

Chandrakant M Mangle

Advocate And Notary

Off. "Snehalayam" Swa. Savarkar Chowk Near Govt Rest House
Devrukh Tal. Sangmeshwar Dist Ratnagiri Mob 9422052285

Date 06-12-2019

Title Search Report

The following property is the subject matter of this Title Search Report

Village Tivre Ghera Prachitgad Tal- Sangameshwar Dist-Ratnagiri

Sr. No	Survey Number	Hissa Number	Area Hector Are	Asses sed at Rs.	Local Name	Name of the present owner
1.	89	1	0-68-0 2-00-0 2-68-0	0-10	Chandada	Nilesh Narayan Ghodake

I have caused the search to be taken, in the office of the Registrar of Assurance at Deorukh , and from the related offices, for thirty year, in respect of the above mentioned Agrirultural Landed Property ,and during the search the following information was revealed.

1. Originally the above property was numbered as Survey Number 89 HissaNo. 0 and its total area was 16 Hectors 65 R and Potkharaba to the tune of 49 Hectors and 95 R and for the revenue purposes the said property was assessed at Rs.2-65. The said property was co-owned and possessed by various owners. The said co-owners were possessing their respective shares and area separately and therefore they got it divided in to saperate 11 Parts and these 11 parts were numbered as 11 Hissa Numbers in the year 1981. At this time the New Hissa No.1 was owned and possessed by Govind Gopinath Sawant and his co-sharers by names Gopinath Govind Sawant, Shobha Suresh Sawant, Alka Murari Chavan and Surekha Aravind Shinde. And the area owned and possessed by these owners is as shown in the title cause. This fact can be evidenced with the help of the Mutation Entry No.874 in the record of the Talathi Saza Nayari for the village Tivare Ghera Prachitgad from Sangameshwar Taluqua. The said Mutation EntryNo.874 has been attached herewith for the perusal. In this mutation the relationship between Govind Gopinath Sawand andGopinath Govind Sawant is not mentioned,nor their ages. But it can be inferred that Govind Gopinath Sawant was the father of Gopinath Govind Sawant as Govind died in the year 1983(Mutatain entry No. 895) and Gopinath died in the year 2003(Muttion Entry No.1093) At some places there is the tradition of naming the grandson with the name of deceased grandfather.



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2. One of the co-sharer by name Govind Gopinath Sawant died on 30-11-1983. He left behind him his heirs by names Shobha Suresh Chavan, Alka Murari Chavan, Surekha Arvind Shinde , Sugandha Govind Sawant , Aditi Gopinath Sawant and Bhagyashri Gopinath Sawant. These heirs were recorded in the village record by virtue of Mutation Entry No. 895 .

3. One of the co-shares by name Gopinath Govind Sawant died on 16-10-2002. He was succeeded by his two heirs. One of them was his widow Bhagyashri Gopinath Sawant and his minor daughter at that time by name Aditi Gopinath Sawant. For recording the names of the heirs of the deceased the mutation entry No.1093 was mutated and the copy of the same has been attached herewith for the perusal.

4. The said all the successors by names ,Shobha @ Suhasini Suresh Chavan(as appearing in Mutation Entry No.1256), Alka @ Mohini Murari Chavan, Surekha Aravind Shinde, Sugandha Govind Sawant, Aditi Gopinath Sawant, Bhagyashri Gopinath Sawant,sold the said property to the present owner by name Nilesh Narayan ghodake on 13-05-2011 by registered sale deed for the consideration of Rs.1,56,600/-. This transaction has been mutated to the 7/12 extract of the said village by virtue of Mutation Entry No.1256 on 04-12-2011. That the said mutation has been certified on 30-12-2011 by the Circle Officer Fanasavane. The copy of the said mutation entry has been attached herewith for the perusal.

5. Under these circumstances , on the basis of the available documents and information available at the time of the search, the present owner Nilesh Narayan Ghodake resident of 500, Ganpati Ali, Wai District Satara has the marketable title to the above captioned land and the said land is free from all encumbrances. Hence Certified

Advocate

Adv. Chandrakant M. Mangle
NOTARY PUBLIC OF INDIA
Snehalayam, Near Govt. Rest House,
Swa. Sawarkar Chowk, Devrukh,
Tal. Sangameshwar,
Dist. Ratnagiri 415 804 (Mah.)

