

Shashikant Sutar.

B.A.L.L.B.
Advocate

"SAILEELA" Near Saimandir, Rajapur, Ratnagiri, Phone (02353) 222446, Mob. 9420376770

TITLE SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

At the instance of the owner Anant Dhondu Ghate, resident of Prindavan, Tal.Rajapur, Dist.Ratnagiri I have caused search to be taken title search in the Office of Sub-Registrar, Rajapur for the period of 30 years in respect of the property bearing S.No.111 H.No.0 area 6.52.0 + 18.61.0 from village Prindavan, Tal.Rajapur, Dist.Ratnagiri.

The documents now made available to me by the said owners as follows –

- (1) Certified copy of Record of Rights i.e.7/12 extract
- (2) Certified copy of Mutation Entry No.57, 1613, 1346, 1349, 1340, 1335, 1285, 1033, 270, 233, 388, 483, 1348, 429, 351, 352, 1335
- (3) Village Form No.8 A

From the search carried out by me in respect of the said property and from the perusal of the documents of title and Record of Rights of the said property, the history as to the said property traced out is as under.

It is seen that the land in issue is recorded in the name of Anant Dhondu Ghate being a owner.

Initially this land was recorded in the name of Krishnaji Anant Prabhudesai, Ramkrishna Vitthal Prabhudesai, Vhsinu Sakharam Ghate for particular share in the record of right.

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It is also seen that the name of Damodar Sitaram Kokate, Dattaram Shivaram Kokate, Ramchandra Pandushet Kokate, Sakharam Bhikshet Kokate were recorded as a tenant jointly in the record of rights.

It is also appears that thereafter a tenant was purchased the land in issue u/s 32 G of Bombay Tenancy and Agricultural Lands Act.

Thereafter it appears by Mutation Entry No.1871 that as per an order of Hon. Revenue Tribunal passed Tenancy Appeal No.14/94 the name of Shivram Vitthal Kokate, Yashwant Bhamra Kokate, Shivram Atmaram Panhalkar were removed from Record of Right.

It appears that the name of Anant Dhondu Ghate is came to recorded as per Partition to place Prabhudesai and Ghate and the land in issue was allotted to grandfather Krishnaji Ramchandra Ghate. Therefore the name of Krishnaji Anant Prabhudesai, Hari Ramkrishna Prabhudesai and Vishnu Sakharam Ghate were removed from record of right by an order of Tahsildar Rajapur and accordingly Mr. Anant Ghate is in absolute possession of the said land.

I have gone through other relevant revenue record in which I found that the above mentioned owners are absolute and sole owner of the land.

The owner has made available for my perusal and inspection of all the necessary documents of title and Record of Rights in respect of the said property. The said search was carried out personally by me. I carried out the search and prepared this search report on the basis of the documents and record of rights made available to me by the said owner.

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It is seen that the owners having independent landed property in the same village being owners and therefore they are not become landless.

From the documents thus made available for my perusal I hereby certify that the land in issue is free from any kind charges or encumbrances and having good and clear title.

Date: 14/06/2013


ADVOCATE

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