

NANDKUMAR KASHINATH SATPUTE
ADVOCAT

Off- Gaidhani Niwas , Tilak Path
Near Jairam Hospital Nashik
Road Tal. and Dist. Nashik
Mobile No. 9423174874

Ref.

Date 02/02/2017

: SEARCH REPORT :
TO WHOME SO EVER IT MAY CONCERN

PROPERTY: All that piece and parcel of Non-agricultural land bearing **Survey No.48/2/1 Plot No. 10** admeasuring **491-09 Sq.mtrs** assessed at Rs. 00-22 Paise N.A. assessment of Rs. 309-39 The Chairman of Datta Mauli Co.Op. Housing Society Ltd. /Builders/Developers has constricting residential Building named as **"Datta Mauli Co.Op. Housing Society Ltd."** NASHIK ROAD situated at Village **Deolali** Tal. And Dist. Nashik within the limits of Nashik Municipal Corporation .

OWNERS: DATTA MAULI CO.OP HOUSING SOCIETY LTD. NASHIK ROAD

This is to certify that on behalf of the above owner I have investigated the title and search of the aforesaid Non-agricultural land bearing Survey No. 48/2/1 Plot No. 10 admeasuring 491-09 Sq.mtrs And the Society has constricting residential Building Flat scheme on the said property The said project will be known as **"DATTA MAULI CO.OP HOUSING SOCIETY LTD"** NASHIK ROAD.situated at Village DEOLALI Tal. And Dist. Nashik within the limits of Nashik Municipal Corporation .I have investigated the title of the aforesaid property and I have also gone through the relevant 7/12 extracts, mutation entries and information given to me by above owner and other documents of the aforesaid property.

a) Initially above mentioned property agricultural land original Survey No. 48 Area Admeasuring H.05-46R assessed at Rs. 25-00 Paise is belongs to Sheshmal Multanmal Marwadi, and the above mentioned Land was in the Possession of Ramchandra Mahadu Kadam as a "Tenant" and the name of Ramchandra Mahadu Kadam was Mutated in the other Right Colum of 7/12 extract.

b) The above said owner Sheshmal Multanmal Marwadi has transfer the above said Land to the name of his grandson Shri. Ishwarlal Manaklal Jain because of his old age problem and hence the name of Shri. Ishwarlal Manaklal Jain entered as a owner of the S.No. 48 an Agricultural Land vide Mutation Entry No. 7964.



c) Ramchandra Mahadu Kadam is died on 18/03/1974 and after the death of Ramchandra Mahadu Kadam his legal heirs- Khandu Ramchandra Kadam, Dattu Ramchandra Kadam, Laxman Ramchandra Kadam Damu Ramchandra Kadam four Sons, Haushabai Pandu Noge, Kaushabai Tukaram Shinde, Sarubai Popat Karanjule three daughters and Gangubai Ramchandra Kadam -wife the above names are mutated as legal heirs of late. Ramchandra Mahadu Kadam in the record of right. of S.No. 48 vide Mutation entry NO. 7969.

d) Thereafter Shri. Khandu Ramchandra Kadam, Dattu Ramchandra Kadam, Laxman Ramchandra Kadam Damu Ramchandra Kadam had purchased **H.02-73R** land out of S.No. 48 from Ishwarlal Manaklal Jain by registered sale deed Dated on 26/12/1991 for Rs. 2,500/- the said owner obtained permission under section 63A and 64 of Bombay Tenancy and land Laws Act. and thereafter the name of Shri. Khandu Ramchandra Kadam, Dattu Ramchandra Kadam, Laxman Ramchandra Kadam Damu Ramchandra Kadam are entered as a owner of the S.No. 48 and therefore the said Survey No. is divided into two parts is as under :

Survey No.	Area Adm. Hector- R	Assesment Rs- Paise	Name of owner
48/1	02-73	12-50	Original owner
48/2	02-73	12-50	1) Khandu, 2) Dattu, 3) Laxman, 4) Damu Son of Ramchandra Kadam

vide Mutation Entry No.3173.

e) Khandu Ramchandra Kadam is died on 25/11/1992 and after his death the legal heirs- Balu Khandu Kadam, Madhuka Khandu Kadam, Alka vitthal Shinde, Sarala Sahebrao Borse , Smt. Anusayabai Khandu Kadam the above names are mutated as legal heirs of late. Khandu Ramchandra Kadam in the record of right. of S.No. 48/2 vide Mutation entry NO. 12358.

f) The Charges of Bunding Boza Rs. 10,248-00 Paise is deleted from Record of Right by the order of the Tahasildar Nashik vide order No. Banding/ WS/618/1993 vide Mutation Entry No. 12447.

