आर.पी.निगुडकर
बी.ए.,एलएल.बी.,ॲडव्होकेट
ऑफेस : ''ओम श्री भाग्योदय'' को-ऑप. हौ.सोसा.
कोतवाल नगर, मु.पो.ता.कर्जत-४१०२०१
जि. रायगड. फोन/फॅक्स :(०२१४८)- २२०२३४
मो. ९८२२७७४०७५

R. P. NIGUDKAR
B.A., LL.B. ADVOCATE
Office : "Om Shri Bhagyodaya" Co-op.Hsg. Society, Kotwal Nagar, At Po.Tal.Karjat-410201 Dist. Raigad.
Tel.Fax No. (02148)- 220234
Mob. 9822774075
email : rajendra.nigudkar@gmail.com

TITLE CERTIFICATE

This is to certify that -

On the basis of Search Report of dated 8 /9/2015 the title of Sou. Uma Uday Joshi and Shri Deepak Laxman Karode in respect of Non-agriculture land property bearing S.No.11 H.No.0 area 0H 83R 0Pt. Asstts. Rs.2-69 situate at Village Mudre (Budruk), Tal. Karjat, Dist. Raigad in my opinion, is clear, marketable and free from all encumbrances

Karjat.

Date : 8 /9/2015

ADVOCATE

Shri Rajendra P. Nigudkar
ADVOCATE
Reg.No.: MAH-577/1994
Om Shri Bhagyodaya Co-op. Hsg. Soc.,
Kotwal Nagar, At Post Tal. Karjat,
Dist. Raigad, Pin. 410 201

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SEARCH REPORT

Report regarding the title of Sou. Uma Uday Joshi and Shri Deepak Laxman Karode in respect of following Non-agricultural land property situate at Village Mudre (Budruk), Tal. Karjat, Dist. Raigad and more particularly described as below:-

A) The description of the Non-agricultural land property at village Mudre (Budruk), Tal. Karjat, Dist. Raigad.

Name of owners	S.No.	H.No.	Area H.R.P.	Asstts Rs. Ps.
Uma Uday Joshi Deepak Laxman Karode	11	0	0-83-00	2-69

The above mentioned Non-agricultural land property including all rights and interest thercin.

B) I have investigated the title of abovesaid persons with respect to above mentioned Non-agricultural land property. In this respect I have perused the 7/12 extracts, Mutation Extracts No.182, 299, 384, 385, 435, 461,598, 779 and 782 and Index II registers which were furnished to me for my investigation.

C) **The flow of the title of land property :-**

1) Mutation Extract No.182 dated 17-10-1956 :

On perusal of M.E. No.182 it is transpired that Shri Bhau Dagadu Thombara was not cultivating the above mentioned land property. Therefore his name entered as protected tenant had been deleted vide M.E. No.182 which was sanctioned by the Circle Officer Karjat on dated 17-10-56.

2) Mutation Extract No.299 dated 25-11-70 :

On perusal of M.E. No.299 it is transpired that said M.E. is relating to the implementation of New Decimal Scheme to Village Record through Special District Inspector of Land Record (D) Kolaba under the provision of Maharashtra State

Weight Measurement Enforcement Act 1958 and Indian Coinage Act 1955. The effect of said implementation had been given to 7/12 extract vide M.E. No.299 which was sanctioned by the Circle Officer Karjat on dated 11-1-71.

3) Mutation Extract No.384 dated 26-7-84 :

On perusal of M.E. No.384 it is transpired that Dattatray Damodar Karulkar was expired on dated 9-6-83 leaving behind him only mother Smt. Saraswati Damodar Karulkar as his legal heir. And he was not having any son, daughter, wife in existent. Therefore name of Smt. Saraswati Damodar Karulkar had been entered into 7/12 extract vide M.E. No.384 which was sanctioned by the Circle officer Karjat on dated 14-8-84.

4) Mutation Extract No.385 dated 26-7-84 :

On perusal of M.E. No.385 it is transpired that Shankar Damodar Karulkar was expired on dated 12-4-84 leaving behind him 1) wife - Shobhana Shankar Karulkar 2) Minor daughter - Sandhya Shankar Karulkar 3) minor son - Sameer Shankar Karulkar as his legal heirs. And legal heir No.2 and 3 were minor and their legal guardian was mother lSmt. Shobhana Shankar Karulkar. So as per varas register No.9 said entry was effectuated vide M.E. No.385 which was sanctioned by the Circle Officer Karjat on dated 14-8-84.

5) Mutation Extract No.435 dated 30-6-88 :

On perusal of M.E. No.435 it is transpired that Smt. Saraswati Damodar Karulkar and Smt. Shobhana Shankar Karulkar had sold the above mentioned land property by registered sale deed on dated 5-5-88 to Laxman alies Rajabhau Dattatraya Karode. The effect of said sale deed had been given to 7/12 extract vide M.E. No.435 which was sanctioned by the Circle Officer Karjat on dated 28-7-88.

