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इतर पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र. 5540 दिनांक: 27/07/2017

ग्राहकचे नाव:

दस्तऐवजाचा अनुक्रमांक: मसम5-0-2017

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: जे. एस. एस. शंकराज

वर्णन अर्जे नं 1235/17 मोजे आनंदवली वेधील सधई नं 49/3 अ + 49 + 3ब मधील प्लॉट नं सी - 6 + सी 7 सदर मिल्कलीचा 2005 ते 2017 एकूण 13 वर्षांची शोध पावती

SEARCHFEE

रु. 325.00

एकूण:

रु. 325.00

सह. मुख्य अधिकारी कार्यालय-२
नाशिक-५.

1): देयकाचा प्रकार: By Cash रक्कम: रु. 325/-

MR. S.S. SHANKPAL

B.A.L.L.B.

Advocate

24, Arjunsagar B Soccity, Jail Road, Nashik Road, Nashik.

Mob No: 7040198699

TITLE SEARCH REPORT
TO WHOM SO EVER IT MAY CONCERN

DESCRIPTION OF PROPERTY:

Title Search Report in the respect of Plots No. C-6 admeasuring 251.00 Sq. Mtn, & C-7 admeasuring 251.00 Sq. Mtr., out of the S. No. 49/3A+49/3B situated at Anandawalli, Tal. & Dist. Nashik bounded as per the record of right.

II] Name Of the owner of the said property: - M/s. Shrinathji Developer Partnership firm through its partner Mr. Pramod Kailash Prasrampuria, Nashik.

As per his request, I have verified in to the title of above said property. For that purpose, I have perused the concerned available Xerox Revenue records and other related papers/ permissions & etc. for last 13 years and my observations and finding are as under:-
History:-

Mutation Entry No. 440 dtd.30/04/54 shows that the Bhika Vithoba Nigal has purchased are out of the S. No.49/3 from which Ambabai Mahasu Gaykhe 17/06/1954 by way of sale deed and as per the sale deed S. No. 49/3 has divided into parts i.e.S.No.49/3A & 49/3B and in S. No.49/3A has shown in the name of Ambabai Mahasu Gaykhe. said effect has taken on the record of right.

Mutation Entry No.497 shows that Laxman Manji was entered in the other right column in the record of right as a tenant as per the mutatiop entry No. 385 but he has not in possession of the said property for two Consecutive years hence his name has deleted on the record of right as per the said mutation entry.



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District Court, Nashik

Mutation Entry No. 563 shows that the said land has actual possession of Mr. Genu Mandu Gayakhe hence his name has entered on Holder / Cultivators column in the record of rights.

Mutation entry No.654 shows that the Ambabai expired behind him his legal heirs his Son Genu Mahadu Gayakhe name has entered on the record of right

Mutation Entry No. 657 shows that there was charge of Tagai loan in other right column but the said charge has removed after repayment of the loan amount.

Mutation entry No. 681 shows that once again charged Tagai charge has shown in other right column.

Mutation entry No. 723 shows that Mr.Ratanshaw Sorbji Luth has purchased from Genu Mahadu Gayakhe by way of sale deed as per the sale deed purchaser name has entered on the record of right.

Mutation Entry No.747 shows that On introduction of Enforcement Act and Indian Coinage Act the area of the said property came to be recorded as per Metric measurements and the entry to that effect has been mutated to the record of rights.

Mutation Entry No.785 shows that the property has mortgaged to the Nahsik District Co. Op. Land Development Bank Nahik hence the name of the said Bank was entered in the record of right.

Mutation Entry No.1089 shows that the owner Genu Mahadu repaid the amounts outstanding to the said land development Bank hence the name of the said bank has deleted from the record of right. and said land has purchased by Mr Ratansha Sorabji Luth Soli on 23/06/1968 hence his name has entered on the record of right.