g) The above said Land comes within the limits of Urban Land Ceiling and (Regulation) Act 1976 and the owner of the said land has Filed Statement U/S 6(1) of ULC Act. which is Numbered as ULC/A-2/3808/ 279/3314/281 and is decided on 12/07/1991 and Rectified this order on 24/11/1995 and according to this order the area Admeasuring 8000-00 Square Meters is Declared as Retention Land and 3152-10 Square Meters is Declared as No-Vacant land and 16147-90 Sq. Meters

is Declared as Excess Land out of the Total Holding 27300-00 Sq. Meters of S.No. 48/2. and therefore the said Survey No. is divided into two parts i.e. Survey No. 48/2/1 Area Adm. 8000-00 Sq. Mtrs. and Survey No. 48/2/2 Area Adm. 19300-00 Sq. Mtrs.

h) The above Land owners Dattu Ramchandra Kadam, Laxman Ramchandra Kadam Damu Ramchandra Kadam , Smt. Anusayabai Khandu Kadam, Madhukar Khandu and Balu Khandu Kadam , Sarla Sahebrao Kotme and Sau.Alka Vitthal Shinde has given the above mentioned property for Development purpose to Shri. Dhartidhan Estate Pvt. Ltd. through their Managing Director Kantilal Shantilal Chopda and entered into a Development Agreement along with General Power of Attorney were Registered at Serial No. 8006/1997 & 8007/1997 respectively dated on 02/12/1997 and therefore the name of Dhartidhan Estate Pvt. Ltd. is recorded in the other rights column of 7/12 extract of the said Survey No. 48/2 vide Mutation Entry No. 15161.

i) Dattu Ramchandra Kadam is died on 30/07/2000 and after his death the legal heirs- Smt. Kalyabai Dattu Kadam, and Smt. Latabai Ramdas Karanjule the above names are mutated as legal heirs of late. Dattu Ramchandra Kadam in the record of right. of S.No. 48/2 vide Mutation entry NO. 16575.

J) Shri. Damu Ramchandra Kadam and others through their G.P.A. holder Shri. Dhartidhan Estate Pvt. Ltd. made Lay-out Plan of the said land S.No. 48/2/1 and S.No. 48/2/2 and taken permission from Asstt. Director of Town Planning Nashik Municipal Corporation as per their order No. Land/Final/84/913 dated on 25/10/1999 and said owner has also converted into Non-Agricultural purpose by taking permission from Collector of Nashik vide their order No. Mah/Kaksha-3/N.A.L.No. 525/1996 dated 18/11/1996 and in respect of Excess Land taken permission from The Chairman of Talegaon Dabhade Scheme under Section 20/1 of ULC Act. their Latter No. 404/1996 Nashik Dated on 19/06/1996 and Sanctioned Final Layout by Town Planning Nashik letter NO.57/dated 17/10/2000 said land has also converted into Non-Agricultural purpose by taking permission from Collector of Nashik vide their order No. 70/2000 dated on 01/07/2000 As per Lay-out Plan prepared separate plots No. 1 to 23 in Retention Land and Plot No. 1 to 62 in excess Land vide Mutation entry No. 16645.

K) Smt. Alka Vitthal Shinde, and Sarla Sahebrao Kotme were released their ancestral rights in favors of their brothers, Mother and therefore the above names are deleted from record of rights of S.No. 48/2 Plot No. 7 to 12 , vide mutation Entry No. 16747.

l) Thr Dy. Collector of ULC Nashik issued Letter in respect of excess land and Talegaon Dabhade Scheme U/S 20(1) of ULC Act. and therefore the effected in other right column vide Mutation Entry No. 16768 .

m) Shri. Laxman Ramchandra Kadam and others had divided all their Ploted land Survey No. 48/2 Plot No. 7 to 12 amongst all co-parceners by partition and that the above mentioned property Survey No. 48/2 Plot No. 9 part, and Plot No. 10 given to the share of Kalyabai Dattu Kadam and Latabai Ramdas Karnjule ,and hence the name of Kalyabai Dattu Kadam and Latabai Ramdas Karnjule is entered as a owner of the above mentioned property. vide M.E.No. 16764.

n) Mrs. Manisha Kantilal Chopda has given an Application to Talathi of Deolali inrespect of the Decision given by Sub-Divisional Officer of Nashik Division in RTS Appeal No.109/2002 dt. 06/01/2003 to maintain a status co about implementations of Mutation Entry No. 15161, 16645, 16764 and therefore the Talathi has shown the Decision of Sub-Divisional Officer of Nashik in other right column of Plot No. 1 to 23 out of Survey No. 48/2/1 vide Mutation Entry No.18048.

o) Mr. Mukesh Shantilal Lalwani and Ajay Shantilal Lalwani has given an Application and Registered Copy of the Notice of lease Pendency to Tahasildar Nashik inrespect of Plot No. 1 to 23 out of Survey No. 48/2/1 and therefore the Tahasildar Nashik has given an order in Application No.379/2003 dt. 01/02/2003 not to alienate the said Property to any body by any manner i.e. Stayed the said Property Plot No. 1 to 23 out of Survey No. 48/2/1 and therefore the Talathi has shown the Decision of Tahasildar of Nashik in other right column of Plot No. 1 to 23 out of Survey No. 48/2/1 vide Mutation Entry No.18097.

