पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक 9200

दिनांक 9/11/2023

दस्तऐवजाचा प्रकार-- करारनामा 2023 ते 2033 (10 वर्ष)

सादर करणाराचे नाव-- [illegible] वाघ

खालीलप्रमाणे फी मिळाली:-

	रु.	पै.
नोंदणी फी	नाममात्र	
नक्कल फी (फोलिओ)		
पृष्ठांकनाची नक्कल फी		
टपालखर्च	24/11/23	
नकला किंवा ज्ञापने (कलम ६८ ते ६७)		
शोध किंवा निरीक्षण		
दंड-कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)		
इतर फी (मागील पानावरील) बाब क्र.		
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एकूण ..	05	

दस्तऐवज नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. या कार्यालयात घेऊन जाणेस येईल.

दुय्यम निबंधक्र.
दुय्यम निबंधक वर्ग-२

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. हवाली करावा.

सादरकर्ता

ये.का.मु-२०,००० पु (१०० प्रती)-३-२०१५-पीए ४*-(इए)

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

3045

सर्वसा. ११३ मई.
Gen 113 me.

मूळ प्रत
ORIGINAL COPY

[अहस्तांतरणीय]
[NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती 9999720229 (8845)
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place.....दिनांक/Date. 29/8/2022

Received from. मगरे वसि हेव हु ..... यांच्याकडून/

रु./Rs. 321/- (रुपये/Rupees. तीनशे एकवीस फक्त) .....

..... याकरिता मिळाले.

on account of.....

रोखपाल वा लेखापाल
Cashier or Accountant.

(सही/Signature)
(पदनाम/Designation)

वे. का. मु.–५०,००० पु. (२०० पानी)–१२-२००९–ई. पी.आय.*–(एच) २४०

OFFICE- 219-B, Meghdoot Shopping Center
opp. District Court, C.B.S., Nashik.

Mob.9823247482

MANOJ BALIRAM DAIVE
B.S.L. LL.B.
ADVOCATE

TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

Description of the property:-

Title report in respect of **Plot bearing No. 19 to 31**, total admeasuring **2515.60 Sq. mtrs.** Out of S. No. 274/2/2/B admeasuring 1551.90 Sq. Mtrs situated at Village Nashik within the limits of Nashik Municipal Corporation and village limit of Nashik Tal. & Dist. Nashik declared as Retention Land as per U.L.C. Act, for the sake of brevity, hereinafter referred to as the "said property" is owned by **M/s Jay Developers, a Partnership Firm, Through Partner Mr. Vijay Vasudev Lalwani**, R/o. Nashik.

Mr. Vijay Vasudev Lalwani, R/o. Sancheti Heights, Opp. Telephone Exchange, Canada Corner, Nashik has requested me to investigate the title of the said property.

I have investigated the 7/12 extract, mutation entries, layout plan, N.A. Order and all other revenue records, from last 30 years produced before me by Mr. Vijay Vasudev Lalwani, R/o. Nashik.

1] M. E. No. 3740 dated 11/8/42 show that as per partition & Hissa form No. 12 the effect has been made as follow.

S. No.	area	Asst	possessor
274/1	117.11 p.k.63	10711	Manohar Laxman Akolkar
274/2	1179 p.k.63	1079	Gopal Anant Shivre

Thus the mutation entry was made & certified.

2) M. E. No. 249 dated 21/3/48 Show that the name of Mr. Yashwant Mahadu Nimse mutated as "Secured Kulla" to the S. No. 274/1 as per the 1 section 3A of " kul kayada " Thus the mutation entry was made & certified .

MANOJ B. DAIVE Roll No. MAH/1562/2002 ADVOCATE

MANOJ B. DAIVE ADVOCATE Roll No. MAH/1552/2002

3) M. E. No. 870 dated 27/7/56 Show That Mr. Yashwant Mahadu Nimse released the possession of land S. No. 274/1 with free consent in favors of Mr. Manohar Laxman Akolkar so as per the order of Mamlatdar dated 24/7/56 in T. K. No. 104156; the name of Yashwant Mahadu Nimse as a "secured Kulla" deleted from other rights Columns of 7/12 extract of S.N. 274/1 .Thus the mutation entry was made and certified.

