



ADVOCATE

Dinkar Keruji Patil

B.A., LL.B

ADVOCATES & NOTARY

Office : 105, Bhagwant Complex, Near Nasik Road Court, Nasikroad.

R/o : 7+8, Haripuja - B, Near Maharaja Bus Stop, Lam Road, VihitGoan Tel & Dist. Nashik - 422101

Mob.: 9422257177

Date : 24/03/2017

II SHREE II

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

Description of Property :- All that piece and parcel of the Non Agriculture land bearing 1) **Plot No. 3**, admeasuring **385.35 Sq. Mtrs.** assessed to Rs. 269-74 Ps. 2) **Plot No. 4**, admeasuring **378.15 Sq. Mtrs.** assessed to Rs. 264-70 Ps. 3) **Plot No. 5**, admeasuring **371.20 Sq. Mtrs.** assessed to Rs. 259-84 Ps., 4) **Plot No. 6**, admeasuring **208.35 Sq. Mtrs.** assessed to Rs. 145-84 Ps., 5) **Plot No. 7**, admeasuring **219. 65 Sq. Mtrs.** assessed to Rs. 153-75 Ps. out of sanctioned layout **S. No. 61/3** situated within limits of Village Dasak and within the limits of Nashik Municipal Corporation.

I have investigated into the title of the above mentioned property. I have perused and gone through the relevant revenue record i.e. 7/12 Extracts, Mutation Entries and Documents and I have to state as under :

It is seen from the record that the land S. No. 61/3 previously owned and possessed by Vishnu Bala Adhav and it was his ancestral property.


Dinkar Keruji Patil
ADVOCATE & NOTARY
5, Bhagwant Complex, Near Nasik
Road Court, M. G. Road, Nasik Road

M. E. No. 787, dated 05/12/1961 shows that, Vishram Bala Adhav had taken loan of Rs. 540-00 Ps. dated 26/10/1953 from Nasik Road Deolali Multipurpose Society for a period of 3 years. As per the society letter the name of said society is mutated in other right column of the record to land S. No. 61/3 and other lands.

M. E. No. 1051, dated 06/03/1961 shows that Vishram Bala Adhav repaid the loan amount of Nasik Road Deolali Multipurpose Society hence as per the bank letter the name of said society mutated in other right column of the record to land S. No. 61/3 and other lands is deleted from the record and M. E. No. 1051 is effected in the record of right.

M. E. No. 1143 dated 21/07/1962 shows that Vishram Bala Adhav has taken loan of Rs. 7,000/- from Panchak Multipurpose Society dated 06/7/1962 hence as per the declaration and bank letter the name of said society is mutated in other right column of the record to land S. No. 61/3 and other lands by M. E. No. 1143.

M. E. No. 1685, dated 01/08/1961 shows that Vishram Bala Adhav expired on 07/10/1970 and the name of his heirs son namely Vishnu Vishram Adhav and three daughters namely Jamunabai Mahadu Morade, Thakubai Raghunath Patil and Shantabai Suman Pekhale. As Vishnu Vishram Adhav is in possession of land S. No. 61/3 and other lands the names of his sisters is mutated in other right column of the record. Hence as per heirship M. E. No. 1685 is

JKT
a-

Divisional Officer
Nasik
Road Deolali
Multipurpose Society
Nasik



ADVOCATE

Dinkar Keruji Patil

B.A., LL.B

ADVOCATES & NOTARY

Office : 105, Bhagwant Complex, Near Nasik Road Court, Nasikroad.

R/o : 7+8, Haripuja - B, Near Maharaja Bus Stop, Lam Road, VihitGoan Tel & Dist. Nashik - 422101

Mob.: 9422257177

- 3 -

effected in the record of rights to land S. No. 61/3 and other lands and same is certified by Circle Officer on 06/09/1971.

M. E. No. 1719 dated 20/08/1972 shows that, as per the letter of Panchak Multipurpose Society dated 18/08/1972 the name of said society mutated in other right column of the record is deleted from the record and M. E. No. 1719 is effected in the record.

M. E. No. 1720, dated 20/08/1972 shows that, Damu Valu Adhav purchased land S. No. 61/3 by Sale Deed dated 29/11/1971 for sum of Rs. 11,000/-. As per the Sale Deed the name of purchaser Damu Valu Adhav is mutated in the ownership column of the record by M.E. No. 1720 and same is certified by Circle Officer on 30/10/1972.

