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इतर पावती

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नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 4973

दिनांक: 21/08/2017

गावाचे नाव: खामगांव

दस्तऐवजाचा अनुक्रमांक: नदब-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.पंकज डी बागुल

वर्णन गट नं.80 सन-1988 ते 2017 30 वर्षे.

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Nandurbar

मह. दुय्यम निबंधक वर्ग-२

नंदुरबार

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

SEARCH REPORT & TITLE CERTIFICATE

To,

WHOM SO EVER IT MAY CONCERN,

In respect of property Plot Nos. 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 73, 74, 75, 76, 77, 78, 79, 81, 82, 83, 85, 167 out of Survey No. 80 situated at Khamgoan Tal. & Dist. Nandurbar. The owner of the above mention property is **KREATIONS ENTERPRISES PVT. LTD. THROGH DIRECTOR SIDDHARTH KISHORKUMAR WANI** R/o. Nandurbar Tal. Dist. Nandurbar has approached me for the investigation of the title I have taken a search of Registry from Nandurbar sub Registrar Office for the **period of 30 years. i.e. 1988 to 2017**. The documents of above mention property are produce before me for the investigation of title.



1. The list of documents produce before me for the investigation of title.
 - A) 7/12 extract
 - B) Concern Mutation entries
 - C) Register Sale Deed
 - D) Index II
 - E) Boundaries extracts
 - F) N. A. Order
 - G) Copv of Sanad

2. DISRIPTION OF PROPERTY

All the part and parcel of Plot Nos. 56, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67, 68, 73, 74, 75, 76, 77, 78, 79, 81, 82, 83, 85, 167 out of Survey No. 80 situated at Khamgoan Tal. & Dist. Nandurbar. having Admeasured Area :

Sr.No.	Plot No.	Area Sq. Mtr.	Sr.No	Plot No.	Area Sq. Mtr.
1	56	84.00	2	57	84.00
3	58	84.00	4	59	84.00
5	60	84.00	6	61	84.00
7	63	84.00	8	64	84.00
9	65	84.00	10	66	84.00
11	67	84.00	12	68	84.00
13	73	84.00	14	74	84.00
15	75	84.00	16	76	84.00
17	77	84.00	18	78	84.00
19	79	84.00	20	81	84.00
21	82	84.00	22	83	84.00
23	85	84.00	24	167	84.00

The final layout plan was approved within limits of municipal council. Urban alleglomoration region and sub region of Tal & Dist. Nandurbar

Together with all the rights of Easement amen roads and amenities and with the rights of ownership.

3. OBSERVATION AND FINDINGS :

As per the request of the owner **KREATIONS ENTERPRISES PVT. LTD.THROUGH DIRECTOR SIDDHARTH KISHORKUMAR WANI** R/o. Nandurbar Tal & Dist. Nandurbar. I have taken a search and shown findings and observation as follows :



B) Thereafter Shri Shankarlal Babulal jaiswal was died on 10.1.1962 & his legal heirs his widow wife & 4 son names Vajinath Shankarlal, Badrinath Shankarlal, Dilip Shankarlal, Pradip Shankarlal & Gangabai Shankarlal was brought on records over the said property survey No. 80. Which is shown by M.E.No.645 was duly certified.

C) Thereafter shri Laxman Babulal jaiswal was died on 4.9.1988 & his legal heirs his widow wife 2 sons & 2 daughters names jagdish Laxman, kiran Laxman, Karunabai Hasmukhlal, Arunabai Purushottam, Lilabai Laxman was brought on records over the said property survey No. 80. Which is shown by M.E.No.112 was duly certified.

D) Thereafter in the year 1993 the said property Survey No. 80 i. e. H. 06 = 43 R. situated at khamgoan was purchased by Sau Nirupamaben Ashokkumar & Umaben Kishorkumar Wani from Vajinath Shankarlal, Badrinath Shankarlal, Dilip Shankarlal, Pradip Shankarlal & Gangabai Shankarlal, jagdish Laxman, kiran Laxman, Karunabai Hasmukhlal, Arunabai Purushottam, Lilabai Laxman for Rs 2,62,000/- by Reg. Sale Deed on 4.8.1993. Hence Sau Nirupamaben Ashokkumar & Umaben Kishorkumar Wani became the owners of the said property. Which is shown by M.E.No.170 was duly certified on 27.8.1993.

