J.B.GHUMARE, Advocate
Ch. No. 502, Bldg. No. 03,
District Court Compound, Nashik

Dt. 22/05/2017

TITLE & SEARCH REPORT

(TO WHOMSOEVER IT MAY CONCERN)

A] Description of the property:- All that piece & parcel of the landed properties bearing Plot No. 32+33 out of S.No.324/2A/1+ 324/2A/2+324/2B/30, admeasuring 459.92 Sq.Mts., situated, being & lying within the village limits of Pathardi, Tal & Dist.Nashik. (Hereinafter referred to as the "said plots")

B] Name of Owner:-Shree Builders & Developers through partner Mr.Sanjay Mansingh Salunkhe

C] Documents perused & record inspected:-

1)All the relevant 7/12 extracts & mutation entries for the last 30 years.
2)All the Index-II record of 30 years
3)Lay-Out sanction letter Dt. 1/1/2003
4)N.A. order Dt. 12/9/1982
5)Sale Deeds Dt.6/5/1999, 22/5/2003, 22/7/2003 & 27/8/2015
6)Commencement Certificate Dt.9/10/2015

D] Brief History & Findings:- After the perusal of all the abovelisted documents & after the inspection of all abovementioned record alongwith Index-II record , I found that:-

1) The lands originally bearing S.No. 324/1 & 324/2 were owned by Nivrutti Sadashiv Nawale who died on 21/7/1979 hence the names if his legal heirs viz.Balu Nivrutti Nawale & others were mutated vide M.E.No.3313.

2)Trambak Sadashiv Nawale & others, the owners of Land bearing S.No.324/2 got sanctioned a lay-out plan in the said land from Nashik Municipal Corporation vide Letter No. LND/WS/Tent/Lay-Out/63 Dt.10/10/1984 & the Collcetor of Nashik granted a non-agricultural use permission to the said land vide N.A.Order No. RBD/III/LNA/SR/82/85 Dt.2/9/1985.. As result, the area of the said land was divided into various plots bearing Plot No. 1 to 61 bearing S.No.324/2B. This change was mutated vide M.E.No.3990.

3) Some of the area out of the total area of land bearing S.No.324/2A was declared as excess land as per the provisions of the ULC Act-1976. This change was mutated vide M.E.No.5399.

4) Seperate 7/12 extracts were created for 236.00 Sq.Mts & 7864.00 Sq.Mts area out of the total area of land bearing S.No.324/2, as per the order of the Addl. Collector & Comp. Authority, ULC,Nashik. This

change was mutated vide M.E.No.6213.

5)Soheb Jainuddin Marchant & others purchased lands bearing S.No. 324/2A/1 & 324/2A/2 from Trambak Sadashiv Nawale & others vide a sale deed registered with Sub-Registrar, Nashik-2 at Sr.No.324 Dt.6/5/1999. The area of land bearing S.No. 324/2A/2 was corrected as 8541.00 Sq.Mts. This change was mutated vide M.E.No.7566.

6) The owners of land bearing S.No. 324/2A/1, 324/2A/2 & 324/2B viz. Soheb Jainuddin Marchant & others through G.P.A. Chandrashekhar Babulal Shah got sanctioned a joint lay-out plan on all the said lands from Nashik Municipal Corporation vide letter No.Nagar Rachana Vibhag/Final/09 Dt.1/1/2003 & the Collector of Nashik granted a non-agricultural use permission to the said lands vide N.A.Order No.RBD/III/LNA/SR/82 Dt.12/9/1982. As a result the total area of the said lands was divided into various plots out of which Plot No. 32 & 33 bearing S.No.S.No.324/2A/1+ 324/2A/2+324/2B/30 & S.No.324/2A/1+ 324/2A/2+324/2B/31 respectively admeasured 230.62 Sq.Mts & 229.30 Sq.Mts.(respt.).(hereinafter referred to as 'the said plots') This change was mutated vide M.E.No.8850.

7) Thereafter, one of the owners of the said lands namely Yashwant Hiraman Bhosale died on 21/5/1999 hence the names of his legal heirs viz. Pramilabai Yashwant Bhosale & others were mutated vide M.E.No.8864.

8) Thereafter, one of the owners of the said lands namely Sitaram Avadhu Chavan also died on 18/3/2003 hence the names of his legal heirs viz. Kiran Sitaram Chavan & others were mutated vide M.E.No. 8877.

9) Thereafter, Major Sharad Kaku purchased Plot No. 33 from Akbar Yusufbhai Mamajiwala & others through G.P.A. Holder Chandrashekhar Babulal Shah by a sale deed registered with Sub-Registrar, Nashik-2 at Sr.No. 2392 Dt.22/5/2003. This change was mutated vide M.E.No.8954.

10) Thereafter, Pradeep Madhukar Mande & Mrs.Rasika Pradeep Mande purchased Plot No. 33 from Major Sharad Kaku by a sale deed registered with Joint Sub-Registrar, Class-II, Nashik-1 at Sr.No.2614 Dt. 23/3/2007. This change was mutated vide M.E.No. 11635.

11) Thereafter, Rasika Pradeep Mande purchased Plot No. 32 from Akbar Yusufbhai Mamajiwala & others through G.P.A. Holder Chandrashekhar Babulal Shah by a sale deed registered woth Joint Sub-Registrar, Class-II,Nashik-1 at Sr.No. 3564 Dt. 22/7/2003.This change was mutated vide M.E.No.11636.

12) Thereafter, Shree Sai Builders & Developers through Partner Mr.Sanjay Mansingh Salunkhe purchased both the said Plot No. 32 & 33

from Rasika Pradeep Mande & Pradeep Madhukar Mande by two seperate sale deeds registered with Joint Sub-Registrar, Class-II, Nashik-4 at Sr.No.6298 & 6299 Dt.27/8/2015. This change was mutated vide M.E.No.23617.

13) Thereafter, Shree Sai Builders & Developers through Partner Mr.Sanjay Mansingh Salunkhe got sanctioned a joint building plan of flats on both the said plots from Nashik Municipal Corportion vide Commencement Certificate No. LND/BP/B5/111/1672 Dt.9/10/2015. As a result, both the said plots were amalgamated as Plot No. 32 + 33 bearing S.No.324/2A/1+324/2A/2+324/2B/30, admeasuring 459.92 Sq.Mts. This change was mutated vide M.E.No. 23886. Thus, at present, Shree Sai Builders & Developers through Partner Mr.Sanjay Mansingh Salunkhe is the absolute owner of Plot No. 32+33 bearing S.No.324/2A/1+324/2A/2+324/2B/30.

E) Opinion:- After the perusal of all the abovelisted documents & after the inspection of the Index-II record & after the discussion above, I am of the opinion that Shree Sai Builders & Developers through Partner Mr.Sanjay Mansingh Salunkhe is the absolute owner of Plot No. 32+33 out of S.No.324/2A/1+324/2A/2+324/2B/30, admeasuring 459.92 Sq.Mts., situated, being & lying within the village limits of Pathardi, Tal & Dist.Nashik.and that the said owner is having a clear & good marketable title to the said plot, free from all types of encumbrances, whatsoever

Nashik
Dt. 22/5/2017

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