M. E. No. 1841 dated 30/03/1973 shows that Damu Valu Adhav expired on 02/03/1973 and the name of his heirs namely four sons i.e. Eknath Damu Adhav, Raghunath Damu Adhav, Dattatray Damu Adhav, Balasaheb Damu Adhav and daughter namely Yamunabai W/o. Murlidhar Gaikwad and deceased wife Rahibai Damu Adhav were mutated in the record of right as heirs of deceased Damu Barku Adhav. As the daughters were not in possession to land S. No. 61/3 and other lands their names were mutated in other right

Dinkar Keruji Patil
NOTARY
Bhagwant Complex, Near Nasik
Road Court, Nasik Road

column hence as per heirship M. E. No. 1841 is mutated in the record of right to land S. No. 61/3 and other lands and same is certified by Circle Officer on 18/07/1973.

M. E. No. 5392 dated 22/11/1995 shows that Kondaji Namdeo Adhav preferred an application and affidavit stating therein that as per our possession / partition the land S. No. 61/3, admeasuring Hec. 00-57 Ares, assessed to Rs. 03-12 Ps., S. No. 61/4, admeasuring Hec. 00-36 Ares, assessed to Rs. 02-00 Ps., S. No. 57/4, admeasuring Hec. 00-15 Ares, assessed to Rs. 01-37 Ps., S. No. 57/6, admeasuring Hec. 00-09 Ares, assessed to Rs. 00-84 Ps., S. No. 61/5, admeasuring Hec. 00-28 Ares, assessed to Rs. 01-56 Ps., is shown in the name of Eknath Damu Adhav, Dattatray Damu Adhav, Rahibai Damu Adhav, Gangubai Raghunath Adhav, Balasaheb Damu Adhav and Yamunabai Murlidhar Gaikwad and land S. No. 61/5, Hec. 00-28 Ares, assessed to Rs. 1-56 Ps., S. No. 57/3, admeasuring Hec. 00-16 Ares, assessed to Rs. 01-50 Ps., S. No. 57/5, admeasuring Hec. 00-10 Ares, assessed to Rs. 00-97 Ps. is shown in the name of Kondaji Namdev Adhav and Laxmibai Namdeo Adhav hence as per application, affidavit M. E. No. 5392 is effected in the record of right and same is certified by Circle Officer on 08/02/1996.

M. E. No. 7047 dated 30/09/2000 shows that Eknath Damu Adhav and other two preferred an application stating therein that Rahibai Damu Adhav expired on 13/03/1980 the names of the heir three sons and one daughter are already mutated in the record of

Handwritten signature

Public Notary
VOCATE
Shri. Bhagwan C
Road Court



ADVOCATE

Dinkar Keruji Patil

B.A., LL.B

ADVOCATES & NOTARY

Office : 105, Bhagwant Complex, Near Nasik Road Court, Nasikroad.

R/o : 7+8, Haripuja - B, Near Maharaja Bus Stop, Lam Road, VihitGoan Tel & Dist. Nashik - 422101

Mob.: 9422257177

- 5 -

right to land S. No. 61/3 and others hence as per the application and death extract of Rahibai Damu Adhav M. E. No. 7047 is effected in the record of right to land S. No. 61/3 and same is certified by Circle Officer on 17/10/2000.

M. E. No. 7048 dated 30/09/2000 shows that Eknath Damu Adhav preferred an application alongwith death extract of Gangubai Raghunath Adhav stating therein that wife of Raghunath Adhav, Gangubai is expired on 04/10/1997 that she is having no heirs i.e. daughter, son her nearest heirs Eknath Damu and Dattatray Damu and Balasaheb Damu are the nearest heirs and our names are already effected in the record of right as co-owner to land S. No. 61/3 and other lands hence the name of Gangubai Raghunath Adhav be deleted from the record. Hence as per the application death extract the name Gangubai Raghunath Adhav was deleted from the record of right and M. E. No. 7048 is effected in the record and same is certified by Circle Officer on 01/11/2000.

