

KAVITA P. WADE

B.A. L.L.B. ADVOCATE

C/o. M. B. PHATANGARE & COMPANY

44, Pradhan Park, M. G. Road, Nashik.

E-mail- m. phatangare@gmail.com

Ph.: 0253- 2573449

Date : 24/07/2017

TITLE SEARCH REPORT

DESCRIPTION OF PROPERTY

All the piece and parcel of land property within the limit of Nashik, Taluka & District Nashik & within the Registration and Sub-Registration of Nashik, situated at **Pathrdi Shiwar**, bearing **Pathardi Shiwar**, bearing **Plot No. 59/60/A, 59/60/B and 59/60/C** out of **S. No. 298/1** total admeasuring area **586.67 Sq. Mtrs + D Zone T.D.R area 204.00 Sq. Mtrs.** and bounded as per plan.

On or towards East : Plot No. 53 to 58 F,G,H.

On or towards West : 7.5 Mtrs wide Road.

On or towards South: Plot No. 61

On or towards North: 9 Mtrs wide Road

NAME OF THE PLOT OWNER:-

NIRMITI BUILDERS AND DEVELOPERS, NAHSIK

I have perused the following documents in respect of the said property.

- 1) 7/12 Extract & N. A. tax receipt.
- 2) Mutation entries {6-D entries} Last 30 yers.
- 3) N. A. Order
- 4) Layout Copy. Layout Sanction Letter
- 5) Copy of building Plan & commencement Certificate.
- 6) Sale Deed
- 7) Development Agreement
- 8) General power of attorney. .

I have investigated the Title of the aforesaid Holder on the basis of the above documents found that:-

OBSERVATIONS & FINDINGS

Nirmiti builders and developers, Nashik has approached to me for the purpose of Title Search Report above property. They have submitted the above mentioned revenue records and other papers for my inspection & observations/ findings. After its perusal it transpires to me as under.

M.E. No. 3292 dated 17/04/1981 goes to show that, Lay out sanctioned of bearing S.No.298/1 on the application of Shri. Kacharu Yesu Donde by Assistant Director of Town Planning of Municipality council, Nasik by order no.LYT/RT/Nasik/Pathardi/----- on dtd 07/08/1981. N.A. permission granted by Collector of Nasik by order No. RBD/DESK/III/LNA/SR/305/81 on dated 11/09/1981 and they divided in to Various No of Plots between them.

M.E. No. 5707 dated 14/07/1993 goes to show that, Shri. Kacharu Yesu Donde died on Dtd. 07/01/1991 leaving behind him wife named Yamunabai and 3 sons named accordingly Pundalik, Arun and Premchand. As per the application and Entry No 5083 Of Death certificate names of legal heirs had noted on Plot No. 1,6,7,13,15,16,24,27,32 to 37, 42 to 45, 52 to 64 out of S. No. 298/1, S. No. 21/14, 18/48.

M.E. No. 6161 dated 07/06/1995 goes to show that, Shri. Arun (son of Kacharu Yesu Donde) died on Dtd. 04/07/1993 leaving behind him wife named Meena and 2 sons named accordingly Prashant and Vikas, and 2 daughters named accordingly Vishakha and Savita.

M.E. No. 6527 Dt. 19/02/1996 goes to show that, Shri. Pundalik (son of Kacharu Yesu Donde) died on Dtd. 18/08/1996 at Mumbai leaving behind him wife named Kantabai and 2 sons named accordingly Hemant and Rajesh and 1 daughter named Anita .

M.E. No. 6573 Dt. 19/12/1996 goes to show that, Shri Balasaheb Lahuji Donde and 3 others had purchased bearing Plot No. 1,6,7,13,15,16,24, 27, 32 to 37,42 to 45, 52 to 64 out of S. No. 298/1 from Shrimati Yamunabai Kacharu Donde and 11 others on dtd. 16/12/1996 on consideration of 6,00,000/-. It was noted in record of rights .

M. No. 9852 dated 07/02/2005 goes to show that, Balasaheb Lahuji Donde had made an development agreement with Sunil Chagan Nikumbh bearing plots out of S. No. 298/1 on various consideration on various dates as under :-

S.No.	Plot No.	Consideration	Date
298/1	1,15,16,42,52	5,47,266/-	22/05/2003
	55,57 to 60	5,74,560/-	16/04/2003
	56	9,05,341/-	17/04/2003
	39,43 to 45	4,14,737/-	23/05/2003
	32 to 37	6,27,474/-	22/05/2003
	53,54,64	2,40,778/-	22/10/2003

It is noted in record of rights.

M.E. No. 10490 dated 08/02/2006 goes to show that, Shri. Sunil Chagan Nikumbh Who is G.P.A. holder of Shri. Balasaheb Lahuji Donde and 3



others executed Development Agreement in favour of Nirmiti Builders and Developers, Partnership Firm through Partner Shri. Baburao Ganpat Bhadange and 1 other bearing Plot No. 53 to 60 out of S. No.298/1 for a consideration of Rs.14,41,440/-the said Documents had been Registered. Development Agreement and General Power of Attorney had been Registered on 05/08/2005.

