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Date :-7-08-2014.

To,
SHRI. SATISH MANOHAR DESHPANDE,
Nashik

Subject :-Investigation of title of the property bearing
R.S. No. 241/1C+1A/1-1/1, Plot No.13 admeasuring area
501.67 sq. mtrs. respectives of Village Mhasrul, Tal & Dist:-
Nashik.

Sir,

The property bearing R.S. No. 241/1C+1A/1-1/1, Plot No.13 admeasuring area 501.67 sq. mtrs. respectives of Village Mhasrul, Tal & Dist:- Nashik belonged to Shri. Satish Manohar Deshpande.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

History-

The original property as mentioned above, was owned by one, Shri. Padmakar Ganesh Barde. The said person executed a Registered sale-deed on 16-3-1971 in favour of Smt. Malati Manohar Deshpande for Rs. 1,000/- and since from this date, till today the above mentioned property is in her possession as a owner. I have taken a search for last 30 years, the detail history of the property is as under-

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- (1) It appears that the One Shri. Tukaram Ganpat Gaikwad had taken loan from Mhasrul Shetakari Co-op. Credit Society of Rs. 2,300/- on 2-7-1952 and for the security of the said loan, the said Gaikwad had mortgaged the said property with the Society and hence this mutation entry is certified by the circle Officer, and hence the Society's name is shown in other rights column of the Record of Rights.

This was effected vide M.E.No. 1403 dt- 28-01-1953.

- (2) The Nashik District Land Mortgage Bank had financed to Tukaram Ganpat Gaikwad, Keshav Tukaram, Karta of Minors Guardian, Tukaram Ganpat, Narayan Tukaram, Madhav Tukaram and Yamunabai Ganpat Gaikwad an amount of Rs. 2,700/- on dated- 22-5-1958 and executed the Registered Mortgage for 15 years in favour of the Bank and the said entry is certified by the circle officer.

This was effected vide M.E.No. 1753 dt- 20-7-1958.

- (3) As per the letter given by the Manager, of Nashik Dist. Co-op. Land Development Bank Ltd., Nashik, for one Shri. Tukaram Ganpat Gaikwad, had repaid the full amount of the dues of the Bank, and hence the name of the Bank is delated from the Record of Rights and hence, this entry is mutated by the circle officer.

This was effected vide M.E.No. 2338 dt- 15-10-1966.

- (4) As per the application given by Shri. Tukaram Ganpat Gaikwad, had stated in his application that there is partition between him and his son namely Narayan Tukaram Gaikwad, in Survey No. 241/1C and hence, the name of Shri. Narayan Tukaram Gaikwad came to be recorded in Record of Rights, and the name of Shri. Tukaram Ganpat Gaikwad was delated. Hence the mutation entry is mutated by the Circle Officer.

This was effected vide M.E.No. 2343 dt- 23-10-1966.

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- (5) As per the application given by Narayan Tukaram Gaikwad, the above mentioned Survey No. is consolidated in jungle area, and hence the mutation is mutated by the Circle Officer.

This was effected vide M.E.No. 2346 dt- 29-10-1966.

- (6) As per the application given by Narayan Tukaram Gaikwad, to the Kamgar Talathi that in other rights column, there is name of Mhasrul Co-Op. Shetakari Credit Society Ltd. but no any due is pending with him, hence this mutation entry is mutated by the Circle Officer, and the name of the Society has been deleted from the Record of Rights.

This was effected vide M.E.No. 2366 dt- 9-12-1966.

- (7) One Shri. Padmakar Ganesh Barde had purchased some portion i.e. Northern-West side portion area 2.0 H. for Rs. 10,000/- on dated- 29-12-1966 from Narayan Tukaram Gaikwad and hence the name of Shri. Padmakar Ganesh Barde came to be recorded in Record of Rights, and hence this mutation entry is mutated by the Circle officer. Subsequently, Shri. Barde had applied to the Dist. Collector, Nashik for changing the tenure of the land for the use of non-agriculture purpose and hence, the Dist. Collector had granted application of Shri. Barde and ordered Vide his order No. TNC.WS.90, dated- 17-1-1967 with a condition of to use the said land within one year from the date of the order, for no-agricultural purpose.

This was effected vide M.E.No. 2384 dt- 26-02-1967.

- (8) As per the Maharashtra State order the Indian coinage Act is made applicable to the said village and this mutation entry is mutated by the Circle Officer.

This was effected vide M.E.No. 2676 dt- 24-11-1969.

