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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10983

दिनांक: 28/07/2017

गावाचे नाव: शिंदे

दस्तऐवजाचा अनुक्रमांक: नसन 1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. प्रीतम माणिकराव रायजादे

वर्णन मौजे शिंदे गट न. 473/4 सन 1988 ते 2017 एकूण 30 वर्ष शोध करिता.

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00


Sub Registrar Nashik
नाशिक-२

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 : 28/7/2017

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. 473/4 (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.

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. 625, dt. 22/12/1986 is not related with this report and it is about Gat No. 921 and 906.

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. 473/4, area 1H. 76R + P.K. 61-05R goes to the share of Namdeo Ranu 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 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 and 8 other lands.

M. E. No. 2234, dt. 29/9/1995 shows that, the A/c. holder of land Gat No. 473/4 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.

7. Re 4.2 DE
M. E. No. 3636, dt. 11/10/2001 shows that, agri. land Gat No. 473/4 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. 7133, dt. 9/12/2011 shows that, previously Smt. Geetanjali Chetan Dhindale have taken a Loan from Business Co-op. Bank Ltd. Nashik Road Branch upon Gat No. 473/3(2) and 473/4(3) of Village Shinde, but she had not paid the said loan amount and as per the Letter No. 168/05/06, dt. 3/8/2005 of Special Recovery Officer of the Bank, remark was made in the Other Rights column for stay of transfer of the said

property, as per M. E. No. 4294, however as per Letter dt. 9/12/2011 of Special Recovery Officer and Sale Officer of the Business Co-op. Bank Ltd., the abovesaid remark was deleted from Other Rights column of R/R.

M. E. No. 8567, dt. 9/12/2014 shows that, Smt. Gitanjali C. Dhindale have sold an area admeasuring H.01-18R + P.K. 00-41R, out of Agri. Land Gat No. 473/4 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.

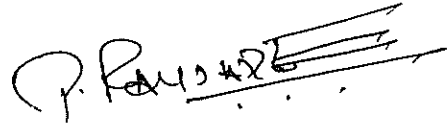
Apart from above observations, I have taken Search in the Index-II Registers kept at the office of Sub Registrar, Nashik-1, for 30 years i.e. from 1988 to 2017 (vide Receipt No. dt. 7/2017) and I have not found any adverse entry affecting the title of Mr. Girish Sudhakar Thakur, over abovesaid Non-Agri. land bearing Gat No. 473/4 (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. 473/4 (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 : 28/7/2017



(PRITAM M. RAYJADE)

ADVOCATE