Upon application by said Ratanshaw Tahsildar Nahsik vide his order bearing no. TNC/WS/III/830/80 dtd. 06/05/1980 ordered that the name of the son of said Ratanshaw namely soli be entered in the recorded of



right inter alia in respect of the property the Mutation Entry No.1095 was certified in order to give effect to the said order on Tahsildar

Said Ratanshaw further applied to enter the name of his grand Children i.e. Ratan Renu & Niloder in the other right column the disputes registered that the only Ratan & Rony were entered in the other right column as per the Mutation Entry No.1164 dtd. 29/07/1982.

As per the Maharashtra Government order No.Tagai/Washi/172/89 the Tagai charge has remove from other right column as per the Mutation Entry No.1581 dtd.21/02/1989.

Mutation Entry No. 1757 shows that the son Ratanshaw i.e. Soli Luth applied to the Tahsildar to entered the name of his sons in the holder column instead of the other right column this application was objected to by his father ratanshaw Sorbji However the disputes was finally set at rest by an order of SDO Nashik in R T S Appeal No .8/91 accordingly names of Ratan & Rony were entered in the holders column in addition to the name of their father Soli luth .

Mutation Entry No.2174 dtd.16/06/1994 shows that 1] Mr Amiruddin Shekhansaheb Khatib 2] Mr.Shuajanuddin Shakhansaheb Kahtib 3] Mr. Minoroddin Shekhansaheb Khatib 4] Naimoddin Mohemmad Khatib 5] Mr. Rafiquoddin Mohammed Khatib 6] Mr.Masimoddin Mohammed Khatib 7] Mr.Munatijebuddin Mohammed Khatib 8] Bilal Ahena Mohammed Khatib 9] Gulam Gilani Mohammed Khatib 10] Equbal Ahmed Burhanoddin Khatib 11] Gulam Ahmed Burhanoddin Khatib 12] Saluddin Burhanoddin Khatib 13] Chiragoddin Burhanoddin Khatib 14]Badesaheb Mohemad Khatib 15] Mohemadasaheb Burhanoddin Khatib 16] Sherbano Nijamoddin Khatib has purchased S.No.49/3A & 49/3B by way of sale deed on 19/03/1993 from Ratan Soli Luth & Rony Soli luth, Maharukh Soli Luth & Nilfer Soli Luth in the Capacity of Consenting parties as per the sale deed purchaser name has entered on the record of right.



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B.A., LL.B.
ADVOCATE
Nashik

Mutation Entry No. 2497 shows that there was stay recorded in other right column, as per the mutation entry No.1757 said mutation entry Subsequently cancelled in applets court there was no any other stay order therefore the said mutation entry has deleted on the record of right.

Mutation Entry No.2505 dtd.26/05/1996 the owner has made mutual partition between them as per the partition the S No.49/3A & 3B has go to 1] Mr Amiruddin Shekhansaheb khatib.2] Mr.Shuajanuddin Shakhansaheb Kahtib 3] Mr. Minoroddin Shekhansaheb Khatib 4] Naimoddin Mohemmad Khatib 5] Mr. Rafiquoddin Mohammed Khatib 6] Mr.Masimoddin Mohammed Khatib 7] Mr.Munatijebuddin Mohammed Khatib 8] Bilal Ahena Mohammed Khatib 9] Gulam Gilani Mohammed Khatib 10] Equbal Ahmed Burhanoddin Khatib 11] Gulam Ahmed Burhanoddin Khatib 12] Saluddin Burhanoddin Khatib 13] Chiragoddin Burhanoddin Khatib 14] Badesaheb Mohemad Khatib 15] Mohemadasaheb Burhanoddin Khatib 16] Sherbano Nijamoddin Khatib shareas per the partition their name has entered on the record of right.

Mutation Entry No.2529 dtd.25/08/1996 shows that as per the vide order No. Maha /Kaksha -3/N.A. Letter No./329/1996 dtd.14/06/1999 of Collector of Nashik said S. No. has converted into non agricultural use && Assit. Director of town Planning Nashik has sanctioned Lay out planned from Town Planning /Final /451 /5161 dtd.14/02/1999 as per the layout & N A order the said S. No has divided into various plots.