p) Mr. Mukesh Shantilal Lalwani and Ajay Shantilal Lalwani has given an Application and Copy of the Decision of Sub Divisional Officer Nashik in RTS Appeal 109/2002 in respect of Plot No. 1 to 23 out of Survey No. 48/2/1 and Mutation Entry No. 15161 has been decided to be null and void therefore the name of Dhartidhan Estate pvt.Ltd. through Managing Director Kantilal Shantilal Chopda i. e. the Developer is deleted from other right column of Plot No. 1 to 23 out of Survey No. 48/2/1 vide Mutation Entry No.18925.

q) Mr. laxman Ramchandra Kadam and others and Manisha Kantilal Chopda , Kantilal Shantilal Chopda M/s Dhartidhan Estate Pvt. Ltd. has file RTS Appeal/ Revision No. 279/2008 before the Revenue Commissioner Nashik against the Decision of given by addissional Collector Nashik in RTS Appeal No.

161/2004 Dt. 02/07/2008 in respect of Plot No. 1 to 23 out of Survey No. 48/2/1 and Mutation Entry No. 16764 is decided to be sanctioned and The Additional Collector of Nashik has been decided that the Decision of Sub Divisional Officer Nashik in respect of Mutation Entry No. 15161 is to be null and void therefore the name of Dhartidhan Estate pvt.Ltd. through Managing Director Kantilal Shantilal Chopda i. e. the Developer is reentered in other right column of Plot No. 1 to 23 out of Survey No. 48/2/1 vide the Decision in RTS Appeal/ Revision No. 279/2008.

r) Shri. Pandurang Eknath Patil had purchased **Plot No. 13** out of Survey No. 48/2/1 from Damu Ramchandra Kadam and others, through their GPA Holder Shri Dhartidhan Estates through its Managing Director Mr. Kantilal Shantilal Chopda by registered sale deed Registration No. Nashik-2-05189/2004 dated on 14/09/2004 and thereafter the name of the said Purchaser is entered as a owner of the **Plot No. 13** out of Survey No. 48/2/1 vide Mutation Entry No.19117.

s) Datta Mauli Co. Op. Housing Society through their Chairman had purchased Plot No. 10 Admeasuring 491-09 Square meters of S.No. 48/2/1 from Kalyabai Dattu Kadam and Latabai Ramdas Karnjule by registered sale deed No. NSK-2-2666/2015 dated on 06/04/2015 for Rs. 34,23,000/- and thereafter the name of Datta Mauli Co. Op. Housing Society is entered as a owner of the S.No. 48/2/1 Plot No. 10 vide Mutation Entry No. 30084.

t) Its appears that above mentioned owners Datta Mauli Co. Op. Housing Society Lt. Nashik has Purchased the Additional Transfer Development Rights area Adm. 197-00 Sq. Mtrs. from Nivrutti Gangadhar Fulsunder and others by Registered Sale Deed and executed in the office of Joint Sub.Registrar Nashik-3, vide their Serial No. 5745/2015 Dated on 24/09/2015.

u) Datta Mauli Co. Op. Housing Society through their Chairman has constructing residential Building Flat scheme on the said Plot No. 10 The said project will be known as "**Datta Mauli Co. OP. Housing Society**" scheme project in the said property after getting the Building plan approved by the Nashik Municipal Corporation by their order No. LND/BP/C-3/41/2182 Dated 08/07/2016.

And that the above said Owner "**Datta Mauli Co. OP. Housing Society**" has got a clear Title over the above said Non-Agricultural plots No. 10 During the course of my search no charges or encumbrances or defect in the title are found.

OPINION:

Survey Nos. 48/2/1 Plot No.10 admeasuring 491-09 Sq.mtrs
And will be constricted residential Building on the said Plot No.
10 Flat scheme on the said property The said project will be
known as "**Datta Mauli Co. OP. Housing Society Ltd. Nashik**" owned and possessed by above Society and Society have individual share in such Plot No.10 and Propose Building After going through the search , revenue records and information given to me by the above owner and I found that the above mentioned Non-Agricultural plots and propose Building is owned and possessed by "**Datta Mauli Co. OP. Housing Society**" of Nashik is good, marketable and negotiable title and also free from all encumbrances in the name of the above owner.

Nashik

Date: 02/02/2017




N.K.SATPUTE
Advocate

105/0

इतर पावती

Original/Duplicate

Thursday, 02 February 2017 4:10 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 932 दिनांक: 02/02/2017

गावाचे नाव: देवळाली

दस्तऐवजाचा अनुक्रमांक: नसन2-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड - नंदकुमार काशिनाथ सातपुते

वर्णन अर्ज क्र 242/2017 मौजे देवळाली स न 48/2/1 प्लॉट क्र 10 क्षेत्र-491.09 चौ.मी. सन 1986 ते 2017 30 वर्षे

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Nashik 2

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

सह दुय्यम निबंधक वर्ग-२
नाशिक-२