

J.B.GHUMARE, Advocate

Ch. No. 502, Bldg. No. 03,

District Court Compound, Nashik

Dt. 14/08/2017

TITLE & SEARCH REPORT

(TO WHOMSOEVER IT MAY CONCERN)

A] Description of the property:- All that piece & parcel of the landed properties bearing Plot No. 1 & 2 out of G.No. 544 admeasuring 239.06 Sq.Mts. & 248.44 Sq.Mts.(respt.), Plot No. 11, 12, 13, 14 out of G.No. 543+544(P) admeasuring 166.41 Sq.Mts., 168.75 Sq.Mts., 168.75 Sq.Mts., 187.50 Sq.Mts.(respt.) and Plot No. 15, 16, 17,18, 19 out of G.No. 540+541+542+546, admeasuring 175.38 Sq.Mts., 137.25 Sq.Mts.,137.25 Sq.Mts., 137.25 Sq.Mts., 137.25 Sq.Mts.(respt.), being & lying within the village limits of Adgaon, Tal & Dist.Nashik.(Hereinafter referred to as the "said plots")

B] Name of Owner:- Mr.Dineshbhai Mavjibhai Viramgama

C] Documents perused & record inspected:-

- 1)All the relevant 7/12 extracts & mutation entries for the last 30 yrs..
- 2)Index-II record for the last 30 yrs
- 3)N.A. order Dt.22/8/2002 & 3/4/2003
- 4)Lay-Out sanction letters Dt.24/3/2003
- 5)Sale Deeds Dt.10/5/2010, 28/11/2014 & 28/4/2015
- 6)Commencement Certificate Dt. 5/10/2016

D] Brief History & Findings:- After the perusal of all the above listed documents & after the inspection of all abovementioned record, I found that:-

1) The land, originally bearing G.No. 543 & 544 were owned by Baburao Sukdev Dusing, who died on 11/9/1997, hence the names of his legal heirs viz.Bhimabai Baburao Dusing & others were mutated vide M.E.No.3954.

2)The land bearing G.No.544 was owned by Pandurang Narayan Dusing. The said land was divided into two parts as G.No. 544/1 & 544/2 as per the order of Addl. Collector & Comp. Authority, ULC, Nashik bearing No. ULC/C-1/T & D/134/1996 Dt.9/7/1998 as per the Talegaon-Dabhade Pattern Scheme & the name of the Govt. of Maharashtra was mutated on 7/12 extract of G.No. 544/2 vide M.E.No.4208.

3)The charge of loan of Adgaon V.K.S.Society was deleted from 7/12 extract of G.No. 543, 545 & 544/1 vide M.E.No.4247.

4) Some of the area out of the total area of G.No.540, 541, 542 544 & 546 was declared as the excess land as per the provisions of

the ULC Act-1976, hence the remark of Excess Land was made on the 7/12 extracts of the said lands vide M.E.No.4252.

5) The owners of G.No. 541, 544, 543 & 542 viz. Pandurang Narayan Dusing & others executed a development agreement & general power of attorney about the said lands in favour of Mr.Dilipkumar Mohanlal Khivsara & this was recorded on the 7/12 extracts of the said lands vide M.E.No. 4254.

6) The owner of G.No.546 & 547 viz. Pandurang Narayan Dusing executed a development agreement & general power of attorney about the said lands in favour of Mr.Dilipkumar Mohanlal Khivsara & this was recorded on the 7/12 extracts of the said lands vide M.E.No. 4276.

7)The charge of loan of Adgaon V.K.S.Society was deleted from 7/12 extract of G.No. 540 & 546 vide M.E.No.4425.

8) Pandurang Narayan Dusing & others through G.P.A. Holder Dilipkumar Mohanlal Khivsara got sanctioned a lay-out plan on lands bearing G.No. 543 & 544 from Nashik Municipal Corporation vide Letter No. Nagar Rachana Vibhag/Final/157/Panchavati Dt.24/3/2003 & the Collector of Nashik granted a non-agricultural use permission to the said land vide N.A. Order No. Mah/Kaksha-3/BSPK/4/3/2002 Dt. 22/8/2002. As a result of the lay-out, the total area of the said lands was divided into various plots, out of which Plot No. 11, 12, 13 & 14 bearing G.No. 543+544(P) admeasured 166.41 Sq.Mts., 168.75 Sq.Mts., 168.75 Sq.Mts., 187.50 Sq.Mts.(respt.). This change was mutated vide M.E.No. 6381.

9) Pandurang Narayan Dusing & others through G.P.A. Holder Dilipkumar Mohanlal Khivsara got sanctioned a lay-out plan on lands bearing G.No. 540,541(P), 542, 544/1(P), 546 and G.No. 544(P) from Nashik Municipal Corporation vide Letter No. Nagar Rachana Vibhag/Final/158/Panchavati Dt.24/3/2003 & the Collector of Nashik granted a non-agricultural use permission to the said land vide N.A. Order No. Mah/Kaksha-3/BSPK/ 4/02/2002 Dt. 3/4/2003. As a result of the said lay-out, the total area of the said lands was divided into various plots, out of which Plot No. 15, 16, 17, 18 & 19 bearing G.No. 540+541+542+546 admeasured 175.38 Sq.Mts., 137.25 Sq.Mts., 137.25 Sq.Mts., 137.25 Sq.Mts., 137.25 Sq.Mts.(respt.). This change was mutated vide M.E.No. 6382. And the total area of the land bearing G.No. 544(P) was divided into various plots out of which Plot No. 1 & 2 admeasured 239.06 Sq.Mts. & 248.44 Sq.Mts.(respt). This change was mutated vide M.E.No. 6382.

