

Mob.9920953102

ADV. Swati D. Kamble

B. A. LL. B.

ADVOCATE HIGH COURT

Residence:-At,Nagaon ,Uran ,TalukaUran ,Dist – Raigad, Navi Mumbai

Title Clearence Certificate

In respect of Land bearing Serve .No 20 , Hissa No .2 totally admeasuring 0-08-10 (H-R-P) Lying and situated at Village –Khopte Bandhpada ,Taluka-Uran, Dist- Raigad within the registration limit of the Sub-Registrar of Assurances Uran within the limit of Khopte Grampanchayat, (herein after called and refered to 'the Said Land') belong to 1) Mahadev Aanant Patil 2) Suman Bhaskar Gaikwad

My client Pradip Rathod Instructed us to give title certificate in respect of the said land. In order to issue the title of the said land the undersigned has taken search in the office of registrar for last 30 yrs from 1996 to 2025.

On the basis of the document produced and submitted and also on the basis of the search taken in respect of the said land undersigned has made following observationn/ findings.

Observation/ Findings :-

- (a) As per the mutation entry no . 1202 date on . 26/04/1946 Pavsha Gidhya Patil regiester by said land .

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- (b) As Per the Mutation Entry no. 1109 Rectify Amendment excuted for the said computerized 7/12 extarct as per Govt Document no. 180/L date 07/05/2016 by Tahsildar Officer Uran ordered on date 07/11/2017 have been registered .
- (c) As per the mutation entry no . 1204 date on . 24/02/2020 Madhav /Mahadev Keshav Patil through Mahadev Aanant Patil Gazzete no . RNI No. MAHBIL/2009/31874 Date on . 27/12/2018 regiester by said land .
- (d) As per the mutation entry no . 1183 date on . 23/05/2019 The Salt Marsh Development Act 1979 Sec .7 Sub Section 1 through Note down by 7/12 extract .
- (e) As per the mutation entry no . 1795 date on . 20/01/1961 Pavsha Gidhi Patil death on year 17 years ago following by heirs :- Narayan Pavsha Patil Minor mother name Shivubai Pavsha Patil regiester by said land .
- (f) As per the mutation entry no . 2407 date on . 13/12/1967 Shivubai Pavsha Patil Orally Submission through Keshav Sambha Patil regiester by said land .

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- (g) As per the mutation entry no . 5150 date on .30/10/1980 Keshav Sambha Patil death on 5 years ago following by heirs :- 1) Mahadev Keshav Patil 2) Suman Bhaskar Patil regiester by said land .
- (h) As per the mutation entry no .1893 date on 22/11/1962 Under The Maharashtra Partition Act from Government resolution Number 6866/46 date on .17/06/1960 Standered field through work area, Rice farming and Plantter area regiester by said land .
- (i) As per the mutation entry no . 427 date on .21/11/1995 Suman Bhaskar Patil instead Suman Bhaskar Gaikwad regiester by said land .
- (j) As per the Mutation entry no. 840 date 3/09/2007 the said land has been Aquired in SCO/MS/SEZ/SLO for project as per land Aquired Act 1989 section 4 dt 13/07/2006 have been registred for the said land.
- (k) As per the Mutation entry no. 901 date.04/03/2011 the said land under Mumbai Special Economic area property

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remark has been removed by District Magistrate of RaigadAlibaug order no 13/07/2006.

- (1) The undersigned has not come across with any adverse entry to her eyesight in respect of the Said land while taking search of Index II register form the office of Uran form last 30 years i.e. 1996 to 2025 and search report there to is submitted along with this title certificate

In view of above observation and findings the undersigned has no hesitation to state and certify that to 1) Mahadev Aanant Patil 2) Suman Bhaskar Gaikwad Serve .No 20 , Hissa No .2 totally admeasuring 0-08-10 (H-R-P) land.

Encl- Search Report-

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LEGAL OPINION :- That Title of the said property Serve .No 20 , Hissa No .2 totally admeasuring 0-08-10 (H-R-P) land,Village – Khopte Bandhpada ,Taluka-Uran,Dist- Raigad is clear and marketable ,yet for the abundant caution before purchasing the said land public notice is required to be published in daily newspaper Circulating in the locality in which the property is situated inviting the objection of the world at large in order to fortify the title of the said property . I State that I have no found any agreement encumbrance of transaction enter in to between the parties in respct said property except the above mentioned entries

Encl:- Search Report:-

1996	19	2007	
1997	20	2008	
1998	21	2009	
1999	22	2010	
2000	23	2011	
2001	24	2012	
2002	25	2013	
2003	26	2014	
2004	27	2015	
2005	28	2016	


Adv. Swati Deepak Kamble
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SEARCH REPORT

In respect of land being, lying and situated on bearing Serve .No 20 , Hissa No .2 totally admeasuring 0-08-10 (H-R-P) At- Khopte Bandhpada , Taluka-Uran, Dist-Raigad. The said land is owned, possessed and standing in the names of 1) Mahadev Aanant Patil 2) Suman Bhaskar Gaikwad

On careful inspection of Index Volume Kept in Sub-Registrar of Assurances Uran in respect of abovementioned Land during the year 1996 till 2025 (30 years) the following transactions are traced out.

1996	Nil	2011	Nil
1997	Nil	2012	Nil
1998	Nil	2013	Nil
1999	Nil	2014	Nil
2000	Nil	2015	Nil
2001	Nil	2016	Nil
2002	Nil	2017	Nil
2003	Nil	2018	Nil
2004	Nil	2019	Nil
2005	Nil	2020	Nil

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2006	Nil	2021	Nil
2007	Nil	2022	Nil
2008	Nil	2023	Nil
2009	Nil	2024	Nil
2010	Nil	2025	Nil

OPINION :-

I have gone through the revenue records in respect of the said landed property and the records of the Sub –Registrar office at Uran as produce before me for persual . I have not found any transaction which adversely affects the title of the said landed propeety .therefore in my opinion the title of the said landed property is clear ,mareketable and free from all the encumbrances

I have not found any other entries in respect of above mention land.

Hence this Search Report



Adv. Swati Deepak Kamble
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