E) Thereafter Sau Nirupamaben Ashokkumar & Umaben Kishorkumar Wani jointly obtain a permission of said land Survey No. 80 out of total area H. 04 = 00 R. area to convert the use from agricultural to non agricultural purpose from Dist. Collector Nandurbar by Order No. 2015/B-Desk-2/NASR/26/2015 Date 31.7.2015 & letter from Tahasildar Nandurbar 2015/Gavthan/kavi/783 date 10.12.2015 and also sanction the sanad by letter No. 2015/Gavthan/kavi/574 date 4.12.2015 Which is shown by M.E.No.2727 & 2728 accordingly was duly certified on 22.12.2015 and make over the residential plots including the said Plot Nos. 56, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67, 68, 73, 74, 75, 76, 77, 78, 79, 81, 82, 83, 85, 167.



Khamgoan Tal. & Dist. Nandurbar was purchased by the applicant
**KREATIONS ENTERPRISES PVT.LTD.THROUGH DIRECTOR
SIDDHARTH KISHORKUMAR WANI** from Sau Nirupamaben
Ashokkumar & Umaben Kishorkumar Wani by Registered sale
Deed No. 1444/2017 on 25.7.2017.

G) The said Mutation Entry regarding said Sale Deed No. 1444/17 in
respect of property Plot Nos. 56, 57, 58, 59, 60, 61, 63, 64, 65, 66,
67,68, 73, 74, 75, 76, 77, 78, 79, 81, 82, 83, 85, 167 out of Survey
No. 80 purchased by applicant still not recorded in Revenue
Record by concern Talathi or Revenue Officers due to online
update or computerized system.

I have perused the xerox copy of said sale deed in respect
of said property Plot Nos. 56, 57, 58, 59, 60, 61, 63, 64, 65, 66,
67,68, 73, 74, 75, 76, 77, 78, 79, 81, 82, 83, 85, 167 out of Survey
No. 80 situated at Khamgoan Tal. & Dist. Nandurbar The said sale
deed written and it was executed & registered on 25.7.2017. The
possession of said property was handed over to the applicant
**KREATIONS ENTERPRISES PVT.LTD.THROUGH DIRECTOR
SIDDHARTH KISHORKUMAR WANI** on the date of sale deed this
fact is mention in the sale deed.

By this effect the name of applicant **KREATIONS ENTERPRISES
PVT.LTD.THROUGH DIRECTOR SIDDHARTH KISHORKUMAR WANI**
came on Kabjedar Column of 7/12 extract of said Plot Nos. 56, 57,
58, 59, 60, 61, 63, 64, 65, 66, 67,68, 73, 74, 75, 76, 77, 78, 79, 81,
82, 83, 85, 167 out of Survey No. 80 situated at Khamgoan Tal. &
Dist. Nandurbar

The total area of said property

Sr.No.	Plot No.	Area Sq. Mtr.	Sr.No.	Plot No.	Area Sq. Mtr.
1	56	84.00	2	57	84.00
3	58	84.00	4	59	84.00
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21	82	84.00	22	83	84.00
23	85	84.00	24	167	84.00

4. From all above mention records and perusal documents and relied upon them. I have made my opinion as a follows :

This is to certify that the applicant **KREATIONS ENTERPRISES PVT.LTD.THROUGH DIRECTOR SIDDHARTH KISHORKUMAR WANI** is the absolute owner of said property **Plots Nos. 56, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67,68, 73, 74, 75, 76, 77, 78, 79, 81, 82, 83, 85, 167** out of **Survey No. 80** situated at **Khamgoan Tal. & Dist. Nandurbar**. Which has legal, perfect, clear, valid title and marketable and free from any sort of encumbrances.

Hence this search report and title certificate.

Date:21.8.2017

Nandurbar


Advocate

(PANKAJ D. BAGUL)