- (9) One Shri. Padmakar Ganesh Barde, had applied to the Dist. Collector of Nashik for granting Layout plans in the said survey No. and the Dist. Collector had granted the said Layout plan for the plot purpose, vide order No. LND.II.2442/69, dated- 24-1-1969, and hence the mutation entry is mutated by the Circle Officer.


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This was effected vide M.E.No. 2763 dt- 31-01-1971.

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- (10) One Shri. Padmakar Ganesh Barde had sold plot No. 13, to Smt. Malatibai Manohar Deshpande for Rs. 1,000/- on dated- 16-3-1971 and Shri. Barde has also executed a Registered Sale Deed in favour of Smt. Deshpande and hence the name of Shri. Padmakar Ganesh Barde came to be deleted from the Record of Rights, and the name of Smt. Deshpande came to be recored in the Record of Rights, hence the mutation entry is mutated by the Circle Officer.

This was effected vide M.E.No. 3094 dt- 21-02-1976.

- (11) As per the application given to Kamgar Talathi by Shri. Manohar Shankar Deshpande, that the said property is purchased from Shri. Padmakar Ganesh Barde in favour of Smt. Malati Manohar Deshpande. At the time of excuting the Sale Deed, there was no permission taken from the District Collector, Nashik under Sec. 63 of B. T. & A. L. Act, 1948, and hence "illegal transaction" is recorded in other rights column of Record of Rights. Subsequently, Shri. Deshpande had applied to the Dist. Collector, Nashik for the permission under Sec. 63 of B. T. & A. L. Act, and hence, the collector had issued an order No. TNC. WS.361/71. dated- 3-3-1971 and the remark in other rights column as "Illegal Transaction" is deleted, and hence the mutation entry is mutated by the Circle Officer.

This was effected vide M.E.No. 4428 dt- 4-03-1980.

- (12) The Holder of said Plot No. 13, Smt. Malati Manohar Deshpande, was expired on 26-7-1979 at Bombay leaving behind her legal heirs viz. (1) Sou. Ashalata Prakash Taksale, (Daughter), (2) Shri. Satish Manohar Deshpande, (Son), and (3) Kumari Smita Manohar Deshpande, (Minor) and Karta of Minor's Guardian Shri. Manohar Shankar Deshpande and their names came to be recorded on the Record of Rights, and name of Smt. Malati Manohar Deshpande, came to be deleted from the Record of Rights. Secondly, the name of Sau. Ashalata Prakash Taksale, having no concerned with the property, hence her name was deleted from other rights column, and hence the mutation entry is mutated by the Circle Officer.

This was effected vide M.E.No. 4429 dt- 4-03-1980.

- (13) The plot was converted into N.A. vide collector's order No. 651/82 dt- 17-5-82.

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- (14) Shri. Satish Manohar Deshpande applied to the Kamgar Talathi that his father viz. Manohar Shankar Deshpande was expired on 21-6-1990, and before this incidence, all the names of legal heirs were already brought on record of right and hence the only name of his deceased father was came to be deleted from the record of rights, and the remaining heirs i. e. Sau. Ashalata and Smita have executed a release deed in favour of Satish Manohar Deshpande, and hence their names were came to deleted from the record of rights. And since from this date, till today Shri. Satish Manohar Deshpande is an absolute owner in possession of the said plot No. 13, and accordingly the mutation entry has been mutated by the Circle Officer, Nashik.

This was effected vide M.E.No. 8422 dt- 1-4-1991.

- (15) There was a charge of Rs. 16,25,000/- of Bank of Maharashtra Ambad Branch as Satish Manohar Deshpande to the loan from the said Bank. The loan was fully paid alongwith interest. Hence Bank gave letter to delate the charge. Hence the charge deleted.

This was effected vide M.E.No. 12419 dt- 28-12-2003.

- (16) **SCHEDULE OF THE PROPERTY :-**

All that piece & parcel of land, lying and being at Village **Mhasrul** within the limits of Nashik Municipal Corporation & within the limits of Registration and Sub-Registration District of Nashik, bearing R.S. No. 241/1C+1A/1-1/1, Plot No.13 admeasuring area 501.67 sq. mtrs. and bounded as under :-

ON OR TOWARDS EAST :- Colony Road.

ON OR TOWARDS WEST :- Land of Panjarpol.

ON OR TOWARDS SOUTH :- Colony Road.

ON OR TOWARDS NORTH :- Plot No. 8.

- (17) For the reasons stated above, I am of the opinion that, Shri. Satish Manohar Deshpande, has a clear and marketable title, free from all encumbrances and reasonable doubts to the above mentioned property.

Place :- Nashik.

Date :- 7-08-2014.


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