Accompaniment:-

- 1- 7/12 of Survey Number 89 Hissa No. 1 of Village Tivare Ghera Prachitgad.
- 2- The Mutation Entry No. 874 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 3- The Mutation Entry No. 895 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 4- The Mutation Entry No. 1093 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 5- The Mutation Entry No. 1256 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 6- The receipt No. 1499 issued by the Sub-Registrar Ratnagiri at the time of the search which was taken from his office dated 08-11-2019 (original)

Numer of Documents 6 only



M. Mangle
OF INDIA
Rest House,
Devrukh,
Tal. Sangameshwar,
Dist. Ratnagiri 415 804 (Mah.)

Seen
Date

Chandrakant M Mangle

Advocate And Notary

Off. "Snehalayam" Swa. Savarkar Chowk Near Govt Rest House
Devrukh Tal. Sangmeshwar Dist Ratnagiri Mob 9422052285

Date 06-12-2019

Title Search Report

The following property is the subject matter of this Title Search Report

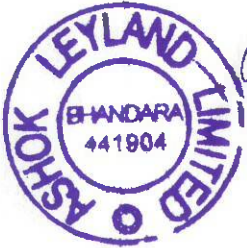
Village Tivre Ghera Prachitgad Tal- Sangameshwar Dist-Ratnagiri

Sr. No	Survey Number	Hissa Number	Area Hector Are	Asses sed at Rs.	Local Name	Name of the present owner
1.	89	4	0-68-0 2-00-0 2-68-0	0-10	Chandada	Nilesh Narayan Ghodake

I have caused the search to be taken, in the office of the Registrar of Assurance at Deorukh , and from the related offices, for thirty years, in respect of the above mentioned Agrirultural Landed Property ,and during the search the following information was revealed.

1. Originally the above property was numbered as Survey Number 89 HissaNo. 0 and its total area was 16 Hectors 65 R and Potkharaba to the tune of 49 Hectors and 95 R and for the revenue purposes the said property was assessed at Rs.2-65. The said property was co-owned and possessed by various owners. The said co-owners were possessing their respective shares and area separately and therefore they got it divided in to saperate 11 Parts and these 11 parts were numbered as 11 Hissa Numbers in the year 1981. At this time the New Hissa No.4 was owned and possessed by Gangaram Sakharam Sawant . And the area owned and possessed by this owner is as shown in the title cause. This fact can be evidenced with the help of the Mutation Entry No.874 in the record of the Talathi Saza Nayari for the village Tivre Ghera Prachitgad from Sangameshwar Taluqua. The said Mutation EntryNo.874 has been attached herewith for the perusal.

2. The said owner Gangaram Sakharam Sawant died on 21-10-1982. After his death the captioned property devolved upon his



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heirs namely widow Suman Gangaram Sawant, sons Prakash Gangaram Sawant and Shankar Gangaram Sawant , daughters Suvarna and Sushama. The effect to the record of rights regarding the devolving the rights on the heirs has been given in the Talathi record by certifying the Mutation Entry No.918 on 21-03-1989. The said mutation NO.918 is attached herewith for the perusal.

3. The above said all the successors by names Suman Gangaram Sawant, Prakash Gangaram Sawant and Shankar Gangaram Sawant , Suvarna Sudesh Patole and Sushama Gangaram Sawant , sold the said property to the present owner by name Nilesh Narayan Ghodake on 01-04-2011 by registered sale deed for the consideration of Rs. 1,21,500/- This transaction has been mutated to the 7/12 extract of the said village by virtue of Mutation Entry No.1257 on 04.12.2011 . That the said mutation has been certified on 30.12.2011 by the Circle Officer Fanasavane. The copy of the said mutation entry has been attached herewith for the perusal.

Under these circumstances , on the basis of the available documents and information available at the time of the search, the present owner Nilesh Narayan Ghodake resident of 500, Ganpati Ali, Wai District Satara has the marketable title to the above captioned land and the said land is free from all encumbrances. Hence Certified

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Rest House,
Devrukh,
Dist. (Mah.)