Mutation Entry No. 3255 shows that owner has decided to develop the said property for that purpose they prepared the layout plan of the said property has sanction by Asst. Director of Town planning Nashik vide their letter No.55/ 758/ dtd.06/05/1998 the plots are laid as under

S No.	Plot no.	Area	Owner
49/3A	C-4	252.39	Sunil Parvat Ahire



49 3B	C-5	458.75	1] Mr Amiruddin Shekhansaheb Khatib & others
	C-6	251.00	Gulam Md.Fakirsaheb Kokani
	C-7	351.00	Gulam Md.Fakirsaheb Kokani
	C-8	331.86	Gutam Khawaja Gulam Md. Kokani Nadeem Naveen Anees Mushtaq
Road		427.44	-----

As per the layout plan said S no. has divided into various plots & als
separate 7/12 extract has made.

Mutation Entry No. 4074 shows that Mr Santosh Rangnath Mundhe &
Sau. Rupali Santosh Mundhe has purchased Plot No. C -6 & C-7 from
Gulam Md. Fakirsaheb Kokani through it's GPA Holder Sau.Seema
Sharadkumar by way of sale deed on 27/08/2002 as per the sale deed
purchaser name has entered on the record of right.

Mutation Entry No.5395 shows that the Mrs. Nirmal Kaur Charanjit
Singh Bhella has purchased Plot No. C -6 from Mr Santosh Rangnath
Mundhe & Sau. Rupali Santosh Mundhe by way of sale deed on
14/08/2006 as per the sale deed purchaser name has entered on the
record of right.

Mutation Entry No.5396 shows that the Mrs. Nirmal Kaur Charanjit
Singh Bhella has purchased Plot No. C-7 from Mr Santosh Rangnath
Mundhe & Sau. Rupali Santosh Mundhe by way of sale deed on
14/08/2006 as per the sale deed purchaser name has entered on the
record of right.

Mutation Entry No. shows that M/s. Shrinathji Developer Partnership
firm through its partner Mr.Pramod Kailash Prasrampuria the has
purchased Plot No. C-6 from Mrs. Nirmal Kaur Charanjit Singh



Bhella by way of sale deed on 15/12/2010 as per the sale deed purchaser name has entered on the record of right.

Further record shows that the M/s. Shrinathji Developer Partnership firm through its partner Mr. Pramod Kailash Prasrampuria the has purchased 200.00 Sq. Mtrs. T.D.R. from Mrs. Chandrabhaga Nivrutti Tajanpure & others through their GAP Holder M/s. Viraj Estate Pvt. through their Director Mr. Chandrashekahr Babulal Shah by way of sale deed on 1122/2011 dtd.25/01/2011.

Further record shows that the M/s. Shrinathji Developer Partnership firm through its partner Mr. Pramod Kailash Prasrampuria the has decided to develop the said plot for that purpose they prepared the building Plan utilized the TDR and said plan has sanction from Nashik municipal corporation nashik at vide letter No. LND/BP/A1/51/248, dtd.28/04/2015 as per the plan the developer has started the constriction namely as Raghunandan Apartment.

After perusing all the aforesaid revenue records and all relevant papers, I am of the opinion that the respect of Plots No. C-6 admeasuring 251.00 Sq. Mtr., & C-7 admeasuring 251.00 Sq. Mtr., out of the S. No. 49/3A+49/3B situated at Anandawalli, Tal. & Dist. Nashik owner M/s. Shrinathji Developer Partnership firm through its partner Mr. Pramod Kailash Prasrampuria having a clear, good and marketable title to the said plots property.

Hence this Title Search Report

Nashik.

Dated : 27/07/2017.



ADVOCATE
(Adv. S.S. Shankpal)