6) Mutation Extract No.461 dated 5-12-89:

On perusal of M.E. No.461 it is transpired that Shri Laxman Dattatray Karode was expired on dated 7-10-89 leaving behind him 1) wife Suman Laxman Karode 2) Son - Deepak Laxman Karode 3) daughter - Sou. Uma Uday Joshi as his legal heirs. So their names were entered into 7/12 extract vide order No.RTS/KAT/10-11-89 dt. 5-12-89 from the Tahsildar Karjat and varas register No.15. The effect of said

entry had been given to 7/12 extract vide M.E. No.461 which was sanctioned by the Circle Officer Karjat on dated 20-12-89.

7) Mutation Extract No.598 dated 24-4-98 :

On perusal of M.E. No.598 it is transpired that Smt. Suman Laxman Karode was expired on dated 28-10-96 leaving behind her 1) Son - Deepak Laxman Karode and 2) daughter- Sou. Uma Uday Joshi as her legal heirs only. Therefore the names of abovesaid legal heirs have been entered into 7/12 extract on the basis of Karjat Mutation Entry No.836 and the effect of said entry has been given vide M.E. No.598 which has been sanctioned by the Circle Officer Karjat on dated 2-6-98.

8) Mutation Extract No.779 of dated 5-4-2014 :

On perusal of M.E. No.779 it is transpired that 1) Deepak Laxman Karode 2) Uma Uday Joshi the owners of the abovesaid land property have executed and registered the Development Agreement in respect of above said land property in favour of M/s. Sarthak Infra through its partner Prakash Dahyabhai Makani on dated 8-8-2013. The sai Development Agreement is duly registered at the office of Sub Registrar of Assurance at Karjat at its Sr.No.5491/2013 on dated 8-8-2013. And the effect of said Development Agreement is given to 7/12 extract and the remarks relating to Development Agreement of M/s. Sarthak Infra through Partner Prakash Dahyabhai Makani is entered into other right of above mentioned land property vide M.E. No.779 which has been sanctioned by the Circle officer Karjat on dated 2-5-2014.

9) Mutation Extract No.782 of dated 17-11-2014 :

On perusal of M.E. No.762 it is transpired that the above mentioned N.A. land property was previously of Agricultural nature and is in the names of Shri Deepak Laxman Karode and one other. It is also transpired from the said Mutation Extract that as according to the sanctioned plan from the Assistant Town Planning Authority Alibag the Collector of District Raigad Alibag has granted Non-Agricultural permission for the residential purpose with respect to the following area of abovesaid Agricultural land property on dated 1-10-2014 vide its order No.kra./masha/ L.N.A.1(B)/pra.kra.165/2013 office of Collector of District Raigad.

	Particulars	Area (Sq.mtrs.)
1)	Total area of plot	8300.00
2)	Area under Development Scheme	3300.00
3)	Area under encroachment	596.00
4)	Open Area 10%	1016.00
5)	Net Area	3388.00

Thus the effect of said N.A. permission in respect of above mentioned land property has been given to 7/12 extract and other revenue record vide M.E. No.782 which has been sanctioned by the Circle Officer Karjat on dated 13-1-2015

Thus abovesaid persons have become the owners of abovementioned Non-Agricultural land property and their names appear as owners on the 7/12 extract relating to above mentioned land property.

D) **The Search of Index II registers**

I have also taken the necessary search of Index II Registers at the office of Sub Registrar at Karjat and H.Q. Office at Alibag for the period of 30 years i.e. from the year 1986 to 8th Sept. 2015. The number of Search fee receipt issued by the Sub Registrar at Karjat is 2011/2013 of dated 3/7/2013 and 7395/2015 of dated 8 /9/2015 The particulars of the Index II registers and entries therein are as under :

Year	Particulars of Index II Registers	Details of Entries
1986	Index II Register in Torn condition	-
1987	-"-	-
1988	-"-	-
1989	-"-	-
1990	-"-	-
1991	-"-	-
1992	-"-	-
1993	-"-	-
1994	-"-	-
1995	-"-	-

1996	-"-	-
1997	-"-	-
1998	-"-	-
1999	-"-	-
2000	-"-	-
2001	-"-	-
2002	Computerised Index II Register	NIL
2003		
2004	-"-	NIL
2005	-"-	NIL
2006	-"-	NIL
2007	-"-	NIL
2008	-"-	NIL
2009	-"-	NIL
2010	-"-	NIL
2011	-"-	NIL
2012	-"-	NIL
2013	Development Agreement Sr.No.5491/2013 dt.8-8-2013 Executor : 1) Deepak Laxman Karode 2) Uma Uday Joshi Executee : M/s. Sarthak Infra through Partner Prakash Dahyabhai Makani	
2014 Upto Sept. 2015	Computerised Index II Registers Index II Registers are not ready	NIL

Thus in my inspection of Index II registers as described above I did not find any entry of any kind such as sale, mortgage, lease, lien, gift, agreement, agreement for sale or of any encumbrance which is adverse to the title of abovesaid persons with respect to abovementioned land property

Karjat

Date : 8 /9/2015

ADVOCATE

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