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Accompaniment:-

- 1- 7/12 of Survey Number 89 Hissa No. 4 of Village Tivare Ghera Prachitgad.
- 2- The Mutation Entry No. 874 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 3- The Mutation Entry No. 918 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 4- The Mutation Entry No.1257 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 5- The receipt No. 1502 issued by the Sub-Registrar Ratnagiri at the time of the search which was taken from his office dated 08-11-2019 (original)

Numer of Documents 5 only

Advocate

Adv. Chandrasant M. Mangle
NOTARY SOVT. OF INDIA
Snehalayam, Near Govt. Rest House,
Swa. Sawarkar Chowk, Devrukh,
Tal. Sangameshwar,
Dist. Ratnagiri 415 804 (Mah.)



Chandrakant M Mangle

Advocate And Notary

Off. "Snehalayam" Swa. Savarkar Chowk Near Govt Rest House
Devrukh Tal. Sangmeshwar Dist Ratnagiri Mob 9422052285

Date 06-12-2019

Title Search Report

The following property is the subject matter of this Title Search Report

Village Tivre Ghera Prachitgad Tal- Sangameshwar Dist-Ratnagiri

Sr. No	Survey Number	Hissa Number	Area Hecter Are	Asses sed at Rs.	Local Name	Name of the present owner
1.	89	7	0-68-0 2-00-0 2-68-0	0-10	Chandada	Nilesh Narayan Ghodake

I have caused the search to be taken, in the office of the Registrar of Assurance at Deorukh , and from the related offices, for thirty year, in respect of the above mentioned Agrirultural Landed Property ,and during the search the following information was revealed.

1. Originally the above property was numbered as Survey Number 89 HissaNo. 0 and its total area was 16 Hectors 65 R and Potkharaba to the tune of 49 Hectors and 95 R and for the revenue purposes the said property was assessed at Rs.2-65. The said property was co-owned and possessed by various owners. The said co-owners were possessing their respective shares and area separately and therefore they got it divided in to saperate 11 Parts and these 11 parts were numbered as 11 Hissa Numbers in the year 1981. At this time the New Hissa No. 7 was owned and possessed by Vishwanah Govind Sawant Sawant. And the area owned and possessed by this owner is as shown in the title cause. This fact can be evidenced with the help of the Mutation Entry No.874 in the record of the Talathi Saza Nayari for the village Tivre Ghera Prachitgad from Sangameshwar Taluqua. The said Mutation EntryNo.874 has been attached herewith for the perusal.

2. The said original owner by name Vishwanath Gopinath Sawant sold the said property to the present owner by name Nilesh Narayan ghodake on 01-04-2011 by registered sale deed for the consideration of Rs.1,21,500/-. This transaction has been mutated to the 7/12 extract of the said village by virtue of Mutation Entry No.1254 on 04-12-2011. That the said mutation has been certified on 30-12-2011 by the Circle Officer Fanasavane. The copy of the said mutation entry has been attached herewith for the perusal.



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3. Under these circumstances , on the basis of the available documents and information available at the time of the search, the present owner Nilesh Narayan Ghodake resident of 500, Ganpati Ali, Wai District Satara has the marketable title to the above captioned land and the said land is free from all encumbrances. Hence Certified


Advocate

Adv. Chaitanya M. Manglik
NOTARY GOVT. OF INDIA
Snehalayam, Near Govt. Rest House,
Swa. Sawarkar Chowk, Devrukh,
Tal. Sangameshwar,
Dist. Ratnagiri 415 804 (Mah.)

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D. Manglik

Accompaniment:-

- 1- 7/12 of Survey Number 89 Hissa No. 7 of Village Tivare Ghera Prachitgad.
- 2- The Mutation Entry No. 874 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 3- The Mutation Entry No.1254 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 4- The receipt No. 1503 issued by the Sub-Registrar Ratnagiri at the time of the search which was taken from his office dated 08-11-2019 (original)

Numer of Documents 4 only

Chaitanya M. Manglik
NOTARY GOVT. OF INDIA
Govt. Rest House,
Swa. Sawarkar Chowk,
Devrukh,
Tal. Sangameshwar,
Dist. Ratnagiri 415 804 (Mah.)



