NILESH SHAMRAO PATIL

B.A.,LL.B., DLL & LW

ADVOCATE

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Ref. No. Date :

TITLE & SEARCH REPORT

(TO WHOMSOEVER IT MAY CONCERN)

Subject: Residential project known as "AMRAPALI RESIDENCY" to be constructed by utilization of Transferable Development Right (T.D.R.) admeasuring 555.00 SqMtrs on Plot No. 53 admeasuring 1409.32 SqMtrs out of Survey No. 22/1C, situated at village Kamathwade, Tal.Dist. Nashik...

Sir / Madam,

Mr Shivaji Khanderao Matale submitted concern revenue records and other relevant documents necessary for this report. Relying upon the said papers I am herewith submitting this report with respect to subject mentioned property as under:

(I) **DESCRIPTION OF THE PROPERTY:**

"AMRAPALI RESIDENCY" to be constructed by utilization of Transferable Development Right (T.D.R.) admeasuring 555.00 SqMtrs on Plot No. 53 admeasuring 1409.32 SqMtrs out of Survey No. 22/1C, situated at village Kamathwade, Tal.Dist. Nashik and bounded as under:

East	-	Survey No. 22(P)
West		6.00 Mtrs. Colony Road & Plot No. 41
South	-	Area Acquired by Government
North	-	Survey No. 20

(II) **NAME OF THE OWNER / DEVELOPER:**

Mr Shivaji Khanderao Matale,
R/o. Vishal Park, I.T.I.-Ambad Link Road.
Behind Mayur Hospital, Kamathwade, Nashik

(III) **LIST OF DOCUMENTS SCRUTINISED:**

a. Copies of 7/12 Extracts & 6D Mutation Entries

b. Copy of Sale Deed dated 04/07/2011 (Sr.No. 5605/2011 dated 05/07/2011)

c. Copy of Non-Agricultural permission dated 20/05/1997

d. Copy of Layout approval Letter dated 20/02/1999

e. Copy of Commencement Certificate dated 05/12/2013

(IV) FINDINGS & OBSERVATIONS:

a. The 7/12 Extract dated 16/12/2013 of Plot No. 53 admeasuring 1409.32 SqMtrs out of Survey No. 22/1C under reference, stands in the name of Mr Shivaji Khanderao Matale and no charges or encumbrances whatsoever in nature are seen in other rights column.

b. Mutation Entry No. 577 is mutated as per The Bombay Weights & Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and thereby Metric System was made applicable to entire village Kamathwade.

c. Mutation Entry No. 578 is mutated as Mr Vithoba Dagadu Matale submitted an application stating that area admeasuring H 05.03 R + *Pot Kharaba* H 00.05 R out of Survey No. 22 under reference was in possession of his brother Mr Devram Dagadu Matale. Therefore the said survey number was divided into hissas i.e. Survey No. 22/1 admeasuring H 04.12 R owned by Mr Vithoba Dagadu Matale and above mentioned remaining area possessed by Mr Devram Dagadu Matale was assigned as Survey No. 22/2.

d. Mutation Entry No. 593 certified on 02/03/1971 is mutated as Mr Devram Dagadu Matale submitted an application and informed that entire loan of Ambad-Kamathwade Vividh Karyakari Sahakari Society Ltd. was repaid and therefore charge of said society has been deleted from other rights column of Survey No. 22/2.

e. Mutation Entry No. 928 certified on 27/06/1985 is mutated as Mr Vithoba Dagadu Matale obtained approval of Layout from Nashik Municipal Corporation, Nashik by letter dated 01/08/1984, bl LND/STP/Tent Layout/79, coupled with Non-

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C. Date :

Agricultural permission dated 13/12/1984, bearing No. IBD/III/LNA/SR-238/84 issued by Collector, Nashik, with respect to area admeasuring 1981.25 SqMtrs out of Survey No. 22/1 under reference. Thereby above mentioned area was laid into Plot No. 1 to 7. The entry further reveals that, this area laid into plots was assigned as Survey No. 22/1A, area admeasuring 505.85 SqMtrs towards Road was assigned as Survey No. 22/1B and remaining area admeasuring H 01.60.18 R was assigned as Survey No. 22/1C under reference.

f. Mutation Entry No. 1325 certified on 15/06/1989 is mutated as Mr Vithoba Dagadu Matale died on 09/02/1989 and therefore names of his legal heirs i.e. Sons: Tulashiram, Uttam, Dagu; Married-Daughters: Narmadabai, Phulabai, Sagunabai, Bhagirathibai were brought on record of rights of Survey No. 13/2, 13/5, 13/6(P), 13/7, 22/1, 43/2, 43/6, 46/1(P) & 46/2(P). The names of married daughters were entered in other rights column. The remarks column of said entry reveals that as per Order dated 05/02/1991, passed in R.T.S. Revisions Application No. 44/90 by Sub-Divisional Officer, Nashik and thereby this entry was treated cancelled for Survey No. 13/6, 46/1 & 46/2. Further Tahsildar, Nashik issued Order dated 14/02/1991, bearing No. Case Work/VaShi/135/91 and thereby above mentioned remark was made in the records on 21/02/1991.

