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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10985

दिनांक: 28/07/2017

गावाचे नाव: शिंदे

दस्तऐवजाचा अनुक्रमांक: नसन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. प्रीतम माणिकराव रायजादे

वर्णन मौजे शिंदे गट न. 473/2 सन 1988 ते 2017 एकूण 30 वर्ष शोध करिता.

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

रु. 750.00

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



PRITAM MANIKRAO RAYJADE

B.Com., LLB. **Advocate,**

Maruti Chambers, Chamber No. 15/1,

District Court Campus,

Nashik - 422 002.

Mob. No.- 8087258571, 9175402999

Date : 27/7/2017

TITLE /SEARCH OPINION REPORT

TO WHOM SO EVER IT MAY CONCERN

I) Description of Property :-

ALL THAT, piece and parcel of Non-Agri. land bearing Gat No. 473/2 (previous S. No. 53/3), area admeasuring H.01-18R + P.K. H.00-41R, total area admeasuring H.1-59R, assessed at Rs. 00.51 Ps., situated at **Village - Shinde**, Tal. Dist. Nashik, within the limits of Div. Dist. Nashik, Sub-Div. Taluka Nashik, with all easementary rights together with right of ownership.

II) Name of the Holder/Owner of said property :-

Mr. Girish Sudhakar Thakur

R/o. Village Shinde, Tal. Dist. Nashik.

III) Observations and findings :-

As per the request of Mr. Girish Sudhakar Thakur, R/o.- Village Shinde, Tal. Dist. Nashik. I have investigated the title of abovesaid landed property. For that purpose, I have perused all the concern available Revenue Records (Mutation Entries) and other related documents records and my observations and findings are as under;

M. E. No. 916, dt. 11/9/1943 shows that, the A/c. holder of S. No. 53/3 and 6 other lands Mr. Pilaji Anaji Tungar died on 1/5/1943 at Village Shinde, leaving behind his legal heirs i.e. 1) Ananda and 2) Parasharam - both sons and out of said joint family the name of elder son Ananda Pilaji Tungar was entered into Owner's column of R/R. of said lands.

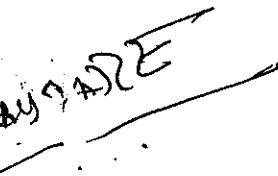
M. E. No. 2939, dt. 19/8/1972 shows that, the Govt. of Maharashtra have implemented the Enforcement Act, 1958 and Indian Coinage Act, in the State and all measurements were change to Decimal System and Hissa Form No. 12 were changed accordingly.

Rs 4000/-
M. E. No. 3186, dt. 25/5/1976 shows that, as Mr. Namdeo Ranu Tungar have made an Affidavit/Declaration of Rs. 4000/- on 13/5/1976 in favour of Shinde V.K.S. Society Ltd. and hence the charge of said society was entered into Other Rights column of R/R. of S. No. 53/3 and 2 other lands.

M. E. No. 1, dt. 31/7/1981 shows that, as per Order No. CON/SR/(Nashik) dt. 19/3/1980 of Dy. Director, Land Records, Mumbai Region, Mumbai together with Gazette dt. 17th July, 1980 of Govt. of Maharashtra, the scheme of Land Amalgamation and Fragmentation Act was implemented in Village Shinde and all the Survey Numbers were changed into Gat Number i.e. Gat No. 1 to 1599 and without the permission of Divisional Commissioner or Collector, no any land will be transferred/alienated or sub-divided, without the compliance of the terms and conditions of the said scheme and necessary effect was given into the Revenue Record.

M. E. No. 936, dt. 14/10/1988 shows that, as Mr. Parashram Pilaji Tungar have repaid the Loan, taken from Shinde V.K.S. Society Ltd., as per their letter dt. 14/10/1988 and hence the charge of said Society was deleted from Other Rights column R/R. of Gat No. 473 and 7 other lands.

M. E. No. 984, dt. 17/11/1988 shows that, Mr. Namdeo Ranu Tungar and 4 others have partitioned their joint land Gat No. 473 between themselves and as per the said partition, land Gat No. 473/2, area 1H. 18R + P.K. 00-41R goes to the share of Vishnu Parashram Tungar and he became absolute owner of said property.

 M. E. No. 990, dt. 26/11/1988 shows that, there was a charge of award of Kashinath Pannalal in Gat No. 473/2 owned by Vishnu Parasharam Tungar, however the said person have repaid the full amount of award and hence the charge of said award was deleted from Other Rights column of R/R. of Gat No. 473 and 9 other lands.

M. E. No. 1016, dt. 11/1/1989 shows that, Mr. Namdeo Ranu Tungar have taken Loan from Shinde V.K.S. Society Ltd. as per their Letter dt. 8/11/1988, however he has repaid the said loan and hence the charge of said Society was deleted from Other Rights column of R/R. of Gat No. 473/2 and 8 other lands.

M. E. No. 1112, dt. 20/8/1989 shows that, Smt. Venubai Parasharam Tungar and 1 other have sold Agri. Land Gat No. 473/2 of Village Shinde to Mrs. Gitanjali Chetan Dhindale on

26/5/1989 and hence the name of said purchaser was entered into Owner's column of R/R. of said land.