Chandrakant M Mangle

Advocate And Notary

Off. "Snehalayam" Swa. Savarkar Chowk Near Govt Rest House
Devrukh Tal. Sangmeshwar Dist Ratnagiri Mob 9422052285

Date 06-12-2019

Title Search Report

The following property is the subject matter of this Title Search Report

Village Tivre Ghera Prachitgad Tal- Sangameshwar Dist-Ratnagiri

Sr. No	Survey Number	Hissa Number	Area Hecter Are	Asses sed at Rs.	Local Name	Name of the present owner
1.	89	8	0-52-0 1-56-0 2-08-0	0-08	Chandada	Nilesh Narayan Ghodake

I have caused the search to be taken, in the office of the Registrar of Assurance at Deorukh , and from the related offices, for thirty years, in respect of the above mentioned Agrirultural Landed Property ,and during the search the following information was revealed.

1. Originally the above property was numbered as Survey Number 89 HissaNo. 0 and its total area was 16 Hectors 65 R and Potkharaba to the tune of 49 Hectors and 95 R and for the revenue purposes the said property was assessed at Rs.2-65. The said property was co-owned and possessed by various owners. The said co-owners were possessing their respective shares and area separately and therefore they got it divided in to saperate 11 Parts and these 11 parts were numbered as 11 Hissa Numbers in the year 1981. At this time the New Hissa No.8 was owned and possessed by Hussain Maimuddin Patankar. And the area owned and possessed by this owner is as shown in the title cause. This fact can be evidenced with the help of the Mutation Entry No.874 in the record of the Talathi Saza Nayari for the village Tivare Ghera Prachitgad from Sangameshwar Taluqua. The said Mutation EntryNo.874 has been attached herewith for the perusal.

2. The above owner HusainMainuddin patankar died on 01-01-1991 and he was succeeded by his sons by name Fakir Mahamad Husain Patankar, Abdul Kadir Husain Patankar, Ismail Husain Patankar, Liyakat Husain Patankar , Daughters Maryam Mohiddin Patankar, Jainab Inus Patankar, Suraiya Abu Bakar Khalpe, Dilshad A.Rahiman Alekar and Najmul Sahar Hujur Khot. This fact can be



Signature

evidenced by mutation entry No.945 of the above village. The said mutation entry No.945 has been attached herewith for the perusal.

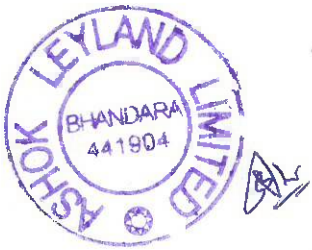
3. One of the heirs of Husain Maimuddin Patankar , by name Fakir Husain Patankar died on 02-09-2000. His share in the above property devolved upon his heirs Suhail Fakir Mahamad Patankar, Fujail Fakir Mahamad Patankar , Tufail Fakir Mahamad Patankar, Samoil Fakir Mahamad Patankar, Anjun Irfan Kazi, Jamila Fakir Patankar. This fact can be evidenced by mutation entry No.1119 of the above village. The said mutation entry No.1119 has been attached herewith for the perusal.

4. One of the heir of Husain Maimuddin Patankar, by name Ismail Husain patankar died on 25-06-2000. After his death the above said property was inherited by Mosin Ismail Patankar , Khalil Ismail Patankar, Dilruba Mubin Upadye, Ambarin Ismail Patankar and Jahira Ismail Patankar. The heirship inquiry of the said Ismail Husain Patankar was conducted by virtue of Heirship Inquiry Register Sr. No. 391 and it was mutated to the record of the Talathi Saza Tivare Ghera Prachitgad by mutation Entry No. 1120. This Mutation entry was filed on 09-05-2005 and was certified by Circle Officer Fanasavane on 26.05.2005. The copy of the said mutation entry No. 1120 is enclosed herewith for the perusal

5. The heirs of deceased Husain Maimuddin Patankar , by name Nasima Liyakat Patankar , Maryam Mohiddin Patankar, Jainab Inus Patankar, Suraiya Abu Bakar Khalpe, Dilshad A.Rahiman Alekar and Najmul Sahar Hujur Khot by virtue of the registered release deed dated 17-03-2009 released their share in favour of Abdul Kadir Husain Patankar, Liyakat Husain Patankar and also in favour of Jahira Ismail Patankar, Mohasin Ismail Patankar and Khalil Ismail Patankar and in favour of Suhail Fakir Mahamad Patankar, Fujail Fakir Mahamad Patankar, Tufail Fakir Mahamad Patankar, Samoil Fakir Mahamad Patankar, Jamila Fakir Patankar. This fact can be evidenced by perusal of Mutation Entry No.1221. The copy of the said mutation No.1221 is attached herewith for the perusal.

