

Adv. GIRIJA K.BHAGAT,
B.A.L.L.B
ADVOCATE HIGH COURT

Near Dandekar Hospital,
Pandurang Smurti Building,
Room No. 07, First floor,
Bhagat Ali, Old Panvel,
Pin. 410206

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TITLE AND SEARCH REPORT

DATE: 27/07/2022

1. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of the bearing Gat No. 272/1, admeasuring 0H. R.44 Are 00P assessed at Rs.4.31Ps. Being at Village: Vindhane, Taluka: Uran, Districts: Raigad.

2. INSTRUCTIONS:

Under instructions from Gat No.272/1, I have caused a search to have been taken relating to the said land, so also investigated the title thereto.

3. DOCUMENTS:

I perused the copies of the following documents for the purposes of this Title Report.

VF No. VII/VIIA/XII, maintained under Chapter – X of the Maharashtra Land Revenue Code, 1966 and the Maharashtra Land Revenue Record of Rights and Registered (preparation and Maintenance) Rule, 1971, relating to the land bearing Gat No.272/1

Relevant mutation entries contained in VF No. VI, maintained under Chapter – X of the Maharashtra Land Revenue Code, 1966 and the Maharashtra Land Revenue Record of Rights and Registers (preparation and Maintenance) Rule, 1971, Relating to Gat No.272/1

4. Gat No. 272/1

- 7/12 Extract for Gat No. **272/1**
- Village: Vindhane, Taluka: Uran, Districts: Raigad.
- Mutation Entry Numbers: 19, 29, 99, 1491, 1892, 3072, 3121, 3162, 3186, 3235, 3405, 3575, 5837.

5. TITLE INCIDENTS :

A. Extract of 7/12 revealed that land bearing Gat No.272/1

B. As per Mutation Entry No. **19**, Not Relevant

C. As per Mutation Entry No. **29**, Not Relevant

D. As per Mutation Entry No. **99**, Not Relevant

E. As per Mutation Entry No. **1491**, As per Maharashtra State Wajan Map Rules and Regulation Law 1958 and under Indian nani Law 1955 the said village hakkanond transfer on the paper given order Hon'ble V.N.N.BHU Abhilekh Registrar and taken Mutation Entry on 16/02/1970.

F. As per Mutation Entry No. **1892**, As per Legal heir land Owner Khana Ragho Joshi died on before 12 years his legal heirs 1) Nama Kana Joshi (Son) and 2) Hirabai Kashinath Thakur (Daughter) other rights no any legal heirs Talathi, Vindhane, registrar on 14/01/1985 and taken mutation entry in ferfar Registrar.

G. As per Mutation Entry No. **3072**, As per Legal heir land Owner Hirabai Shankar Thakur died on before 7 years her legal heirs 1) Eknath Kashinath Thakur 2) Suman Hasuram Mhaskar 3) Jayvanti Baliram Patil 4) Ambubai Kashinath Thakur 5) Prabhavati Kashinath Thakur 6) Ashabai Kashinath Thakur and her husband was died. Other rights no any legal heirs. Talathi

Village-Vindhane, registrar on 04/06/2001 and taken mutation entry in ferfar Registrar.

- H. As per Mutation Entry No. **3121**, Due to Sale of land of Tenancy Act under section 32G Mr.Nama Kana Joshi his name was filed Occupant Submissions and land owner Mr. Faheem Yusuf Tungikar in other right column filed the recover the amount of Rs.862. and taken mutation entry on 17/04/2003 in ferfar Registrar.
- I. As per Mutation Entry No. **3162**, it is mention that, Deleted the encumbers. Fully paid by Land Tenant Nama Kanha Joshi that basis deleted the name was land owner M. Fahim M.Yusuf Tungikar. Encumbers of Rs.862/- 32M Certificate No. Tenancy/SR/5/2000 on 18/07/2002.
- J. As per Mutation Entry No. **3186**, Village Map 8A, Akar Phode Khate No. Government Revenue and forest Part No. S.L.R./2001, Pra Kra – 4/Part 1S on 13/11/2002 and Hon’ble Thasildar Letter No. Prakashan/Kat/1/2002. Dated 06/12/2002/L.M.I.S.7/12 Extract on Computerized and Correction 8A New records on Left hand side mention Survey No, Hissa No, and next right hand side mention Survey No, Hissa No, read to following and taken mutation entry on 25/04/2004 in ferfar Registrar.
- K. As per Mutation Entry No. **3235**, As per Legal heir land Owner Nama Kanha Joshi died on 06/10/2002 his legal heirs 1) Gajanan Nama Joshi (Son) 2) Prakash Nama Joshi (Son) 3) Ramesh Nama Joshi (Son) 4) Dnayaneshwar Nama Joshi (Son) 5) Manda Kaluram Patil (Daughter) 6) Nanda Rupchand Patil (Daughter) 7) Sitabai Nama Joshi) (Wife) Talathi Village-Vindhane, registrar on 13/012/2005 and taken mutation entry in ferfar Registrar.

