Entry No.3431 – As per this mutation entry no. said land was cultivating 1) Shri.Arjun Kusha Gharat2)Shri.Yadav Kusha Gharatal 3) Shri. Mahadeo Kusha Gharat and

4)Smt.Gulab Kusha Gharat 5)Smt.Ramubai Parshuram Gharat

And their names mutated as simple tenants however they had paid the real value of land sum of rupees three thousands two hundred sixty six (3266/-) as per revenue record to the

Government and they became the actual holder of land by this mutation entry. The name of previous owner Smt.Eshababy J.Abdul Latif Tungekar was deleted by this mutation entry. (by entering L.P-३-३-१३१ एस-आर-२९/२००४ दि.१५-२-०६ वरून नोंद केली. And M-Certificate was given to all above said tenants.

3)Mutation Entry No.1397:-

As per this mutation entry it was found that the land owner Smt.Eshababy J.Abdul Latif Tungekar was widowed and land was actually cultivating kusha Pandu Gharat .However the revenue officer called as a Mamaledar ordered for prohibition of purchase and the sale of the above said land .

4) Mutation Entry No .2038:-

*As per this mutation entry the occupier Kusha Pandu Gharat expired on dated 13/09/1990 leaving his legal heir behind as under:-* 1) Shri.Arjun Kusha Gharat2)Shri.Yadav Kusha Gharatal 3) Shri. Mahadeo Kusha Gharat and

4)Smt.Gulab Kusha Gharat 5)Smt.Ramubai Parshuram Gharat  
All above names were mutated as per waras Register No.317 and as per waras Panchanama dated 09/01/1999.

5)Mutation Entry No.3405 :- As per this mutation entry the land to this Survey No. was put under by SEZ (Special Economic Zone).

6) Mutation Entry No.3575 :- According to this entry some correction in the said piece of land were made in the interest of

justice to the or in favour of all farmers whose land were put under by SEZ .And notification and Issuance of public notice under section 4 and Sectin 4 (1) was being hereafter referred १५/०६/२००६ जमिनीबाबाबत/कात २ म.भसंपादन शेरे ७/१२/२०११ –

We have not found any adverse entry in respect of “Said Land ” Since the year 1985 to 2014, in the index –II record books maintained by the sub –registrar Uran and Panvel.

Under the circumstances mentioned above after perusal of all The above said documents which were supplied to us and all the record which were made available to us in the office of Sub – Registrar of Uran and Panvel. We are of the opinion that the “Said Land ” acquired through heir ship by them, because it is ancestral property. Looking into 7x12 extract of the said land it seems that 1)Shri.Arjun Kusha Gharat2)Shri.Yadav Kusha Gharatal 3) Shri. Mahadeo Kusha Gharat and 4)Smt.Gulab Kusha Gharat 5)Smt.Ramubai Parshuram Gharat

Their names were mutated and reflected 7x12 extract of the and. So in my opinion the title of the “Said Land ” bearing agriculture Suevey No.166/1 , admeasuring about 0/87-5 Gunthas , and Pot Kharaba 15.7, Assessment 5.75 situated at Village-Vindhane Taluka –Uran, Dist-Raigad is clear, legal and marketable and free *from* all encumbrances.

Place -Panvel

Date : 11/07/2015

  
ADVOCATE

**Adv. Dipak M. Thakur**  
Advocate High Court  
B.Com (Hon's) D.L.L. & L.W., LL.B.



ऑफसेट, पनवेल)

## गांवचा नमुना सात

50L

(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम ३, ५, ६, ७)

गांव विंधणे

नि.स.प्र. कुळ का.

तालुका उरण

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	क. ४२ प्रमाणे भूविदादाराचे नांव	खाते क्रमांक
१६६	१	२	(२४०) (२३३६) अर्जुन कुशा धरत. यादव कुशा धरत. महादेव कुशा धरत. गुलाब कुशा धरत. रामूलई परशुराम धरत. (३४३०)	कुळाचे नांव खंड पै. (१३९०) (१४८०) (२०३८) (३४३०) (३४३१) (३४०५) (३५०५)
शेतीचे स्थानिक नांव	ए. गु. हे/आर/प्रति	एकूण	इतर अधिकार -	
लागवडी योग्य क्षेत्र	०-८०-५	०-८०-५		
पोटखराबा (लागवडी योग्य नसलेले)	०-१५-०			
वर्ग (अ)				
वर्ग (ब)				
एकूण	०-१५-०			
आकारणी	रूपये पै.			
	५-०५			
जुडी किंवा विशेष आकारणी				
(१४९१)				

सीमा (आणि भूमापन चिन्हे

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## पिकांची नोंदवही

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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अस्सल बरहुकूम नक्कल दिली.

तारीख 13 MAR 2015

नालाडी सजा विधये  
नालाडी उरण ।

(बांठिया ऑफसेट, पनवेल.)

## गांवचा नमुना सात

(अधिकार अभिलेख पुत्रक)

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

गांव

बिंदणे

क्र. ४३ प्रमाण

तालुका

हिरण

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक
१६६	१	२	२४० अश्विन अश्विन अश्विन अश्विन अश्विन अश्विन अश्विन अश्विन अश्विन अश्विन अश्विन अश्विन अश्विन अश्विन अश्विन	३५
शेतीचे स्थानिक नांव	ए. गु. हे/आर/प्रति	एकूण	कुळाचे नांव	खंड
लागवडी योग्य क्षेत्र	०-५०-५	०-५०-५	३३०	३३०
पोटखराबा (लागवडी योग्य नसलेले)	०-५०-५	०-५०-५	३३०	३३०
वर्ग (अ)	०-५०-५	०-५०-५	३३०	३३०
वर्ग (ब)	०-५०-५	०-५०-५	३३०	३३०
एकूण	०-५०-५	०-५०-५	३३०	३३०
आकारणी	रूपये	पै.	इतर अधिकार	
जुडी किंवा विशेष आकारणी	५-५०	५-५०	३३३	
			सीमा आणि भूमापन चिन्हे	

# गांवचा नमुना बाया

पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील										लागवडी साठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र			
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र			पिकांचे नांव	जल सिंचित	अजल सिंचित					
					पिकांचे नांव	जल सिंचित	अजल सिंचित								
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	
			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.			
<div>2080 2094</div> <div>2094</div> <div>2094</div> <div>2094</div> <div>2094</div> <div>2094</div> <div>2094</div> <div>2094</div> <div>2094</div> <div>2094</div> <div>2094</div> <div>2094</div> <div>2094</div> <div>2094</div> <div>2094</div>															

अस्सल बरहुकूम नक्कल दिली.

तारीख : ३०/३/२०१५

नलाजी सुजा विंध्यने  
तलाठी  
नालुका उरण