6. The above named heirs by names Abdul Kadir Husain Patankar, Liyakat Husain Patankar, Suhail Ahmad Fakir Mahamad Patankar Fujail Ahmad Fakir Mahamad Patankar ,Tufail Fakir Mahamad Patankar. Samoil Fakir Mahamad Patankar, Anjum Irfan Kazi, Jamila Fakir Mahamad Patankar, Mohasin Ismail Patankar, Khalil Ismail Patankar, Dilruba Mubin Upadhy, Amrin Ismail Patankar, Jahira Ismail Patankar sold the above property to Nilesh Narayan Ghodake R/o 500 Ganpati Ali, Wai, Dist Satara on 29-03-2011 for the consideration of Rs. 93,150/- . This transaction has been mutated to the 7/12 extract by virtue of Mutation Entry No.1258 on 04-12-2011, which was certified on 30-12-2011 by Circle Officer Fanasavane.

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804 (Mah.)



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Under these circumstances , on the basis of the available documents and information available at the time of the search, the present owner Nilesh Narayan Ghodake resident of 500, Ganpati Ali, Wai District Satara has the marketable title to the above captioned land and the said land is free from all encumbrances. Hence Certified


Advocate

Adv. Chaitanya B. Ghodake
NOTARY GOVT. OF INDIA
Sanchalayam, Near Govt. Rest House,
Swa. Sawarkar Chowk, Devrukh,
Tal. Sangameshwar,
Dist. Ratnagiri 415 804 (Mah.)

Accompaniment:-

- 1- 7/12 of Survey Number 89 Hissa No. 8 of Village Tivare Ghera Prachitgad.
- 2- The Mutation Entry No. 874 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 3- The Mutation Entry No. 945 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 4- The Mutation Entry No. 1119 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 5- The Mutation Entry No. 1120 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 6- The Mutation Entry No. 1221 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 7- The Mutation Entry No.1258 from form Number 6 of Village Tivare Ghera prachitgad. Original/ Photocopy
- 8- The receipt No. 1504 issued by the Sub-Registrar Ratnagiri at the time of the search which was taken from his office dated 08-11-2019(original)

