

पावती क.

नॉदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक २००९

दिनांक १०/१२/२०१३ सन ३०

दस्तऐवजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नॉदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाब क.

सन १९८४ ते २०१३

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३०००
सालिश पत्रावली
एकूण

ह.	र.
७५०८	
७५०८	

दस्तऐवज

नक्कल

रोजी तयार होईल व

नॉदणीकृत डाकेने पाठवली जाईल.

या कायद्यात देण्यात येईल.

मुख्य निबंधक श्रेणी-१, इलाहाबाद

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नॉदणीकृत डाकेने पाठवावा.

हवाली करावा.

सादरकर्ता

0129387

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

दस्तावेज परत केला.

Sahebrao Baburao Pawar
B.A., LL.B.
Advocate

Lower Peth, Near Gajanan Xerox, Igatpuri, Dist-Nashik.
Mob. 9822440844

Date : 10/12/2013

SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERNED

1) Name of the Present Owner :

: **Mr. Promitsing Chawla**
Mr. Karanjitsing Saran
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 Hajarar has personally met me and requested to take search of Revenue Records and Search in the Office of Sub-Registrar, Igatpuri of Gat No.35-C 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.35 C**
Area H. 3-29 Aare, + P.K. H.0-39 Aare, Assessment Rs.3-06 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.35-C
- 2) M.Entry No.70, 121, 148, 157, 159, 265, 272, 341

4) **Observation & Opinion :**

On the perusal of the 7/12 extract from 1952-53 to 25/11/2013 that originally the land belongs to Tukaram Hanumanta Ugale after his death, his sons Mr. Amruta Ugale & Ramesh Ugale became the owner to their ancestral property.

On perusal of the Mutation Entry No.70 its appears that name of the Tukaram Hanumanta Ugale expired on 20/4/1981 leaving behind two sons, two daughter, they are - Amruta Tukaram Ugale, Ramesh Tukaram Ugale, Chandrabhagabai w/o. Tukaram Ugale, Sarubai w/o. Pandurang Tupe, Satybhamabai w/o. Bhoraji Rao. Therefore there name recorded in 7/12 extract as a legal heirs in the record of the right and same is mutated on 8/12/1988.

On perusal of the Mutation Entry No.121 its appears that Ramesh Tukaram Ugale & Amruta Tukaram Ugale, has applied to the Tahasildar to separate their land equally. Therefore, this land equally divided between two brothers, Ramesh Tukaram Ugale & Amruta Tukaram Ugale as per their mutual separation. Their name enrolled in 7/12 extract with equally share of this Gat No. 35 C in the record of the right, same is mutated on 20/9/1994.

On perusal of the Mutation Entry No.148 its appears that Mrs. Lankabai Kisan Dhande has purchased the Area H.0-50 Aare land out of Gat No. 35-C from the co-share owner Mr. Amruta Tukaram Ugale for Rs. 50,000/- (Rs. Fifty Thousand only) by the Sale Deed, which is registered in the office of the Sub-Registrar, Igatpuri on dt.02/06/1999. Therefore the name of Lankabai Kisan Dhande is entered in 7/12 extract

as a owner in the record of the right. Same is mutated on 12/09/1999

On perusal of the Mutation Entry No.157 its appears that Vinayak Krishnaji Waje, Poonamchand Babulal Mehta & Arun Gajanan Warungse has purchased this land from Amruta Tukaram Ugale, Ramesh Tukaram Ugale for the consideration Rs. 1,32,000/- by the registered Sale Deed, which is registered in the office of the Sub-Registrar, Igatpuri on dt. 28/11/2000. Therefore, their names enrolled in 7/12 extract as a owner southern side of this Gat No. 35C in the record of rights. And same is mutated 10/12/2001, with the condition that having no 7/12 extract as a farmer to Mr. Poonamchand Mehta as per Section 63 Bombay Tenancy Act.

On perusal of the Mutation Entry No.159 its appears that It appears that Chandrabhan Krishnaji Waje has purchased this land by the Sale Deed, which is registered in the office of the Sub-Registrar, Igatpuri. Therefore his name is entered in 7/12 extract as a owner in the record of the right. Same is mutated on 27/11/2007.

On perusal of the Mutation Entry No.265 its appears that Mr. Rajiv Dnyanprakash Agarwal has purchased the land belonging to Mr. Chandrabhan Krishnaji Waje for the consideration of Rs.80,000 by the Sale Deed, which is registered in the office of the Sub-Registrar, Igatpuri on dt.21/02/2007. Therefore the name of Rajiv Dnyanprakash Agarwal is entered in 7/12 extract as a owner in the record of the right. Same is mutated on 20/09/2007.

On perusal of the Mutation Entry No.272 its appears that Mr. Rajiv Omprakash Agarwal has purchased the southern side of this

land from Vinayak Krishnaji Waje, Poonamchand Babulal Mehta & Arun Gajanan Warungse therefore the owner Mr. Rajiv Omprakash Agarwal has entered in 7/12 extract in the record of the rights. And same is mutated on 27/12/2007.

On perusal of the Mutation Entry No.341 it appears that Mr. Promitsing Chawla & Karanjitsing Saran has purchased the southern side this land from Mr. Rajiv Omprakash Agarwal for the consideration Rs. 12,50,000/- by the registered in the office of the Sub-Registrar, Igatpuri on dt. 29/04/2010. Mr. Promitsing Chawla has purchased area H. 1-64 Aare, + P.K. H. 0-16 Aare only, out of which Gat No. 35-C and Mr. Karanjitsing Saran has purchased area H. 0-50 Aare only, out of which Gat No. 35-C. Therefore their names are entered in 7/12 extract as a owner in the record of the right. Same is mutated on dt. 12/06/2010.

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. 35-C, Area H. 3-29 Aare, + P.K. H.0-39 Aare, Assessment Rs.3-06 ps. out of which Mr. Promitsing Chawla has purchased area H. 1-64 Aare, + P.K. H. 0-16 Aare only, and Mr. Karanjitsing Saran has purchased area H. 0-50

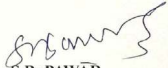
Aare only. And is free from encumbrances and reasonable doubts. This Search Report is given on the strength documents produce before me. and Search taken in the Sub-Registrar Office, Igatpuri. Search Fee receipt No.**0129385 / 2013** dt. 10th Dec. 2013 of Sub-Registrar Office, Igatpuri.

CERTIFICATE

This is to certify that - **Mr. Promitsing Chawla** has purchased area **H. 1-64 Aare, + P.K. H. 0-16 Aare only**, and **Mr. Karanjitsing Saran** has purchased area **H. 0-50 Aare only** has obtained clear and Marketable Title to the land bearing **Gat No.35-C** 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