- L. As per Mutation Entry No. **3405**, land mentioned below Hon'ble Special Land Acquisition officer So Metro Centre Uran No.1's intern no. S.L.O./S.R.-6/2006 within and accompanying Maharashtra Government Gazette dated July – 6/2006/Akhad 15 years 1928 as mention in the Gazette of the following survey and share no. The land of 7/12 in other right is eligible for land acquisition Maha-Mumbai Special Economic zone. Recorded as above also filed a comment that the notification of section four including land acquisition for the said land.
- M. As per Mutation Entry No. **3575**, Dated 04/03/2011 vide Survey No. 7/12 of the included in the land acquisition of Section 4 notification dated 15/12/2007 there is land acquisition remark and the said acquisition remark has become widespread Reference letter regarding reduction of land acquisition notice letter no. LRD/281053/Case No. of Revenue forest Department, Ministry Mumbai 11/A -3 dated 18/02/2011 as well as Hon'ble Collector Raigad, Alibaug/Acquisition/6 vs ginger 7/12/remark/2011 dated 01/03/2011 and adjoining taluka Letter No. Land/Plot/2/Land Acquisition Remark 07/12/2011 office of Tahasildar – Uran vide letter dated 04/03/2011 Notification of Section 4 of land acquisition of Mumbai special Economic society area in respect of other right of on land dated comment dated 15/06/2006 reduced.
- N. As per Mutation Entry No. **5783**, Shri. prakash nama Joshi applied that, survey no. Account holder Sitabai nama Joshi in 272/1 has died on 07/07/2011 however the names of all the heirs he has already changed no. 3235 and since the names of the heirs have been entered and the names of the deceased have not been reduced in that amendment, those names should be reduced. And taken mutation entry on 11/05/2022 in ferfar registrar.

O. As per Mutation Entry No. **5837**, Tenure Type Occupant Class 2 filed on the land in the name of Nama Kana Joshi and others situated at Mauje Vindhane Taluka Uran District Raigad. Class 1 has been filed. The order will remain binding. Copy of the order was filed. Circulars by the applicant. Kra.T.N.C.04/2013 pra. Kra. 196/J-1 dated 07/05/2014. As per the provisions of Tenancy Act, due to lapse of 10 years from payment of real estate, 40 times the amount of land levy Rs.173.00, Challan no. 047835 dt. 05/07/2022 Filed Class 1.

Date of issue of notice to interested parties

Date of Issue of Alteration Record. 12/07/2022

6. OPINION :

After taking into consideration all that is stated above, perusal of the aforesaid mentioned documents, search and information gathered I am of the opinion that, said land approximately Area admeasuring 00 Hector. 44 Are 00P. belongs to Eknath Kashinath Thakur, Suman Hasuram Mhaskar, Jayvanti Baliram Patil, Ambubai Kashinath Thakur, Prabhavati Kashinath Thakur, Ashabai Kashinath Thakur, Gajanan Nama Joshi, Prakash Nama Joshi, Ramesh Nama Joshi, Dnayaneshwar Nama Joshi, Manda Kaluram Patil, Nanda Rupchand Patil, and is having free, clear and marketable title. And said property is free from encumbrance.

Place: **Panvel**

Advocate

Date: **27/07/2022**

GIRIJA K. BHAGAT