M. E. No. 7307, dated 11/07/2001 shows that Eknath Damu Adhav, Dattatray Damu Adhav, Balasaheb Damu Adhav preferred an application alongwith partition deed dated 19/05/2001 registered before Notary at Sr. No. 208. As per partition deed area Hec. 00-57

Ares, P. K. Hec. 00-01 Ares, total area Hec. 00-58 Ares out of S. No. 61/3 is given by partition to Eknath Damu Adhav and Dattatray Damu Adhav equally i.e. each having 1/2 share as per the partition M.E.No. 7307 is effected in the record of right the land S. No. 61/3 and same is certified by Circle Officer on 02/08/2001.

As the above mentioned property is situated within limits of Urban Land Ceiling Act 1976 the Additional Collector and Competent Authority U.L.C. Nashik declared 8545 Sq. Mtrs. as an excess land out of S. No. 61/3 and S. No. 61/4.

The owners submitted a scheme u/s. 20(1)(a)/Talegaon Dabhade the said scheme is sanctioned and approved by Additional Collector and Competent Authority U.L.C. Nashik by their order No. U.L.C.-C/C-1/Sec. 20(1)(a)/676/2002 Nashik dated 20/08/2002.

M. E. No. 8029, dated 03/11/2003 shows that as per the societies letter the name of Panchak Multipurpose Society mutated in other right column of record to land S. No. 61/3 was deleted from the record of right as the owner Eknath Damu Adhav repaid the loan amount of Rs. 1,60,000/- hence as per the bank letter M. E. No. 8029 is effected in the record of right and same is certified by Circle Officer on 19/11/2003.

M. E. No. 8330 dated 07/10/2004 shows that Yamunabai Murlidhar Gaikwad preferred an application alongwith Release Deed in respect of land S. No. 61/3 and others in favour of her brothers namely Eknath Damu Adhav and Dattatray Damu Adhave. The said

Det
m
Advocate
5, Bhagwan C.
Road Court, M.



ADVOCATE

Dinkar Keruji Patil

B.A., LL.B

ADVOCATES & NOTARY

Office : 105, Bhagwant Complex, Near Nasik Road Court, Nasikroad.

R/o : 7+8, Haripuja - B, Near Maharaja Bus Stop, Lam Road, VihitGoan Tel & Dist. Nashik - 422101

Mob.: 9422257177

- 7 -

Release Deed is executed before Sub Registrar on 19/06/2004 registered at Sr. No. 3378. Hence as per application and registered Release Deed the name of Yamunabai Murlidhar Gaikwad is deleted from the record and M. E. No. 8330 is effected in the record and same is certified by Circle Officer on 25/10/2004.

M. E. No. 13450 dated 09/10/2012 shows that Eknath Damu

Adhav & others through their G.P.A. holder Suresh Wamanrao Gaikwad

preferred an application alongwith sanctioned layout sanctioned by Nashik Municipal Corporation by their order No. Town Planning / Final / 13/2012 dated 06/10/2012 and N.A. Order issued by Collector of Nashik bearing No. Maha/Kaksha-3/4/N.A./114/2010 DATED 18/10/2010. Hence as per the sanctioned layout and N.A. order the land S. No. 61/3 is subdivided into plots Plot No. 3 to 7 are the plots out of the sanctioned layout S. No. 61/3. As per the above order M.E. No. 13450 is effected in the record of rights and same is certified by Circle Officer on 25/10/2012.

The owners of above mentioned plot Eknath Damu Adhav and others have executed Development Agreement and General Power of Attorney in respect of above mentioned plots out of S. No. 61/3 and

Dinkar Keruji Patil
NOTARY
105, Near Nasik
Road, Nasik Road

other plots in favour of Suresh Wamanrao Gaikwad and Hemantkumar Datta Gaikwad. The said documents is executed before Joint Sub Registrar, Class-II, Nashik-2 on 03/04/2013 registered at Sr. No. 3198 & 3199.

As the scheme under Sec. 20 of ULC Act, 1976 Talegaon Dabhade is sanctioned as mentioned above the Additional Collector & Competent Authority U.L.C. Nashik has given extension to sale the above mentioned plot by paying penalty of Rs. 21,00,869/- dated 10/06/2013 as the owner paid the penalty amount by Government Challan the U.L.C. Authority Nashik has extended to sale the plots till 08/04/2014 by his order No. ULC/C-1/293/2013 dated 15/06/2013.