10) One of the co-owners of Plot No. 1 to 10, 10A, 11 to 28 out of G.No.540+541+542+546, Kamlabai Shivram Malode died on 23/3/2008

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Ch. No. 502, Bldg. No. 03,

District Court Compound, Nashik

-3-

hence the names of her legal heirs viz. Ashok Shivram Malode & others were mutated vide M.E.No.10913.

11) One of the co-owners of Plot No. 1 to 10, 10A. 11 to 28 out of G.No.540+541+542+546 and Plot No. 1 & 2 out of G.No. 544(P) Dagubai Gangaram Dusing died on 4/7/2005, hence the names of her legal heirs viz. Sitaram Gangaram Dusing & others were mutated vide M.E.No.11197.

12) The remark of "Talegaon-Dabhade Pattern Scheme" on the 7/12 extract of Plot No. 1 to 30 out of G.No. 540+541+542+546 was deleted vide M.E.No.12311, as per the order of Addl.Collector & Comp. Authority, ULC, Nashik bearing order No. ULC/A-4/1948/33/2201/61 Dt. 20/10/2008.

13) M/S.Guptas, a partnership firm through Partner Mr. Manoj Hariom Gupta purchased Plot No. 1 to 28 out of G.No. 540+541+542+546 and Plot No.1 & 2 out of G.No. 544 and Plot No.1 to 11 out of G.No.553(P) from Tukaram Pandurang Dusing by sale deeds registered with the Joint Sub-Registrar, Class-II,Nashik-2 at Sr.No. 4974 Dt.10/5/2010.This change in ownership of the said plots was mutated vide M.E.No. 12387.

14)One of the co-owners of Plot No. 1 to 14 out of G.No.543+544(P) & Plot No.1 to 7 out of G.No.541(P) & Plot No.1 to 11 out of G.No.533 namely Balwant Sukdev Dusing died on 28/10/2010 hence the names of his legal heirs viz. Bhaskar Balwant Dusing & others were mutated vide M.E.No. 12518.

15)Pandurang Narayan Dusing died on 15/5/2006, hence the names of his legal heirs viz. Tukaram Pandurang Dusing & others were mutated on 7/12 extract of Plot No. 1 to 28 out of G.No. 540+541+542+546 and Plot No. 1 & 2 out of G.No. 544 vide M.E.No.12519.

16) Thereafter, M/S.Guptas, through Partner Mr.Manoj Hariom Gupta purchased Plot No. 1 to 14 out of G.No.543+544(P) from Bhimabai Baburao Dusing & others through G.P.A. Holder Dilipkumar Mohanlal Khivsara by a sale deed registered with Joint Sub-Registrar, Class-II,Nashik-2 at Sr.No.4971 Dt.10/5/2010. This change was mutated vide M.E.No.12651.

17) Thereafter, Mr.Dineshbhai Mayjibhai Viramgama purchased Plot No. 1 & 2 out of G.No.544 from M/S.Guptas, through Partner Mr.Manoj Hariom Gupta, by a sale deed registered with Joint Sub-Registrar,Class-II,Nashik-1 at Sr.No.10346 & 10342 Dt.28/11/2014

Mr.Dineshbhai Mavjibhai Viramgama also purchased Plot No. 15, 16, 17, 18 & 19 out of G.No.540+541+542+546 from M/S.Guptas, through Partner Mr.Manoj Hariom Gupta, by sale deeds registered with Joint Sub-Registrar, Class-II, Nashik-1 at Sr.No.10343, 10344 & 10345 Dt.28/11/2014. This change in ownership of the said plots was mutated vide M.No.19015.

18) Mr.Dineshbhai Mavjibhai Viramgama also purchased Plot No. 11, 12, 13 & 14 out of G.No.543+544(P) from M/S.Guptas, through Partner Mr.Manoj Hariom Gupta, by sale deeds registered with Joint Sub-Registrar, Class-II, Nashik-1 at Sr.No.3831 & 3832 Dt.28/4/2015. This change in ownership of the said plots was mutated vide M.No.19343.

19) Thus, Mr.Dineshbhai Mavjibhai Viramgama become the owner of all the said plots & being owner of all the said plots, he decided to develop the said plots by constructing a building of row-houses on the said plot & accordingly got sanctioned a joint building plan on all the said plots from Nashik Municipal Corporation vide Commencement Certificate No.LND/BP/C-2/418/3841 Dt.5/10/2016.

E) Opinion:- After the perusal of all the abovelisted documents & after the inspection of the Index-II record & after the discussion above, I am of the opinion that Mr.Dineshbhai Mavjibhai Viramgama is the absolute owner of Plot No. 1 & 2 out of G.No. 544 admeasuring 239.06 Sq.Mts. & 248.44 Sq.Mts.(respt.), Plot No. 11, 12, 13, 14 out of G.No. 543+544(P) admeasuring 166.41 Sq.Mts., 168.75 Sq.Mts., 168.75 Sq.Mts., 187.50 Sq.Mts.(respt.) and Plot No. 15, 16, 17, 18 & 19 out of G.No. 540+541+542+546, admeasuring 175.38 Sq.Mts., 137.25 Sq.Mts., 137.25 Sq.Mts., 137.25 Sq.Mts., 137.25 Sq.Mts., 137.25 Sq.Mts.,(respt.), being & lying within the village limits of Adgaon, Tal & Dist.Nashik and that the said owner is having a clear & good marketable title to the said plots, free from all types of encumbrances, whatsoever, subject to the above findings.

Nashik

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