341/0

इतर
पावती

Original/Duplicate

Thursday,27 July 2017
11:15 AM

नोंदणी क्रं. :39म

Regn.:39M

अ.क्र. 2200919

पावती क्रं.: 7592 दिनांक: 27/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: **नसन4-0-2017**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **Adv. S. S. Dhangar.**

वर्णन Mauje Gangapur, S. no. 58/3B, Plot no. 20+21+22, Year-1988 to 2017 Total-30 Years.

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Joint Sub Registrar:Nashik 4

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

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

Adv. Sunil S. Dhangar

B.A. LL.B.

Advocate & Notary

8, Anant Gaurav Chember, Above Akola Urban Co-Op. Bank,
Near Mehar Signal, Nashik. Ph.: 232017

Ref. No. :

Date : / /

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

Description of Property :

All that piece and parcel of non agriculture property bearing Plot No. 20 adm. 330.00 sq.mtrs., Plot No. 21 adm. 429.00 sq.mtrs. and Plot No. 22 adm. 356.00 sq.mtrs. from and out of S. No. 58/3B situated at Village Gangapur, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik and the said plots are bounded by four sides as under :

On or towards	Plot No. 20
East	Adj. S. No. 58/4B
West	Adj. Colony road
South	Plot No. 19
North	Plot No. 21

On or towards	Plot No. 21	Plot No. 22
East	Adj. S. No. 58/4A & 4B	Plot No. 21
West	25 mtrs. road	Plot No. 23
South	Plot No. 20	25 mtrs. road
North	Plot No. 22	Adj.S.No.58/3A

Name of the Owners Plot No. 20 - Pooja Kutir Nirman Pvt. Ltd., through Amit Kanji Thakkar
Plot No. 21 & 22 : Rajendra M. Developers & Builders Pvt. Ltd.,

Name of the Developer M/s. Gokul Infrastructure Partners :
1.Shri. Dinkar Dharmaji Patil.
2.Shri. Yash Pandurang Katale
3.Shri. Kailas Dinkar Patil
4. Shri. Amol Dinkar Patil

So also as per request of the developer, I have applied to the Sub-registrar Nashik seeking permission to take search of Index II registers for the year 1988 to 2017, regarding the above mentioned property and for that purpose, search fee Rs.750/- has been paid as per Receipt No. 75921 dated 27/7/2017.

Documents produced for observation :

1. 7/12 extracts for last 30 years.
2. Relevant 6-d mutation entries.
3. Copy of N.A. permission dt. 19/4/1982
4. Copy of Layout permission dt. 23/12/1981
5. Copy of Sale Deed dt. 23/5/2008 Sr. No. 5241/2008

6. Copy of Sale Deed dt. 19/9/2009 Sr. No. 6915/2009

7. Commencement Certificate dt. 31/7/2012

8. Development Agreement dt. 29/12/2012 Sr.No.12587.

9 Correction Deed dt. 4/3/2013 Sr. No. 2601/2013

10 Revised Commencement Certificate dt. 20/9/2014

11 Confirmation Deed dt. 9/8/2016 dt. 5829/2016

12 Correction Deed dt. 30/9/2016 Sr. No. 7014/2016

On the basis of referred documents and subject to search of available record, my observations are as under :

a. It appears as per M. E. No. 2225 dt. 12/7/1982 that, layout of land S.No. 58/3B has been approved by Assistant Director of Town Planning Nashik as per Letter No. RB/Gangapur/Binsheti/Layout/ 6316 dt. 23/12/1981, and N.A. permission has been granted by Collector Nashik as per Order No. RB / Desk III/LNA /3173 /81 dt. 19/4/1982. But in the said entry reference of Collector Nashik dt. 19/4/1982 for approval of layout has been mentioned.

b. It appears as per M. E. No. 3562 dt. 29/8/1989 that, Shri. Namdeo Genu Katad etc. 5 have sold Plot No. 20 to Shri. Vasant Wamanrao Chavan as per Sale deed dt. 30/4/1982, and Plot No. 21 and 22 to Shri. Machindra Chintaman Hake as per Sale deed dated 29/8/1982 and 30/8/1982, therefore names of purchasers have been entered into record of rights respectively for plot purchased by them.

c. It appears as per M. E. No. 3989 dt. 9/5/1991 that, Shri. Machindra Chintaman Hake have sold Plot No. 21 and Plot No. 22 to Shri. Nanasaheb Ramchandra alias Madhukar Gunjal as per Sale deed dated : 10/7/1989, accordingly name of the purchaser has been entered into record of rights.

d. It appears as per M. E. No. 11131 dt. 2/6/2008 that, Pooja Kutir Nirman Pvt. Ltd., through Amit Kanji Thakkar have purchased Plot No. 20 and other plots from Vasant Wamanrao Chavan through GPA Jitendra Manohardas Thakkar and Rajendra M. Developers & Builders Pvt. Ltd.,. as per Sale deed dt. 23/5/2008 registered in the office of SRO Nashik at Sr. No. 5241/2008, accordingly name of purchaser has been entered into record of rights.