M. E. No. 13830 shows that, Shri. Eknath Damu Adhav, Manisha Vijay Adhav, Dattatray Damu Adhav, Dinkar Dattatray Adhav, Suresh Dattatray Adhav through their G.P.A. Holder 1) Suresh Wamanrao Gaikwad, 2) Hemantkumar Datta Gaikwad sold Plot No. 3, admeasuring 385.35 Sq. Mtrs., Plot No. 4 admeasuring 387.15 Sq. Mtrs., Plot No. 5 admeasuring 371.20 Sq. Mtrs., Plot No. 6, admeasuring 208.35 Sq. Mtrs., Plot No. 7, admeasuring 219.65 Sq. Mtrs. total area 1562.70 Sq. Mtrs. to Mahalaxmi Dham Co-op. Hsg. Society through Chairmen Sachin Lakhamshi Dholu for sum of Rs. 50,34,700/-. The said amount has been received by the Developer and G.P.A holder Mr. Suresh Wamanrao Gaikwad & Hemantkumar Datta Gaikwad. The Sale Deed is registered in the office of Sub Registrar, Class-II, Nashik-2 dated 19/06/2013 vide registration no. 5669. I

Dinkar K.
ADVOC.
5, Eknath
Adhav



ADVOCATE

Dinkar Keruji Patil

B.A., LL.B

ADVOCATES & NOTARY

Office : 105, Bhagwant Complex, Near Nasik Road Court, Nasikroad.

R/o : 7+8, Haripuja - B, Near Maharaja Bus Stop, Lam Road, VihitGoan Tel & Dist. Nashik - 422101

Mob.: 9422257177

- 9 -

perused and gone through the document Mr. Suresh Wamanrao Gaikwad and Hemantkumar Datta Gaikwad has given consent to the said Sale Deed. And as per the Sale Deed the name of said society is mutated in the record of right to Plot No. 3 to 8 out of sanctioned layout S. No. 61/3 as owner and in possession by M.E. No. 13830 and same is certified by Circle Officer.

Mahalaxmi Dham Co-op. Hsg. Society is a registered society registered under Maharashtra Co-Op. Societies Act bearing Registration No. NSK/NSK/HSG/(TC)/5478/2012 dated 28/12/2012.

The building plan in Plot No. 4+5+6+7 out of S. No. 61/3 is sanctioned and approved by Nashik Municipal Corporation by their Sanction of Building Permit and Commencement Certificate bearing No. LND/BP/C-4/34/549 dated 01/06/2015.

Thereafter Revised Plan has been sanctioned Nashik Municipal Corporation by their order No. LND/BP/C-4/2060/30 dated 10/11/2015. The permission is sanctioned on the strength of DRC No. 458 dated 05/04/2011 and 470.00 Sq. Mtrs. T.D.R area utilized for the same.

Thus from the above discussion and record before me, I am of the opinion that Non Agriculture land bearing 1) **Plot No. 3,**

admeasuring **385.35 Sq. Mtrs.** assessed to Rs. 269-74 Ps. 2) **Plot No. 4**, admeasuring **378.15 Sq. Mtrs.** assessed to Rs. 264-70 Ps. 3) **Plot No. 5**, admeasuring **371.20 Sq. Mtrs.** assessed to Rs. 259-84 Ps., 4) **Plot No. 6**, admeasuring **208.35 Sq. Mtrs.** assessed to Rs. 145-84 Ps., 5) **Plot No. 7**, admeasuring **219. 65 Sq. Mtrs.** assessed to Rs. 153-75 Ps. out of sanctioned layout **S. No. 61/3** situated within limits of Village Dasak and within the limits of Nashik Municipal Corporation owned and possessed by Chairman, Mahalaxmi Dham Co-op. Hsg. Society and the said property is having clear and marketable title.

The report is given by me from the record placed before me.

Date : 24/03/2017

Place : Nashik



D. K. PATIL
ADVOCATE & NOTARY
Dinkar Keruji Patil
ADVOCATE & NOTARY
5, Bhagwant Complex, Near Nashik
Road Court, M. G. Road, Nashik Road