g. Mutation Entry No. 2487 was initially cancelled on 08/01/1999, however is regularized on 02/09/2003 as per Remark dated 25/06/2003, bearing No. Adhi/Abhi/Kavi/1435/03 issued by Tahsildar, Nashik, coupled with Order dated 26/03/2003, bearing No. R.T.S. Rev./1513/2003 issued by Sub Divisional Officer, Nashik and thereby names of Mr Tulashiram Vitthal Matale, Mr Uttam Vitthal Matale & Mr Dattu Vitthal Matale were entered in

the records of Survey No. 46/1 & 46/2 and names of Mr Kalu Dhondu Matale, Mr Shantaram Kalu Matale, Mr Yadav Kalu Matale, Mr Pratap Kaul Matale & Mr Anil Kalu Matale were entered in the records of Survey No. 13/2, 13/5, 13/6, 13/7 & 22(P) as per Memorandum of Understanding executed by & amongst the above said landlords.

h. Mutation Entry No. 2575 certified on 29/10/1999 is mutated as Town Planning, Nashik approved Layout of Survey No. 22/1C under reference by Letter dated 20/02/1999, bearing No. LND/WS/441 and Collector, Nashik granted Non-Agricultural permission by Order dated 20/05/1997, bearing No. 135/1997 and thereby survey number under reference was laid into Plot No. 1 to 57 – including Plot No. 53 admeasuring 1409.32 SqMtrs under reference.

i. Mutation Entry No. 3757 certified on 23/01/2003 is mutated as per Order dated 12/03/2003, bearing No. R.T.S./Revi./KaVi/447/03 issued by Sub-Divisional Officer, Nashik, coupled with Order dated 03/01/2003, bearing No. Adhi/Abhi/KaVi/801/03 issued by Tahsildar, Nashik and thereby remark of Statesquo was entered in the records of various survey numbers of village Kamathwade – including Plot No. 53 to 57 regarding previous Mutation Entry No. 2657.

j. Mutation Entry No. 3835 certified on 05/11/2003 is mutated as per 25/03/2003, bearing No. R.T.S./Revision/1513/2003 passed by Sub-Divisional Officer, Nashik and thereby previous Mutation Entry No. 2487 was granted and therefore remark of Statesquo was removed from other rights column of Survey No. 13/2, 13/5, 13/6, 13/7, 22(P), 46/1 & 46/2.

k. Mutation Entry No. 3887 certified on 29/11/2003 is mutated as Mr Kalu Dhondiram Matale & others executed Memorandum of Understanding with respect to Survey No. 22/1C under reference and previous Mutation Entry No. 2487 was also mutated to that effect however initially was cancelled. Therefore effect of the same was not taken in the records. In the meantime Mr Kalu Dhondu Matale & others executed Development Agreement, Supplementary Development

c. Nashik Municipal Corporation, Nashik has sanctioned Building Plan & issued Commencement Certificate dated 05/12/2013, bearing No. LND/BP/B4/380/3876/13.

d. On 01/07/2011, Mr Tulashiram Vitthal Matale & 11 others, with consent of Mr Vinodkumar Motilal Shaha & Mr Riteshkumar Vastupal Shaha executed Sale Deed in favour of Mr Shivaji Khanderao Matale, with respect to Plot No. 53 & 54 under reference. The said Sale Deed is duly registered at the office of Joint Sub Registrar, Class 2, Nashik-1, at Sr.No. 5605/2011.

In the above mentioned Sale Deed it is mentioned that the vendors executed Agreement in favour of the purchaser, with respect to Plot No. 53 & 54 under reference, which is registered at Sr.No. 4722/2011 dated 01/06/2011.

The **above documents are in order.**

(V) OPINION:

I have taken search from the Year 1985 to 2014 in the office of Joint Sub-Registrar, Class 2, Nashik-4 vide Receipt No. V7455163 dated 12/09/2014 bearing **Application No. 2633/2014, with** respect to subject mentioned property. I have not found any charges or encumbrances during the period of investigation.

