ADV. DATTATRAYA B. WADKAR
Mob. No. 9270164654

DV. PRAJAKTA S. WADKAR
ob. : 927062880
g. No. Mah/2692/07

ADV. SHRIRAM D. WADKAR
Mob. : 9028093283
9225649998
Reg. No. Mah/261/08

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Dist. Raigad. Ph. : 02145 - 223117. email - wadkarkdatta@rediffmail.com
MANGAON : Toll Plaza, Near Bridge, Court Road, Second Floor, A/p. Tal. Mangaon, Dist. Raigad.

f. No. :

Date :

SEARCH AND TITLE CLEARANCE CERTIFICATE

To,

The Manager,

Bank of India

Branch- Mahad

Tal-Mahad

Ref :- Title Opinion on the property situated at Village Lonere, Tal-Mangaon, Dist-Raigad

S. No.	Plot No.	Area H.R.
51	1 to 74	3-09-3

Dear Sir,

With reference to your instruction and on the basis of original survey extracts and sale deed, Revenue Record forwarded to me pertaining to the said immovable property and other information submitted by you, I have conducted a detailed search and investigation and submit my report as under: -

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1) Name of Holder :- Anand Jagdish Prasad Gupta

2) Title Deed in Original seen by me :-

A) 7/12 Extract

B) Sale Deed Dated

C) Permission from Collector for N.A. Dated 21/12/2010

D) Development Agreement Dated

E) Order from Dept. Superintendent Land Record Mangaon Dated 28/11/2011.

3) Description of Property

S. No.	Plot No.	Area H.R.
51	1 to 74	3-09-3

Boundaries of the Properties :-

On East Side :- Mumbai Goa Highway No. 17

On West Side :- Boundary of Survey No. 52/4,5,9,11,12, S. No. 147

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On South Side :- Boundary of S. No. 147/8/5/49

On North Side :- Boundary of S. No. 52, 170, 51 and Hissa No. 2A

4) I have gone through the record kept & maintained by Sub Registrar Office Mangaon and I took search since 1984 to 5th August 2013 and I found that :-

1) The land herein mentioned is Non-Agricultural land had consisted of old 11 Survey Number as follows

S. No.	H. No.	Area	Name of the Owner
50	4B	0-37-0	Anand Gupta
51	0	0-53-6	Anand Gupta
52	1	0-60-7	Anand Gupta
52	2B	0-30-0	Anand Gupta
147	8/1	0-28-0	Anand Gupta
147	8/2	0-13-0	Anand Gupta
147	8/3	0-12-0	Anand Gupta
147	8/4	0-12-0	Anand Gupta

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147	9A	0-29-0	Anand Gupta
147	9/B	0-28-0	Anand Gupta
147	10	0-06-0	Anand Gupta

I) S. No. 50, H. No. 4B consist of 8 Mutation Entries in revenue Record.

i) S. No. 50, H. No. 4B Area 0-37-0 was originally part and parcel of S. No. 50, Ho. 4 and it was belonged to Babu Vithu Tembe. It is also found that Babu Vithu Tembhe had sold the land to Sahadev Sakharam Tembe by Registered Sale Deed executed on 03/09/1560. The said change is reflected by M.E. No. 859.

ii) It is also found that Sahadev alias Sadhu Sakharam Tembhe died on 13/01/1984 at the time of his death 1) Smt. Draupadi Sahadev Tembhe 2) Pandurang S. Tembhe 3) Deepak S. Tembhe 4) Yevabai Metalya Dhope 5) Smt. Thamu

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Moreshwar Bhoir 6) Smt. Pushpa Sakharam Kasrekar 7) Sundar Yashwant Molgre 8) Leelawati Chandrakant Shinde 9) Smt. Indu Shankar Pakhurde were the legal heirs. But land was in possession of and under cultivation of Draupadi Sahadev Tembhe and her sons Pandurang & Deepak hence their names were entered in column of other rights record of right and name of other heirs were entered in column of other rights. The said change is reflected by M.E. No. 1705, Certified on 30/04/1984.

iii) It is also found that Smt. Draupadi Shadev Tembhe, Deepak S. Tembhe & Pandurang S. Tembhe had sold area of 0-37-0 from S. No. 50, H. No. 4 to Nandkumar Gopinath Vedak by Reg. Sale Deed executed on 22/04/1991. The said change is reflected by M.E. No. 1986.

iv) It is also found that the above mentioned land was described in two part as S. No. 50, H. No.4A and S. No. 50, H.

