341/0 **इतर पावती** **Original/Duplicate**

Tuesday,23 May 2017 4:14 PM नोंदणी क्रं. :39म

Regn.:39M

अर्ज.क्र:९४८१७

पावती क्रं.: 4993 दिनांक: 23/05/2017

गावाचे नाव:

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

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **Adv. A. M. Kureshi.**

वर्णन **Mauje Pimpalgaon Bahula, S. no. 185/1A, Plot no. 20, Year-2006 to 2017 Total-12 Years.**

शोध व निरीक्षणे	रु. 300.00
एकूण:	रु. 300.00

Joint Sub Registrar Nashik 4
सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

Kureshi Asif M.

Advocate

B. Com., LL.B., M.P.M.,

Off: B-217, Meghdoot Shopping Center, Opp. Old C.B.S., Nashik

Mob: 09890266871

Date: 23/05/2017

TITLE & SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

1) **Name of the Property Owner:**

Mrs. Vimla Jashanmal Jagger

R/o. Union House No. 01, Ground Floor,

Plot No. 04, Mughal Lane, In front of

Vijaya Sales, Mahim (West), Mumbai – 16.

2) **Description of Property:**

All that piece and parcel of the Land bearing **Survey No. 185/1A,** out of which **Plot No. 20** area admeasuring **300.00 Sq. Meter,** within the limits of Nashik Municipal Corporation, Revenue Village **Pimpalgaon Bahula,** Taluka and District Nashik, within the Registration & Sub-Registration District Nashik, the bounded as follows:

East : By Plot No. 11

West : By 9 Mtrs. Colony Road

South : By Plot No. 21

North : By Plot No. 19

With reference to the property herein above described, I have gone through the revenue records as mutation entries, 7/12 extracts, Sale Deeds, N.A. and Layout orders and commencement Certificate and I am of the opinion that the title of the said property is clear and marketable and without any encumbrances subject to consideration as under:

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1] In the year 1982, the land bearing S. No. 185/2 was owned and possessed by Mr. Shankar Rakhmaji Nagre, Vishnu Rakhmaji Nagre, Narayan Rakhmaji Nagre, Mr. Karbhari Rakhmaji Nagre, Vasant Shankar Nagre and Ashok Karbhari Nagre. In this respect M. E. No. 1455 has been recorded in the record of rights.

2] In the year 1982, Mr. Shankar Rakhmaji Nagre, Vishnu Rakhmaji Nagre, Narayan Rakhmaji Nagre, Mr. Karbhari Rakhmaji Nagre, Vasant Shankar Nagre and Ashok Karbhari Nagre were the owners of the said S. No. 185/2. As a owner decided to develop and prepared layout plan the said layout plan sanction by Nashik Municipal Corporation Nashik as per their letter No. RP/Pimpalgaonbahula/NA/513, dated 13/03/1982. The said land also converted for Non Agricultural purpose in this respect NA permission has been obtained from Hon. Collector, Nashik. The said N.A. permission bearing No. RB/Desk-III/LNA/SR/76/1982 dated 23/02/1982. As per the said layout plan the land bearing S. No. 185/2 and 185/1A has been divided in total 1 to 198 plots. In this respect M. E. No. 1490 has been mutated in the record of right. The said M. E. No. 1490 has been certified by Circle officer. As per the said M. E. No. 1490 the 7/12 extract of each plot has been separated and divided.

3] In the year 1982, the land bearing S. No. 185/1A out of which total plots have been divided and partitioned by the owners Mr. Shankar Rakhmaji Nagre and etc. 6. In this respect M. E. No. 1491 has been recorded in the record of rights. As per the M. E. No. 1491 Mr. Shankar Rakhmaji Nagre was the owner of Plot No. 20 and other plots. As per the said M. E. no. 1491 the name of Mr. Shankar Rakhmaji Nagre has been recorded as a owner of Plot No. 20 out of S. No. 185/1A.

4] In the year 1982, the land bearing S. No. 185/1A out of which plot no.20, area adm. 300.00 Sq. mtrs. in the name of Shankar

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Rakhma Nagre. The said owner Shankar Rakhma Nagre sold out the said plot to Rameshkumar Nemichand Shah for the consideration of Rs.6,000/-. In this respect the Sale Deed has been registered before the sub-registrar Nashik bearing Registration No. 3315/1982 on dated 17/05/1982. In this respect M. E. No. 1646 has been mutated in the record of right. The said M. E. No. 1646 has been certified by Circle officer. As per the said M. E. No. 1646 the name of Rameshkumar Nemichand Shah has been recorded as a owner of said plot bearing No. 20.

5] In the year 2012, the land bearing S. No. 185/1A out of which plot no.20, area adm. 300.00 Sq. mtrs. in the name of Rameshkumar Nemichand Shah. The said owner Rameshkumar Nemichand Shah sold out the said plot to Mrs. Vimala Jashanmal Jagger for the consideration of Rs.8,40,000/-. In this respect the Sale Deed has been registered before the sub-registrar Nashik 4 bearing Registration No. 7627/2012 on dated 23/07/2012. In this respect M. E. No. 16832 has been mutated in the record of right. The said M. E. No. 16832 has been certified by Circle officer. As per the said M. E. No. 16832 the name of Mrs. Vimala Jashanmal Jagger has been recorded as an owner of said plot bearing No. 20.

6] As an owner Mrs. Vimala Jashanmal Jagger of Plot no. 20 area admeasuring 300.00 Sq. Mtrs. respectively has decided to develop and constructed building there on purchased 120.00 Sq. Mtrs. T.D.R.

7] In the year 2013, the owner Mrs. Vimala Jashanmal Jagger of Plot No. 20, area adm. 300.00 Sq. mtrs. out of S. No. 185/1A has decided to develop and constructed building there on. In this respect the building plan on the said plot has been prepared and same has been sanctioned as per sanction building permit and commencement certificate No.LND/BP/SAT/B1/10/141, dated: 05/04/2013 by Executive Engineer Town Planning, Nashik Municipal

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Corporation, Nashik for the Residential and commercial purpose. As per the sanctioned building plan prepared by Mrs. Vimala Jashanmal Jagger, which is sanction by Nashik Municipal Corporation, Nashik the building namely known as "**KLASSIC HEIGHTS**" the work is in progress.

This Title Certificate and Search Report is issued only the strength of papers, documents produced before me and I have taken a search by **Receipt No.4993/2017, dated:23/05/2017** in Sub-Registrar Office, Nashik-4.

OPINION

After observations discussed above I am of the opinion that the present Owner and Developer have acquired good, clear and marketable title over the **Plot no. 20, area adm. 300.00 Sq. mtrs. out of S. No. 185/1A and construction going on building known as "KLASSIC HEIGHTS"** within the limits of Nashik Municipal Corporation, Revenue **Village Pimpalgaon Bahula,** Tal & Dist Nashik within the Registration and Sub-Registration District Nashik.

Nashik

Date:23/05/2017

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Asif M. Kureshi

Advocate, Nashik.

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