

नौदणी ३९ म.
Regn. 39 m.

दिनांक 90/92/2093 सन २०

ये.का.मु. १०,००० पु. (१०० पानी) - ३-२०१२-पीए ४*-(इए) ३२४

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इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.

२. रुजवात फी.

३. फाईल करण्याची फी.

अनुच्छेद अकरा अन्वये.

अनुच्छेद वीस अन्वये.

४. मुखत्यारनामा अनुप्रमाणन.

५. गृहभेट फी.

६. सुरक्षित ताबा फी.

७. मोहोरबंद पाकिटांचा निक्षेप.

८. मोहोरबंद पाकिटे उघडणे.

९. मोहोरबंद पाकिटे परत मागे घेणे.

१०. अडत.

११. परिचारिका किंवा स्त्री परिचाराची सेवा.

१२. न्युन आकारित फीची वसुली.

१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.

१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.

१५. प्रवास खर्च.

१६. भत्ता.

दुय्यम निबंधक

दस्तऐवज परत केला.

Date : 11/12/2013

SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERNED

1) Name of the Present Owner :

: **Mr. Promitsing Chawla**
R/o. Pardevi, Tal. Igatpuri, Dist-Nasik

Subject : Search of Revenue Records and Index-II
Register, Sub-Registrar Office, Igatpuri.

To,

Respected Sir,

Mr. Bhagwat Hajarae has personally met me and requested to take search of Revenue Records and Search in the Office of Sub-Registrar, Igatpuri of Gat No. 30 of Village Pardevi, Tal. Igatpuri, therefore, I have taken Search accordingly.

2) Discription of property :

i) All that part and parcel of the Agricultural Land **Gat No.30**
Area H. 0-22-8 Aare, Assessment Rs.0-94 ps. situated at within
the limit of Village **Pardevi**, Tal. Igatpuri.

3) Documents Produce Before me :

- 1) 7/12 extract from 1952-53 to 25/11/2013 of Gat No.30
- 2) M.Entry No. 418, 433, 569, 739, 1, 81, 382, 435.

4) **Observation & Opinion :**

On the perusal of the 7/12 extract from 1952-53 to 25/11/2013 that originally the land belongs to Mr. Laduram Manoharmal Marwadi. This land was cultivating by Rama Bhika Kokane, therefore his name enrolled his name in 7/12 extract other side as a cultivator. As per Bombay Tenancy Act Sec. 2/A. After deciding the valuation of this land Govt. is ordered to purchase this land to Mr. Rama Bhika Kokane as per Bombay Tenancy Act Sec. 32/G.

On perusal of the Mutuation Entry No.418 its appears that name of the Rama Bhika Kokane being a cultivator of this land Mamledar as ordered to entered his name in 7/12 extract in other side. The land of Mr. Laduram Manoharmal Marwadi.

On perusal of the Mutuation Entry No.433 its appears that there was a separation between Laduram Manoharmal, Nandulal Laduram, Pruthwiraj Laduram, Shantilal Laduram, Subhash Bansilal, Kisan Bansilal being a No.3 to 6 are minor Mr. Laduram Manoharmal was natural guardian of them.

On perusal of the Mutuation Entry No.569 its appears that as per Bombay Tenancy Act Govt. decided the valuation of this land as per section 32/G. Mr. Rama Bhika Kokane has paid full consideration Rs. 60/- on 12/01/1962. Govt. ordered not to sale this land to the anybody without the permission of Collector. Therefore, name of the Rama Bhika Kokane entered in the owners column as a owner in 7/12 extract in the record of the right.

On perusal of the Mutuation Entry No.739 its appears that It

appears that Rama Bhika Kokane was given application to Mamledar to separate the lands which is belongs to him being a oldage. Therefore Survey No.13 is allotted in separation to Mr. Devram Rama Kokane in the records of the right.

On perusal of the Mutuation Entry No. 1 its appears that all Survey Numbers of Village Pardevi converted in Gat Scheme. Therefore, Survey No.13 turned into Gat No.30 on dt.20/02/1980 by the order of Deputy Director, Bhumi Abhilekh, Mumbai dt. 20/2/1980. Same is mutated on 20/4/1981.

On perusal of the Mutuation Entry No. 81 its appears that Mr. Devram Rama Kokane was expired leaving behind two sons, one daughter and wife. Therefore, the name of sons, daughter & wife was enrolled in 7/12 extract as a legal heirs in the record of the right.

On perusal of the Mutuation Entry No.382 its appears that Mr. Harichandra Devram was expired on dt. 11/8/1996 leaving behind mother & sister. Their name is enrolled in 7/12 extract in the record of the right.

On perusal of the Mutuation Entry No.435 its appears that legal heirs of deceased Mr. Devram Rama Kokane and deceased Harischandra Devram Kokane has taken permission to sold this land to the Mr. Promitsing Chawala as per Section 43 Bombay Tenancy Act. It appears that Mr. Promitsing Chawala has purchased this land from Sonali Uttam Kokane, Kamlabai Uttam Kokane, Shakuntalabai Madhukr Punde, Muktabai Devram Kokane, Jyoti Uttam Kokane, Swati Uttam Kokane for Rs. 2,20,000/- by the registered Sale Deed,

which is registered in the office Sub-Registrar, Igatpuri. Therefore, the name of purchasers enrolled in 7/12 extract as a owner in the record of the right.

I have also perused the Index-II Register in the office of Sub-Registrar, Igatpuri for the year 1983 to 2013 for 30 years and I have found no adverse entry and transaction is made, which will effect the title of this property. Therefore, the property acquired Marketable Title. The owner of this property has not created any charge i.e. lien, lease, and mortgage separately in the Registrar Office, Igatpuri.

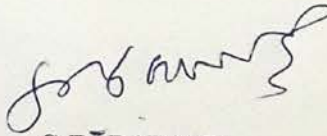
I am in the opinion that the property of Village - **Pardevi, Tal. Igatpuri Gat No. 30, Area H. 0-22-8 Aare, Assessment Rs.0-94 ps.** belongs to **Mr. Promitsing Chawala**. And is free from encumbrances and reasonable doubts. This Search Report is given on the strength documents produce before me. and Search taken in the Sub-Registrar Office, Igatpuri. Search Fee receipt No.0129385 / 2013 dt. 10th Dec. 2013 of Sub-Registrar Office, Igatpuri.

CERTIFICATE

This is to certify that - **Mr. Promitsing Chawala** has obtained clear and Marketable Title to the land bearing of **Gat No.30 Area H. 0-22-8 Aare, Assessment Rs.0-94 ps.** is situated at **Pardevi, Tal. Igatpuri** is free from encumbrances and beyond reasonable doubts and acquired marketable title.

Igatpuri.
Dt. 10/12/2013




S.B. PAWAR
B.A., LL.B. ADVOCATE