Numer of Documents 8 only



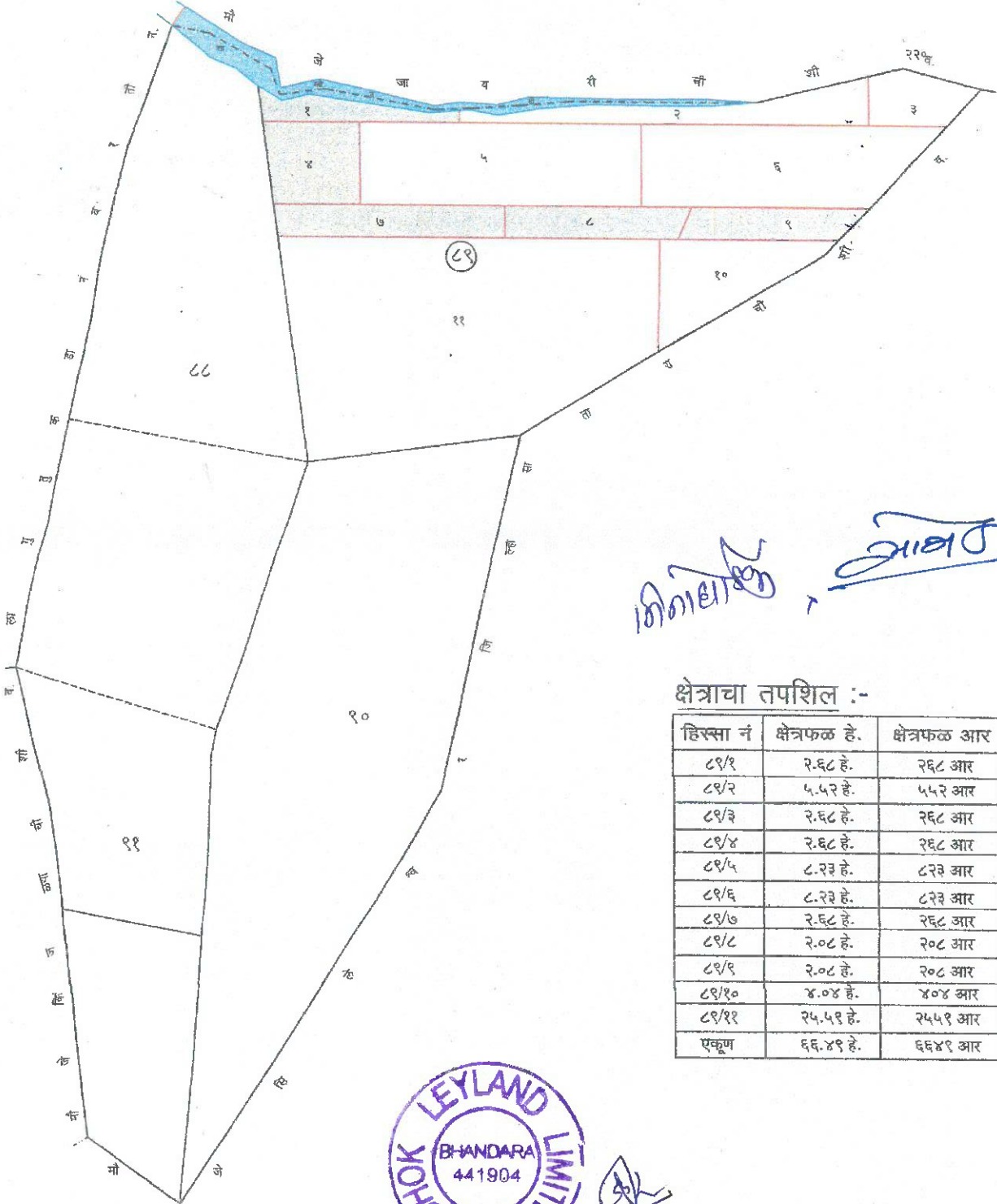
मौजे तिवरे घेरा प्रचितगड

तालुका - संगमेश्वर
जि.रत्नागिरी

NORTH



प्रमाण १ : ८०००



मिनाबाई, *जाधव*

क्षेत्राचा तपशिल :-

हिरसा नं	क्षेत्रफळ हे.	क्षेत्रफळ आर
८९/१	२.६८ हे.	२६८ आर
८९/२	५.५२ हे.	५५२ आर
८९/३	२.६८ हे.	२६८ आर
८९/४	२.६८ हे.	२६८ आर
८९/५	८.२३ हे.	८२३ आर
८९/६	८.२३ हे.	८२३ आर
८९/७	२.६८ हे.	२६८ आर
८९/८	२.०८ हे.	२०८ आर
८९/९	२.०८ हे.	२०८ आर
८९/१०	४.०४ हे.	४०४ आर
८९/११	२५.५९ हे.	२५५९ आर
एकूण	६६.४९ हे.	६६४९ आर



