



ADV AMRAPALI N. GHARAT
(B.A.LL.B.)
ADVOCATE MUMBAI HIGHCOURT

Off.Address - Gala No. 19A,E wing
Ekdant Apt,Swami Vivekanand Chowk,
Mora road Uran, Tal -Uran,Dist - Raigad.
400-702.

Residence: At:Sawarkhare ,Post:J.N.P.T,
Tal:Uran,Dist:Raigad. 400-702

SEARCH REPORT

TITLE REPORT

NAME OF THE OWNER;

Surekha Vaman Patil

DISCRIPTION OF THE PROPERTY

All that piece and parcels of land bearing Survey No.162/2 situated in Village-Vindhane, Taluka -Uran , Dist- Raigad , and admeasuring as under.

Survey No.	162/2
Cultivable	H-R-P 0-28-30
Non-Cultivable	0-03-30
Total Area	0-31-60

LOCATION OF THE PROPERTY:

Village : Vindhane
Taluka : Uran
District : Raigad

DOCUMENTS PERUSED

- 1) Online Original Copy of 7/12 extract Dated 3rd Feb 2020 of Survey No. 162/2 in the name of above named Owner.

2) Original copy village form No.6, i.e. Mutation Entry Nos. 247,319,421,699,1407,1491,1605,1625,2337,3103,3240,3915,4413,4420,4802, 4982.

I have taken search in respect of the said land for 9 years at the Sub-Registrar Office Uran at Taluka-Uran, District-Raigad and have found adverse entries during the year 2011-2019

2011 to 2013 -No adverse entry found

2014 - Adverse entry found

2015 to 2016 -No adverse entry found

2017 - Adverse entry found

2018 -2019 - No adverse entry found

During the search from index II book at Sub-Registrar Office Uran at Taluka-Uran, District-Raigad I have found adverse entries during the year 2011to 2019.

1) I have found entry of Registered Sathekhat Of land bearing survey No. 162/2, total area 0-31-6 (h-R-P) Made between seller 1) Prakah Balkrushna Patil 2) Pradip Balkrushna Patil 3) Mina Prakah Gharat & purchaser Surekha Vaman Patil on dated 5/3/2014 with register No. 317/2014

2) I have found entry of Registered Power of Attorney Of land bearing survey No. 162/2, total area 0-31-6 (h-R-P) given by 1) Prakah Balkrushna Patil 2) Pradip Balkrushna Patil 3) Mina Prakah Gharat to Surekha Vaman Patil on dated 5/3/2014 with register No. 318/2014

3) I have found entry of Registered Sale deed Of land bearing survey No. 162/2, total area 0-31-6 (H-R-P) Made between seller , Power of Attorney Holder Surekha Vaman Patil on Behalf of 1) Prakah Balkrushna Patil 2) Pradip Balkrushna Patil 3) Mina Prakah Gharat & purchaser Surekha Vaman Patil , for consideration of Rs. 1580000/- on dated 16/4/2014 with Regi Sale Deed no. 505/2014

4) I have found entry of Registered Sale deed Of land bearing survey No. 162/2, for area 0-16-0 (H-R-P) from total area 0-31-6 (H-R-P) Made between seller 1) Surekha Vaman Patil 2) Power of Attorney Holder Vaibhav Arjun Kognole on Behalf of Surekha Vaman Patil & purchaser 1) Sajid Hasan ali Mukadam 2) Naved Hasan ali Mukadam 3) Dr. Jhahid Usman Panchi for consideration of Rs. 20,80,000/- on dated 7/4/2017 with Regi Sale Deed no. 540/2017

5) I have found entry of Registered Sale deed Of land bearing survey No. 162/2, for area 0-15-60 (H-R-P) from total area 0-31-6 (H-R-P) Made between seller 1) Surekha Vaman Patil 2) Power of Attorney Holder Vaibhav Arjun Kognole on Behalf of Surekha Vaman Patil & purchaser 1) Shivendra Kumar Thakur 2) Ranju Nagendra singh 3) Jayashree Praful Sawant 4) Lata Vyankatesh Mangalvedhe for consideration of Rs. 19,99,000 /- on dated 7/4/2017 with Regi Sale Deed no. 547/2017

I have taken E- search in respect of the said land for year 2020, I have found adverse entrie during the year 2020

2020 - Adverse entry found

1) I have found entry of Registered Sale deed Of land bearing survey No. 162/2, for area 0-02-20 (H-R-P) from total area 0-31-6 (H-R-P) Made between seller Surekha Vaman Patil & purchaser Premchandra Ram for consideration of Rs. 3,00,000 /- on dated 29/1/2020 with Regi Sale Deed no. 233/2020

2) I have found entry of Registered Sale deed Of land bearing survey No. 162/2, for area 0-5-00 (H-R-P) from total area 0-31-6 (H-R-P) Made between seller Surekha Vaman Patil & purchaser Machindranath Punju Patil for consideration of Rs. 10,00,000 /- on dated 29/1/2020 with Regi Sale Deed no. 234/2020

3) I have found entry of Registered Sale deed Of land bearing survey No. 162/2, for area 0-04-00 (H-R-P) from total area 0-31-6 (H-R-P) Made between seller Surekha Vaman Patil & purchaser 1) Chandrabhushan Ramkailash Mishra 2) Bhavana Chandrabhushan Mishra for consideration of Rs. 10,80,000 /- on dated 29/1/2020 with Regi Sale Deed no. 235/2020

4) I have found entry of Registered Sale deed Of land bearing survey No. 162/2, for area 0-01-60 (H-R-P) from total area 0-31-6 (H-R-P) Made between seller Surekha Vaman Patil & purchaser Birendra Kumar for consideration of Rs. 2,40,000 /- on dated 29/1/2020 with Regi Sale Deed no. 236/2020

OBSERVATION;

The land is Class- I Occupancy, therefore, a prior permission from any authority is not required.

I have come across entries of Sale Deed ,Sathekhat ,Power of Attorney

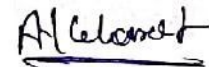
I observed in mutation entry no. 4413,4420, 4803 & 4982 the Shera of of 2nd Joint Civil Judge Senior Division in Special Civil Suit NO. 16/2018 , the Irrevocable power of attorney and transaction made in suit property are cancelled.

The copy of order of 2nd Joint Civil Judge Senior Division in Special Civil Suit NO. 16/2018 is available also I find order passed by Thashildar of Uran.

OPINION

In view of the above observation and perusal of the Documents referred above, in my opinion the ownership of the property described herein above has clear title in respect thereof.

Dated: 07/02/2020


Signature

Adv Amrapali N. Gharat
Adv. Amrapali N. Gharat
BA. LLB.
Advocate High Court