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No. 4B in the name of Sacanand Ghanshyam Ghosalkar and Nandkumar Gopinath Vedak respectively. The said charge is reflected by M.E. No. 3594 certified on 05/09/2008.

v) It is also found that land herein mentioned above was mortgaged along with other land with Bank of India Branch Goregaon for Rs. 10306000/-. The said change is reflected by M.E. No. 3481 certified on 08/03/2006.

vi) It is also found that Nanadkumar Gopinath Vedak has sold the land along with other land to Anand Jagdish Prasad Gupta by Reg. Sale Deed executed on 23/03/2009. The transfer is reflected by M.E. No. 3657.

vii) It is also found that the land herein mentioned above along with other land has declared as Non Agricultural land by order of Dist. Collector Dated 21/12/2010. The said change is reflected by M.E. No. 3801.

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viii) It is also found that, Dept. Superintendent Land Record Mangaon has converted the land herein mentioned along with other lands into one S. No. i.e. 51, Plot No. 1 to 74 by its order Dated 28/11/2011. The said change is reflected by M.E. No. 3904 certified on 17/01/2012.

II) S. No. 51, H. No. 0 Area 0-53-6 consist of 12 mutation entries found in Revenue Record as following .

i) It is also found that land was originally belonged to Narayan Moro Shet tenanted Land and Bala Sunder Tembhe was declared protected tenant under Sec. 3A of B.T. and A.L. Act on 24/07/1948. The said entry is found in revenue record by M.E. No. 395.

ii) It is also found that Dattu Barkya Tembhe was cultivating the abovementioned land as ordinary tenant in the year 1956-1957. Therefore he had got right of ordinary tenant

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hence his name was entered in column of other right in Revenue Record by M.E. No. 705 certified on 25/09/1957.

iii) It is also found that Bala Sunder Tembhe died in the year 1960 hence name of his son Vetu Bala Tembhe was entered in record of right by M.E. No. 863 certified of 31/08/1961.

iv) It is also found that price of Land Under Sec. 32 G of B.T. and A.L. Act was fixed by Tribunal and sold in the name of Tenant Babu Ramdatt Tembhe and name of owner Narayan Moro Shet was transferred in the column of other rights. The said change is reflected by M.E. No. 1169.

v) It is also found that price fixed under Sec. 32 G of B.T. and A.L. Act was paid by Babu Ramdatta Tembhe, hence charge of Origina. Owner Chandrakant Narayan was discharged. The said entry found in revenue record by M.E. No. 2037 certified on 31/01/1992.

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vi) It is also found that, Baby Dattu Tembhe was died in the year 1988. Hence name of legal heir i.e. 1) Baburam Dattu Tembhe 2) Ram Dattu Tembhe 3) Smt. Vithabai Nathuram Bhotavkar 4) Smt. Shantabai Pandurang Bhojane 5) Smt. Soni Nathu Ghasade 6) Smt. Hira Dattu Tembhe 7) Smt. Tara Dattu Tembhe were entered in record of rights by M.E. No. 3383 certified on 29/05/2003.

vii) It is also found that Janabai Dattu Tembhe died in the year 1995. Hence names of her legal heirs 1) Baburam Dattu Tembhe 2) Ram Dattu Tembhe as Sons and Daughter 1) Vithabi Nathuram Bhoravkar 2) Shantabai Bhojane 3) Soni Ghasade 4) Hira Tembhe 5) Tara Tembhe were entered in record of rights by M.E. No. 3384 certified on 29/05/2003.

viii) It is also found that 1) Smt. Vithabai Bhoravkar 2) Shantabai Bhojane 3) Soni Ghasade 4) Hira Tembhe & 5) Tara Tembhe have released their rights by executing Reg. Released

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deed on 03/01/2003. The said change is reflected by M.E. No. 3401 certified on 30/01/2004.

ix) It is also found that the abovementioned land was sold by Baburam Dattu Tembe to Anand Jagdish Prasad Gupta by Reg. Sale Deed executed on 21/07/2006. The said transfer is effected by M.E. No. 3495, certified on 15/09/2006.

x) It is also found that, the above mentioned land is declared Non Agricultural land along with other lands by order of District Collector Raigad on 21/12/2010. The said change is reflected by M.E. No. 3801 certified on 18/02/2011.

xi) It is also found that, Land along with other Lands Survey converted in Survey Number as S. No. 57, with Plot No. 1 to 74 by Dept. Superintendent Land Record Office at Mangaon by its order on 28/11/2011. The said change is reflected by M.E. No. 3904 certified on 17/01/2012.