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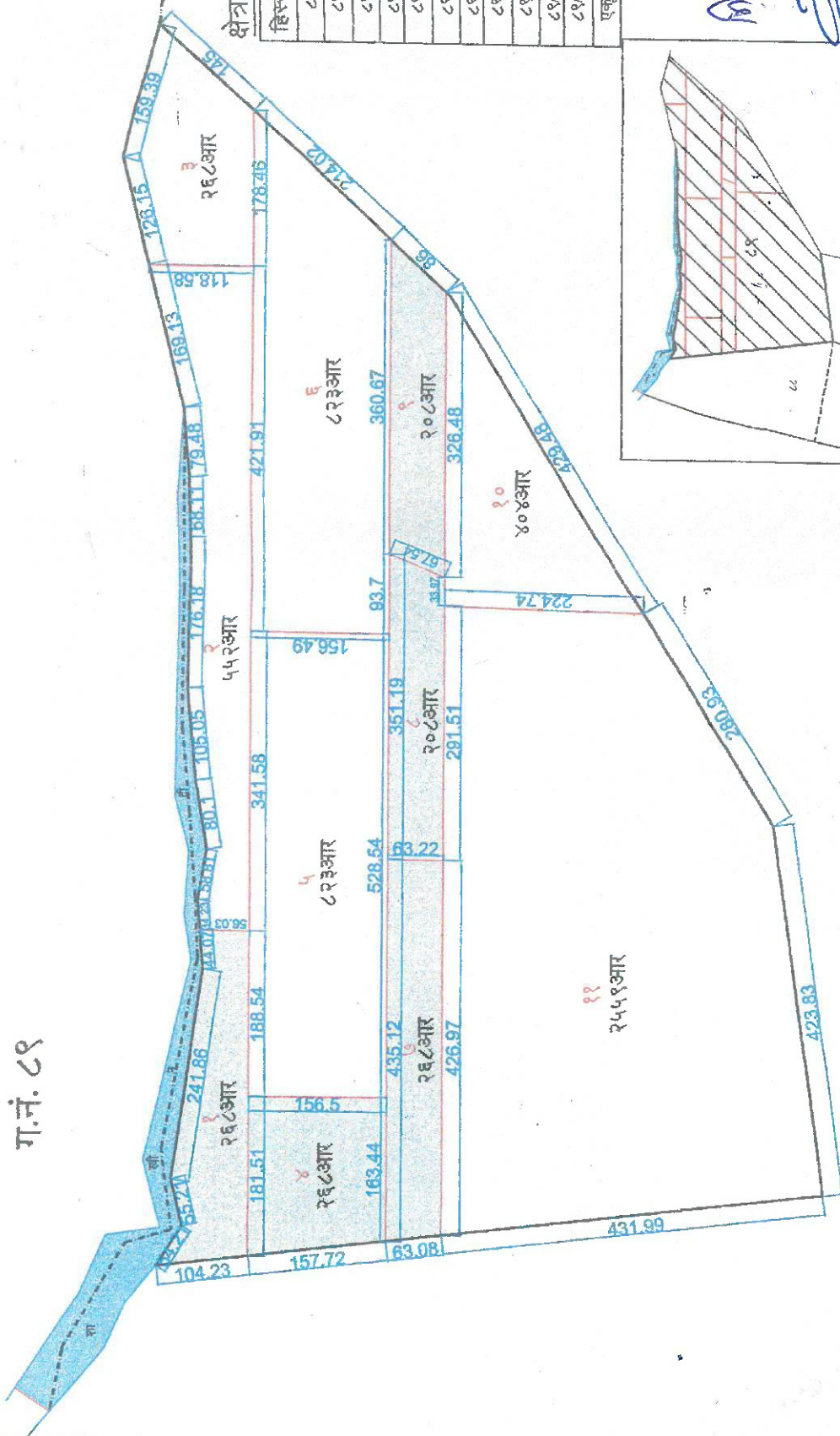
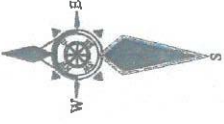
मौजे तिवरे घेरा प्रचितगड

तालुका - संगमेश्वर

जि.रत्नागिरी

ग.नं. ८९

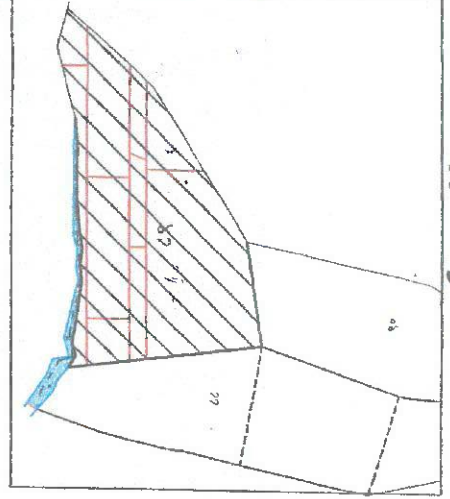
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क्षेत्राचा तपशिल :-

हिस्सा नं	क्षेत्रफळ हे.	क्षेत्रफळ आर
८९/१	२.६८ हे.	२६८ आर
८९/२	५.५९ हे.	५५२ आर
८९/३	२.६८ हे.	२६८ आर
८९/४	२.६८ हे.	२६८ आर
८९/५	८.२३ हे.	८२३ आर
८९/६	८.२३ हे.	८२३ आर
८९/७	२.६८ हे.	२६८ आर
८९/८	२.०८ हे.	२०८ आर
८९/९	२.०८ हे.	२०८ आर
८९/१०	४.०४ हे.	४०४ आर
८९/११	२५.५९ हे.	२५५९ आर
एकूण	६६.४९ हे.	६६४९ आर

मिनाबाई
सुबे



AS

साईट प्लॅन

प्रमाण १ : १५०००