On the basis of above observations, I am of the opinion that title of **"AMRAPALI RESIDENCY"** to be constructed by utilization of Transferable **Development Right (T.D.R.)** admeasuring 565.00 SqMtrs on **Plot No. 53** admeasuring **1409.32 SqMtrs** out of Survey No. 22/1C, situated at village Ramathwade, Tal.Dist. Nashik, is clear & marketable and free from all encumbrances or charges whatsoever in nature, owned by **Mr Shivaji Khanderao Matale.**

Nashik

Date: 12/09/2014

Nilesh Shamrao Patil
Advocate
निलेश एस.पाटील
ॲडव्होकेट

फेरफारांची नोंदवही (फेरफार पत्रक) गा.न.नं. ६ / F. V. 6m 44

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम १०

गाव : [illegible]वाडी तालुका : नाशिक जिल्हा :

नोंदीचा अनुक्रमांक व दिनांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	छाननी अधिकाऱ्याची आद्याक्षरी किंवा शेरा
१२५०(	दिनांक [illegible] (वारसाने) अर्जावरून दाखल केलेल्या मिळकतीचे खातेदार शिवाजी [illegible] मयत झाले हे नाशिक [illegible] रोड [illegible] नाशिक येथे दिनांक १५.०१.१५ रोजी मयत झाले. [illegible] यांचे वारस [illegible] [illegible] वारसाचे नाव वय [illegible] १) आशा शिवाजी [illegible] – ५८ – पत्नी २) [illegible] प्रदीप [illegible] – ३८ – मुलगी ३) [illegible] पंकज [illegible] – ३५ – मुलगी ४) [illegible] – ३३ – मुलगी ५) [illegible] – २५ – मुलगा वरीलप्रमाणे मयताचे वारस पत्नी १ मुलगी ३ मुलगा १ असून [illegible] [illegible] इतर वारस नाहीत. [illegible], मृत्यू दाखला, प्रतिज्ञापत्रावरून नोंद केली. [signature]	१) [illegible] [illegible] प्लॉट नं.[illegible] ३) २२१९ [illegible] प्लॉट नं.५२ [illegible] २) [illegible] [illegible] १.८.१ ४) २२०१२ ५) २२१२–२३ प्लॉट नं.२ [illegible] नं.१३ ४ [illegible]	नोटीस रुजू [illegible] [illegible] हरकत नाही [illegible] प्रमाणित [signature] मंडळ अधिकारी [illegible] नाशिक
१२५७(	दिनांक [illegible] (बोजा कमी) अर्जावरून दाखल केलेल्या मिळकतीचे [illegible] [illegible] यांचे नावे [illegible] असून त्याचे मिळकतीचे इतर हक्कात असलेला [illegible] नाशिक [illegible] [illegible] [illegible] [illegible] बोजा कमी करण्याबाबत [illegible] बोजा पूर्ण परतफेड झाल्याने वरील [illegible]	२८३०/१८ ३०१,३१७४ ३०१२,३११९ [illegible] ५१२ [illegible] १११२	नोटीस रुजू केली. [illegible] [illegible] प्रमाणित [signature] मंडळ अधिकारी [illegible] नाशिक

[signature]

फेरफारासंबंधी नोंदवही (फेरफार पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ मधील नियम १०)

गाव : [illegible] तालुका : [illegible] जिल्हा : [illegible]

नोंदीचा अनुक्रमांक व दिनांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	प्रमाणित अधिकाऱ्याची आद्याक्षरी दिनांक
	[illegible] डिड ऑफ अपार्टमेन्ट [illegible] ... सदर नोंद ... डि ऑफ अपार्टमेन्ट [illegible] (सही)		
[illegible]	दि. [illegible] (हकक्काड पत्र [illegible]) व्याजून दाखल केलेले मिळक १) स.नं. ७/१अ मधील प्लॉट नं. ५८ आणि क्षेत्र [illegible] चौ.मि. २) स.नं. [illegible] प्लॉट नं. [illegible] क्षेत्र [illegible] चौ.मि. ३) स.नं. [illegible] ... मधील प्लॉट नं. ३, ६, ८ अनुक्रमे क्षेत्र [illegible] चौ.मी., [illegible] चौ.मी., [illegible] चौ.मी. ४) स.नं. [illegible] मधील प्लॉट ... [illegible] ... चौ.मी. व [illegible] चौ.मी. ५) स.नं. २२१२ ... मधील प्लॉट नंबर २ क्षेत्र [illegible] चौ.मी. या मिळकतीवर बांधलेल्या "सुभद्रा अपार्टमेंट" ... [illegible] अनुक्रमे क्षेत्र [illegible] चौ.मी., [illegible] चौ.मी., [illegible] चौ.मी. ... १) [illegible] २) [illegible] ३) पुनम	१) [illegible] २) [illegible] ३) [illegible] ४) [illegible] २२१२-२अ प्लॉट नं. २ ... एकूण [illegible]	[illegible] (सही)

फेरफारांची नोंदवही (फेरफार पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव : [illegible] तालुका : [illegible] जिल्हा : [illegible]

नोंदीचा अनुक्रमांक व दिनांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	तपासणी अधिकाऱ्याची आद्याक्षरे किंवा शेरा
११२८६ [illegible]	[illegible] १) [illegible] २) विशाल [illegible] यांचे [illegible] ३) [illegible] यांनी [illegible] दिनांक [illegible] हक्कसोड पत्रावरून [illegible] नोंद केली.		[illegible]
११२८७	दिनांक ३०/०७/१५ [illegible] [illegible] रु. ५१,०००/- [illegible]		