M. E. No. 2234, dt. 29/9/1995 shows that, the A/c. holder of land Gat No. 473/2 and 4 other lands are of Scheduled Tribe Community and as per Letter No. Tenancy/Kavi/14/95, dt. 5/1/1995 of Tahasildar Nashik, subject to u/s. 36 & 36A of Land Revenue Act, a remark was made in the Other Rights column as "Land owner is a Adiwasi (Tribal)" of abovesaid lands.

Am 707
M. E. No. 3636, dt. 11/10/2001 shows that, agri. land Gat No. 473/2 and other lands were of Adiwasi (Tribal) and as per Govt. Circular No. Adiwasi/1901/Pr.Kr.744/L-1, dt. 14/8/2001 of Revenue and Forest Dept., Mantralaya, Govt. of Maharashtra, Mumbai together with Order No. Tenancy/Wadi/659/2001, dt. 15/9/2001 of Tahasildar Nashik, a remark was made in the Other Rights column as 'Adiwasi Land' (Tribal) and also remark was made in Red ink as 'Adiwasi' in holder's column of abovesaid lands.

M. E. No. 4294, dt. 21/9/2005 shows that, A/c. holder of Gat No. 473/2 and 473/3, Smt. Gitanjali Chetan Dhindale have amalgamated both the land and she has mortgaged said land with Business Co-op. Bank Ltd. Nashik Road and the charge of said loan was entered into Other Rights column. As she has not repaid the said loan and hence the Asst. Registrar, Co-op. Societies, Nashik Taluka have given the Certificate u/s. 101 in Suit No. 1632 and 5106/03, dt. 28/11/2003 to Special Recovery and Sale Officer vide its Letter No. 168/05-06 dt. 3/5/2005 and as per Order No. Adhi/Abhi/Kavi/332/05, dt. 15/9/2005 of

Tahasildar Nashik, a remark was made in Other Rights column 'to prohibit the transfer of said property' of the abovesaid property.

M. E. No. 4595, dt. 21/5/2007 shows that, Mrs. Gitanjali Chetan Dhindale have purchased land Gat No. 473/2 and 473/3 from Venubai Parasharam Tungar, Sitabai Khandu Arote and Vishnu Parasharam Tungar and Sitabai Khandu Arote respectively by registered Sale Deed and accordingly M. E. No. 1112 and 1113 were made. However the name of Sitabai Khandu Arote was not deleted from the abovesaid both Gat Nos. and hence as per the application of Gitanjali C. Dhindale, the name of Sitabai Khandu Arote was deleted from Other Rights column of R/R. of abovesaid Gat Nos.

Rajyade
M. E. No. 6136, dt. 18/11/2010 shows that, as per Letter No. Bhumapan/Pot Hissa No. 749/2010, dt. 11/5/2010 of Taluka Inspector, Land Records, Nashik and as per Letter No. Adhi/Abhi/Kavi/1299/2010, dt. 15/6/2010 of Tahasildar Nashik, the survey of land Gat No. 473 was made and as per Hissa Form No. 12 received, new Pot Hissas (Sub-Div.) were made and as per the same land Gat No. 473/2, area 1H. 59R + P.K.00-41R goes to the share of Mrs. Gitanjali Chetan Dhindale and effect was given into the Revenue Records.

M. E. No. 8567, dt. 9/12/2014 shows that, Smt. Gitanjali C. Dhindale have sold an area admeasuring 1H. 59R + P.K.00-41R out of Agri. Land Gat No. 473/2 of Village Shinde, Tal. Dist. Nashik to Mr. Girish Sudhakar Thakur by registered Sale Deed (Doc. No. 9737/2014) on 8/12/2014 and the Collector of Nashik have given permission for Non-Agricultural purpose

vide its Order No. Kaksh-4/Tenancy-2/Kavi/965/2014, dt. 13/11/2014, for purchasing the said land and the main terms were entered into Other Rights column of R/R. of and the remark of "Adiwasi (Tribal)" was deleted and the name of abovesaid purchaser is entered into Owner's column of R/R. of said land. M. E. No. 9138 was not made available for my reference and record.

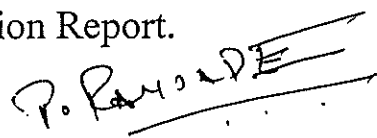
Apart from above observations, I have taken Search in the Index-II Registers kept at the office of Sub Registrar, Nashik-1, for 30 years i.e. from 1988 to 2017 (vide Receipt No. dt. 7/2017) and I have not found any adverse entry affecting the title of Mr. Girish Sudhakar Thakur, over abovesaid Non-Agri. land bearing Gat No. 473/2 (previous S. No. 53/3), area admeasuring H.01-18R + P.K. H.00-41R, total area admeasuring H.1-59R, situated at **Village - Shinde, Tal. Dist. Nashik.**

After perusing all the above said Revenue records other related documents, permissions etc. together with Search taken at the office of Sub-Registrar, Nashik for last 30 years, I am of the legal opinion that, Mr. Girish Sudhakar Thakur as mentioned above is having a clear and marketable title to Non-Agri. land bearing Gat No. 473/2 (previous S. No. 53/3), area admeasuring H.01-18R + P.K. H.00-41R, total area admeasuring H.1-59R, situated at **Village - Shinde, Tal. Dist. Nashik,** and which is free from all encumbrances/ charges.

Hence this Title/Search Opinion Report.

Place : Nashik

Date : 28/7/2016


(PRITAM M. RAYJADE)

ADVOCATE