M.E. No. 10591 dated 06/04/2006 goes to show that, Plot No. 15, 16, 42 to 45, 53 to 60 out of S. No. 298/1 had on name of Shri Balasaheb Lahuji Donde and 3 others, Plot no. 31 to 37 out of 298/1 had on name of Saisrushti Co-op. Hou. So. And Plot no. 66 , 67 out of 298/1 had on name of Saidatta Co-op. Hou. So. These plots had amalgated on the order of Assitant Director, Nashik Municipal Corporation Town Planning Nashik vide their order No. JAVAK No./NRVI/VShi/cidco/45/4199 on dtd. 23/11/2005.

M.E. No. 14607 dated 04/07/2009 goes to show that, Nirmiti Builders and Developers, Partnership Firm through Partner Shri. Baburao Ganpat Bhadange and 1 other had purchased bearing Plot No. 53 to 60 out of S. No.298/1 Nirmiti Builders and Developers, Partnership Firm through Partner Shri. Baburao Ganpat Bhadange and 1 is GPA holder of Balasaheb Lahuji Donde and 5 other for a consideration of Rs. 14,41,440,- the said Documents had been Registered by sale deed. Due to this reason the name of Nirmiti Builders and Developers, Partnership Firm through Partner Shri. Baburao Ganpat Bhadange and 1 other had removed from other rights column.

M.E. No. 24425 dated 30/07/2007 goes to show that, these plots 59/60/A, 59/60/B and 59/60/C out of S. No. 298/1 are on the name of Nirmiti Builders and Developers, Partnership Firm through Partner Shri. Baburao Ganpat Bhadange and 1 other. They had took Permission for construction, amalgation and commencement from Executive Engineer, Nashik Municipal Corporation Town Planning Nashik vide their order No. LND/BP/BS/26/245 Dated 27/04/2015.

Shri. Sunil Chagan Nikumbh Who is G.P.A. holder of Shri. Balasaheb Lahuji Donde and 3 others executed Development Agreement in favour of Nirmiti Builders and Developers, Partnership Firm through Partner Shri. Baburao Ganpat Bhadange and 1 other bearing Plot No. 53 to 60 out of S. No.298/1 for a consideration of Rs. 14,41,440,- the said Development Agreement Registered before Sub-Registrar Nashik 2 at Sr. No. 4412 Dated 05/08/2005.

Shri. Sunil Chagan Nikumbh Who is G.P.A. holder of Shri. Balasaheb Lahuji Donde and 3 others executed General Power of Attorney in favour of Nirmiti Builders and Developers, Partnership Firm through Partner Shri. Baburao Ganpat Bhadange and 1 other bearing Plot No. 53 to 60 out of S. No.298/1 the said Development Agreement Registered before Sub-Registrar Nashik 2 at Sr. No. 4413 Dated 05/08/2005.

Nirmiti Builders and Developers, Partnership Firm through Partner Shri. Baburao Ganpat Bhadange and 1 other had purchased bearing Plot No. 53 to 60 out of S. No.298/1 Nirmiti Builders and Developers, Partnership Firm through Partner Shri. Baburao Ganpat Bhadange and 1 is GPA holder of Balasaheb Lahuji Donde and 5 other for a consideration of Rs. 14,41,440,- the said sale deed Registered before Sub-Registrar Nashik 3 at Sr. No. 4440 Dated 02/07/2009.

TDR :- Nirmiti Builders and Developers, Partnership Firm through Partner Shri. Baburao Ganpat Bhadange and 1 other had taken D Zone TDR admeasuring area 204.00 sq. Mtrs. From Thakkar Developers Ltd. for a consideration of Rs. 6,63,000/- the said sale deed Registered before Sub-Registrar Nashik-5 at Sr. No. 1738 Dated 07/03/2015.

N.A.ORDER

The Property bearing Sr. No. 298/1 is permitted to the Non-Agricultural use by the order of Collector Nashik vide their order No. RBD/DESK/III/LNA/SR/305/81 on dated 11/09/1981.

LAY-OUT

The Lay-out of the said property is approved by the Nashik Municipal Corporation Nashik vide their No. JAVAK No./NRVI/VShi/cidco/45/4199 on dtd. 23/11/2005.

COMMENCEMENT :-

Nirmiti Builders and Developers, Partnership Firm through Partner Shri. Baburao Ganpat Bhadange and 1 other, Nashik prepared building plan for construction of building and the same was sanctioned Nashik Municipal Corporation Town Planning Executive Engineer Nashik vide its commencement Certificate No. LND/BP/B5/26/245 Date 27/04/2015.

OPINION:-

Thus I have gone through relevant documents to give my hand I have found that, the title of the said property situated at Pathardi Shiwar, bearing **Plot No. 59/60/A, 1 B 1 C - 1 - 1** out of S. No. 298/1 total **admeasuring area 586.67 Sq. Mtrs. + D Zone T.D.R area 204.00 Sq. Mtrs.** Within the limits of Nashik Municipal Corporation and within the Registration and Sub - Registration of Nashik is clear, marketable and free from all encumbrances.

Date : 24/07/2017.

Place : Nashik.



Kavita
(Kavita P. Wade)
Advocate