e. It appears as per M. E. No. 11596 dt. 17/4/2009 that, Shri. Nanasaheb Ramchandra Gunjal have executed Agreement to Sale in favour of Rajendra M. Developers & Builders Pvt. Ltd., through Director Shri. Jitendra Manohardas Thakkar with respect to Plot No. 21 and 22 on 12/12/2008 registered at Sr. No. 11387/2008, therefore remark of Agreement to sale has been taken in other rights column.

f. It appears as per M. E. No. 11787 dt. 20/9/2009 that, Rajendra M. Developers & Builders Pvt. Ltd., through Narendra Manohardas Thakkar have purchased Plot No. 21 and 22 from Shri. Nanasaheb Ramchandra alias Madhukar Gunjal through GPA Rajendra M. Developers & Builders Pvt. Ltd., as per sale deed dt. 19/9/2009 registered in the office of SRO Nashik at Sr. No. 6915/2009, accordingly name of the purchaser has been entered into record of rights.

g. It appears as per record that Pooja Kutir Nirman Pvt. Ltd., through Amit Kanji Thakkar and Rajendra M. Developers & Builders Pvt. Ltd.,have prepared a joint building plan for construction to be made on Plot No. 20, 21 and 22, the said building plan has been approved by Nashik Muncipal Corporation Nashik as per Commencement Certificate No. LND / BP / B-2 / 203 / 2202 / 12 dt. 31/7/2012 and accordingly they have started construction of building GOKUL over the said plots.

h. It is seen from record that, Pooja Kutir Nirman Pvt. Ltd., through Amit Kanji Thakkar and Rajendra M. Developers & Builders Pvt. Ltd. have executed Development Agreement with respect to said plots in favour of M/s. Gokul Infrastructure Partners 1.Shri. Dinkar Dharmaji Patil, 2.Shri. Yash Pandurang Katale, 3.Shri. Kailas Dinkar Patil and 4. Shri. Amol Dinkar Patil on 21/12/2012, the same has been registered in the office of SRO Nashik 4 at Sr. No. 12587/2012 on 28/12/2012.

i. It is seen from record that a Deed of Correction to add the parties and to correct clause no. 2 and 3(1) of Development Agreement Sr. No. 12587, has been executed between M/s. Gokul Infrastructure through Partner Shri. Amol Dinkar Patil and Pooja Kutir Nirman Pvt. Ltd., through Amit Kanji Thakkar and Rajendra M. Developers & Builders Pvt. Ltd. etc. 3, it has been registered in the office of SRO Nashik 4 at Sr. No. 2601 on 4/3/2013.

j. It is seen from record that M/s. Gokul Infrastructure have revised the building plan by utilising TDR adm. 190.00 sq.mtrs. of DRC No. 671 and adm. 258.00 sq.mtrs. of DRC No. 229/A, it has been approved by Nashik Muncipal Corporation as per Commencement Certificate No. LND / BP / Sat / B 1 / 190 / 21 dt. 20/9/2014 and old building plan dt. 31/7/2012 has been shown as cancelled.

k. It is seen from record that a Confirmation Deed with respect to Development Agreement Sr. No. 12587 & Correction Deed Sr. No. 2601 has been executed as per clause no. 3 mentioned in the said Confirmation Deed between M/s. Gokul Infrastructure through Partner Shri. Amol Dinkar Patil and Pooja Kutir Nirman Pvt. Ltd., through Amit Kanji Thakkar and Rajendra M. Developers & Builders Pvt. Ltd. etc. 3, it has been registered in the office of SRO Nashik 4 at Sr. No. 5829 on 9/8/2016.

l. It is seen from record that a Deed of Correction to correct clause no. 3 of Confirmation Deed dt. 9/8/2016 Sr. No. 5829 has been executed between M/s. Gokul Infrastructure through Partner Shri. Amol Dinkar Patil and Pooja Kutir Nirman Pvt. Ltd., through Amit Kanji Thakkar and Rajendra M. Developers & Builders Pvt. Ltd. etc. 3, it has been registered in the office of SRO Nashik 4 at Sr. No. 7014 on 30/9/2016.

m. As per search taken it is seen that in all the offices of Sub-registrar Nashik record for year 1988 to 2003 has been partly available and some record is sent for computerised data processing and some pages are not in legible condition, so also on-line record for the period of 2005 to 2017 has been maintained on computer system, therefore during the search of the available record, no adverse entry affecting the title of the said property is found.

OPINION :

On the basis of the referred documents and subject to search of available record, I am of the opinion that, the title of the property bearing Plot No. 20 adm. 330.00 sq.mtrs., Plot No. 21 adm. 429.00 sq.mtrs. and Plot No. 22 adm. 356.00 sq.mtrs. from and out of S. No. 58/3B situated at Village Gangapur, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik is clear, marketable and free from encumbrances of whatsoever nature.

Nashik

Dated : 27/7/2017

Advocate

SUNILKUMAR S. DHANGAR
Advocate & Notary
17, Vindhyachal Co-op. Soc.,
Bodhale Nagar, Poona Road,
Nashik- 422 011.