4) M.E. No. 6872 dated 2/8/56 shows that as pr the order of Mamlatdar, order No. LND/WS/3576 dated 19/7/56 the correction has been made as follows.

As per current Records of Right

S.No.	Area	Ass.	Name
274/1	11-11 P.K.-3	10-11-0	Manohar Laxman Akolkar
274/2	11-9 P.K.3	10-9-0	Gopal Anant Shivre

MANOJ B. DAIVE

As per forest condition correction has been made as follows.

S.No.	Area	Asst.	Name
274/1	11-9 P.K 0- 3	10-9-0	Gopal Anant Shivre
274/2	11-9 P.K.0 -3	10-11-0	Manohar Laxman Akolkar

Thus the mutation entry was made and certified.

5) M. E. No. 8053 dated 27/12/61 shown that land admeasuring 1-14-0 out of S. No. 274/2 is acquired for left bank cancel as per their order of special cancel acquisition officer vide order No. LAR-CC-II 57/54 dated 6/9/61 and dated collector, nashik vide order no. WTN.II 3490/61 dated 19/9/61 .Thus the mutation entry was made and certified.

6) M.E. No. 12378 dated 19/5/71 shows that the effect has been mutual as per the provisions of enforcement Act 1958 and Indian Courage Act. So the measurement of lan has changed from Acer and Are to Hector and Are. Thus the Mutation entry was made certified.

Manoj Baliram
BSL., LL.B
219-B, Meghdoot Shop
Opp. District Court, C.I

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opp. District Court, C.B.S., Nashik.

Mob.9823247482

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B.S.L, LL.B.
ADVOCATE

7) M.E. No. 5006 dated 1/11/75 show that this entry is related to K.J.P. but entry is torn and not in condition to read.

8) M.E. No. 27773 dated 19/2/91 shows that the land acquired for cancel has reduced from original S. No. and transfer to cancel as per the Gazette No. LNA/13-55/15525-10 dated 23/2/56 and order collector, Nashik vide no. L/PLA/WTN/III/16/60 dated 26/3/60. Thus the mutation entry was made and certified as per K.J.P. 49/1977.

9) M.E. No. 35494 dated 24/1/97 shows that land out of S. No. 274/2 is owned by Mr. Manohar Laxman Akolkar, Talegaon Dabhde Scheem has been sanction on excess land and Mr. M.L. Akolkar given area ad. 14710-0 sq. mtr; free to State Government of Maharashtra. So Partition of 2/2 has been prepared .Thus the mutation entry was made and certified.

10) M.E. No. 35674 dated 25/2/97 shows that Mr. Manohar Laxman Akolkar is expired on 27/10/96 , so his legal heirs namely Wife- Maina bai, Son- Gadadhar, Sitaram , Pandurang, shrikant and Doughter – Kalindi Dattatry Belsare, Kalindi Narayan joshi, Vasanti Ghansham Thite and Sandhya Prakash Ekbote was brought on records of S. 274/2. Thus the mutation entry was made and certified.

11) M.E. No. 35675 dated 25/2/97 shows that Smt. Kalindi D. Belsare, Kalindi Narayan Joshi, Vasanti G. Thite, Sandhya Prakash Ekbote released their rights in favour of their mother and brothers. Thus the mutation entry was made and certified.