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III) S. No. 52, H. No. 1 Area 0-6C-7 R consist of 9 Mutation Entries found in revenue record as follow :

i) It is also found that Ramji Bhikaji Tembe had purchased abovementioned land from Dugar Kashidas Mehata by Reg. Sale Deed executed on 21/01/1943. The said transfer is reflected by M.E. No. 283 certified o 27/08/1943.

ii) It is also found that, Ramji Bhikaji Tmebe was died on 30/07/1956. Hence name of his legal heir two sons 1) Gangaram & 2) Vithoba Ramji Tembe had entered in record of Rights by M.E. No. 606.

iii) It is also found that Gangaram Ramji Tambe was died on 29/09/1994, hence name of Legal heirs 1) Sahadev Gangaram Tembe 2) Yashwant Tembe Daughter 1) Smt. Laxmibai Shantaram Dhepe 2) Chabi Damu Pashte were entered in record of Rights by M.E. No. 2186, certified on 31/01/1995.

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iv) It is also found that Smt. Chabi Damu Pashte has released her right due to her marriage, hence her name was deleted from record of Right by M.E. No. 2189 certified on 23/01/1995.

v) It is also found that Sahadev Gangaram Tambe was died in the year 1998 hence name of his legal heir as wife Smt. Awadi Sahadev Tembe, no son and daughter was entered in revenue Record by M.E. No. 3180 certified on 30/01/1999.

vi) It is also found that, the abovementioned land along with other land were partioned by Reg. Deed of partion between 1) Smt. Awadi Tembe 2) Yashwant G. Tembe 3) Subhash S. Tembe 4) Smt. Sunanda Santosh Patale & 5) Shantaram Balaji Dhepe. As per partition deed abovementioned land had come in the name of Subhash Shantaram Tembe. The said change is reflected by M.E. No. 3246 certified on 09/03/2000.

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vii) It is also found that Subhash Shantaram Tembhe had sold the abovementioned land to Anand Jagdish Prasad Gupta by Reg. Sale Deed executed on 17/12/2007. The said transfer is reflected by M.E. No. 3540 certified on 31/12/2007.

viii) It is also found that. the abovementioned land along with other land is declared as Non Agricultural Land by Dist-Collector Raigad by its order dated 21/12/2010. The said change is reflected by M.E. No. 3801 certified on 18/03/2011.

ix) It is also found that, the abcvementioned land along with other lands converted into one S. No. i.e. 51 plot No. 1 to 74 divided in 76 by Dept. Superintendent of Land Record Mangaon by its order Dated 28/11/2011. The said change is reflected by M.E. No.3904 certified on 17/01/2012.

IV) S. No. 52, H.No. 2B Area 0-30-0 consist of Mutation Entries are as follows :

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i) It is found that, land was originally part and parcel of S. No. 52, H. No. 2 and belonged to Yashwant Jagu Tembhe helc by partition effected in the year 02/09/1947. The said transfer is reflected by M.E. No. 329, certified on 16/04/1947.

ii) It is also found that, Yashwant Jagu Tembhe died on 01/02/1980, hence name of legal heirs i.e. 1) Nandkumar 2) Sunil 3) Sunita Tembhe 4) Dhobi Yashwant Tembhe were entered in records of rights, The said change is reflected by M.E. No. 1657 certified on 17/04/1980.

iii) It is also found that, Nandkumar Yashwant Tember for himself and for 2) Sumitra Yashwant Tembe 3) Sunil Yashwant Tembe through their Power of Attorney has sold 0-30-0R out of 0-97-4 land to Anand Jagdish Prasad Gupta by Reg. Sale Deed executed on 14/06/2005. The said transfer is effected by M.E. No. 3443 certified on 31/08/2005.

iv) It is also found that, S. No. 52, H. No. 2 is divided in two part as S. No. 52, H. No. 2A is in the name of Nandkumar