12) M.E. No. 61205-A dated 16/4/ 2008 shows that owner Mainabai Monohar Akolkar and others through G.P.A. holder Mr. Vilas Rashik Lal Shah prepared a lay–out plan of S.No. 274/2/1 which is sanctioned by Nasik Municipal Corporation, Nashik vide order No. OW/T.P. / final /Panchwati/C-1/10 dated 15/4/08, the collector, Nashik also granted Non Agricultural use permission to the said land vide order No. MH/K-3/4/N.A./34/07 dated 12/12/07 and separate 7/12 extract has been prepared for area adm. 3404.26 sq.mtr; and certificate of T.D.S

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., Advocate
ing Centre,
.S.,Nashik.

MANOJ B. DAIVE Roll No. MAH/1552/2002 ADVOCATE

has been mutated is others rights contain of 7/12 Thus the mutation entry was made and certified.

13) M.E. No. 63805 dated 12/2/09 shows that Plot No. 1 to 12 out of S. No. 274/2/1/C and Plot No. 1, 2 and 11 to 31 out of No. 274/2/2/B comes in Retention Zone. So as per the order of Asst. Collector, ULC, Nashik vide no. ULC/A-1/141/2008, the remarks of T.D.S. has been deleted from 7/12 extract of said Plots. Thus the mutation entry has made certified.

14) M.E. No. 65018 dated 27/7/09 show that Jay Developers, A Partnership firm through partner Mr. Vijay Vasudev Lalwani purchased Plot no. 19 to 31 out of S. No. 274/2/2/B from Mainabai Manohar Akolkar and others through G.P.A holder Mr. Chandrakant Trimbakrao Rajebahaddur by the way of sale deed which is registered in the office of Joint Sub Registrar Nasik-1 at Sr. No. 4565/09 dated 2/7/09. Thus mutation entry was made and certified.

15) In this way **M/s Jay Developers, a Partnership Firm, Through Partner Mr. Vijay Vasudev Lalwani**, becomes absolute owner and possessor of **Plot bearing No. 19 to 31**.

16) Thereafter **M/s Jay Developers, a Partnership Firm, Through Partner Mr. Vijay Vasudev Lalwani** prepared a building plan of Plot No. 19 to 31, which is sanctioned by the Nashik Municipal Corporation Nashik, & issued Commencement Certificate No. LND/BP/C-1/Panch/493 dated 06/10/2009

17) **M/s Jay Developers, a Partnership Firm, Through Partner Mr. Vijay Vasudev Lalwani and others** took loan on said plots from The Nashik Merchant's Co-op. Bank Ltd. Nashik. So the charge of said bank has been mutated t the records of rights and thus the mutation entry no. 68013 was made and certified on 22/6/2010.

18) Thereafter **M/s Jay Developers, a Partnership Firm, Through Partner Mr. Vijay Vasudev Lalwani** construct a building on over said plots. Said builder/owner also sold the some premises of said building to various purchasers by the way of Agreements.

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Opp. District Coun

OFFICE- 219-B, Meghdoot Shopping Center
opp. District Court, C.B.S., Nashik.

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MANOJ BALIRAM DAIVE
B.S.L, LL.B.
ADVOCATE

After perusing all the above mentioned papers and documents, I am of the opinion that the Title in respect of **Plot bearing No. 19 to 31**, total admeasuring **2515.60 Sq. mtrs.** Out of S. No. 274/2/2/B admeasuring 1551.90 Sq. Mtrs situated at Village Nashik within the limits of Nashik Municipal Corporation and village limit of Nashik Tal. & Dist. Nashik declared as Retention Land as per U.L.C. Act, is owned by **M/s Jay Developers, a Partnership Firm, Through Partner Mr. Vijay Vasudev Lalwani**, R/o. Nashik. **is clear, marketable and free from all encumbrances except the charge of the over said bank & agreements executed in favour of various purchaser.**

Thanking You,

Nashik.

Date: 15/04/2011

15/4/11

Manoj Baliram Daive

Advocate

MANOJ B. DAIVE Regd No. MAH/1862/2002

Manoj Baliram Daive
BSL., LL.B., Advocate
219-B, Meghdoot Shoping Centre,
Opp. District Court, C.B.S.,Nashik.

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L.B., Advocate
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