341/0 **इतर पावती** **Original/Duplicate**

Friday,18 November 2016 11:17 AM

नोंदणी क्रं. :39म

Regn.:39M

अर्ज क्रं ४०५१९९

पावती क्रं.: 12471 दिनांक: 18/11/2016

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: **नसन4-0-2016**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **Adv. R. G. Rasane.**

वर्णन **Mauje Nashik, S. no. 761/6/4/4 to 8, Plot no. 15 to 17, Year-2002 to 2016 Total-15 Years.**

शोध व निरीक्षणे	रु. 1125.00
एकूण:	रु. 1125.00

Joint Sub Registrar Nashik 4
सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

1); देयकाचा प्रकार: By Cash रक्कम: रु 1125/-

OFFICE :
Chamber No.318/1,
Maruti Chamber,
Dist. Court, Nashik - 2,
Mobile : 94222 52939.

R. G. Rasane

ADVOCATE

RESIDENCE :
3/2, Shivmudra Hsg. Soc.,
Behind R.T.O.Office,
Kishor Suryawanshi Marg,
Nashik - 4. Ph.: 2532158.

Date : 19 / 11 / 2016

TITLE SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

Name of the Property Owner :- Jadhav Builders, Through its Prop. Mr. Nitin Laxman Jadhav R/o.Nashik.

Description of the property : Title search report in respect of Plot No. 15 to 17 out of S. No. 761/6/4/4 to 8 total area adm. 910.00 Sq. Mtrs (as per 7/12 extract) situated ate Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, registration and sub registration, which is bonded as per record of rights.

OBSERVATIONS & FINDINGS . :- Jadhav Builders, Through its Prop. Mr. Nitin Laxman Jadhav, approached me, with a request to issue my Title Report in respect of above said property bearing Plot No. 15 to 17 out of S. No. 761/6/4/4 to 8 total area adm. 910.00 Sq. Mtrs (as per 7/12 extract) situated at Nashik. He has produced before me following documents for my perusal and verification.

1) 7/12 Extract.
2) Relevant Mutation Entries.
3) Copy of Sale Deeds dated 30/1/2014.
4) Layout.
5) N. A. Order.
6) Commencement Certificate dated 2/2/2015.

After scrutiny of those documents, I am submitted my title report as under: -

In this regard I have taken search in the office of sub registrar Nashik for last 15 years vide Receipt No. 12471 dated 18/11/2016, some of the record in the said office, found in torned condition. So also as Per available record, I do not find any adverse entry, which affect the title of above said property.

It appears from an extract of record of right that the said property i.e. Survey No. 761/6/4/4 to 8 was originally belonged to Mr. Pandharinath Balu Jagtap & others and accordingly their names were mutated to the 7/12 extract.

M. E. No. 43199 dated 23/11/2000 shows that, The owners have taken loan from Corporation Bank Nashik & Kalika Vividh Karyakari Society, and the charge of said bank & Society was mentioned in other rights column of the said property. Subsequently they have repaid the entire loan amount. Hence as per letter of bank & Society, the charge of above said bank & Society in other rights column has to be deleted.

M. E. No. 46703 dated 22/7/2002 shows that, in respect of said property i.e. S. No. 761/6/4/4 area adm. 2000.00 Sq. Mtrs. of Shri. Pandharinath Balu Jagtap, S. No. 761/6/4/5 area Adm. 1500.00 Sq. Mtrs. of Ranjana Balu Jagtap, S. No. 761/6/4/6 area Adm. 2000.00 Sq. Mtrs. of Thakubai Balu Jagtap, /4/7 area adm. 2000.00 Sq. Mtrs. of Venubai Rambhau Date & S. No. 761/6/4/8 area adm. 2000.00 Sq. Mtrs. of Shri. Sunil Nivrutti Jagatp & others have prepared Lay out plan & it was sanctioned from Nashik Municipal Corporation vide letter-bearing No. Nagar Rachana Vibhag/ Final/B-3/31, dated 22/7/2002. Also obtained N. A. Permission U/s. 44 of MLRC Act from Collector of Nashik vide order No. Mah/Kash-III/NASR/440/2000 dated 1/2/2001. Accordingly the plots were divided as under:-

S. No.	H. No.	Pl. No.	Area
761/6/4/4 to 8	15	15	460.00 Sq. Mtrs.
761/6/4/4 to 8	16	16	225.00 Sq. Mtrs.
761/6/4/4 to 8	17	17	225.00 Sq. Mtrs.

M. E. No. 49573 dated 28/10/2003 shows that, Mr. Sunil Lotan Deore have purchase Plot No. 17 out of S. No. 761/6/4/4 to 8 total area

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adm. 225.00 Sq. Mtrs from Mr. Pandharinath Balu Jagatap & others by way of registered sale deed dated 28/10/2003 for total consideration of Rs.2,81,250/- The said sale deed is registered in the office of Sub Registrar Nashik. As per sale deed the name of purchaser is brought on record of right column.

M. E. No. 68743 dated 3/9/2010 shows that, Mr. Sunil Lotan Deore & Purshottam Lotan Deore have sold Plot No. 17 & 18 out of S. No. 761/6/4/4 to 8 total area adm. 225.00 & 240.00 Sq. Mtrs respectively to Jadhav Builders through its prop. Mr. Nitin Laxman Jadhav by way of registered sale deeds dated 9/8/2010 for total consideration of Rs. 28,00,000/- The said sale deed is registered in the office of Sub Registrar Nashik at Sr. No. 7303/10.

M. E. No. 92806 dated 24/3/2014 shows that, Jadhav Builder through its prop. Mr. Nitin Laxman Jadhav have sold Plot No. 15 & 16 out of S. No. 761/6/4/4 to 8 total area Adm. 460.00 & 225.00 Sq. Mtrs respectively from Mr. Nivrutti Balu Jagatap G.P.A. of Pandharinath Balu Jagatap & others-5 by way of registered sale deeds dated 22/1/2014 & 24/1/2014, The details is as under,

Sr. No.	Registration No. & Date		Consideration	Property Description
1.	1027/2014	24/1/2014	16,00,000	761/6/4/4 to 8 Plot No. 16 area Adm. 225.00
2.	930/2014	22/1/2014	16,00,000	761/6/4/4 to 8 Plot No. 15 (P) area adm. 230.00
3.	1217/2014	30/1/2014	16,00,000	761/6/4/4 to 8 Plot No. 15 (P) area adm. 230.00

Further appears that, Jadhav Builders through its prop. Mr. Nitin Laxman Jadhav have purchase 365.00 Sq. Mtr. T.D.R. by way registered sale deed dated 11/2/2014 From Pancharatna Buildcon Pvt. Ltd. through Mr. Amish Sharad Shah for total consideration of Rs. 5,11,000/- The said sale deed is registered in the office of Sub Registrar Nashik at Sr. No. 1730/2014. Accordingly the said owner Jadhav Builders through its prop. Mr. Nitin Laxman Jadhav have prepared building plan, which is duly sanctioned by Nashik Municipal Corporation, & obtained Necessary Commencement Certificate vide their letter No. LND/BP/ /B3/412/3835/15 dated 2/2/2015.

Opinion-

In consistence with the above observations, I am of the opinion that, the title of the aforesaid property is clear, negotiable and marketable and the owner, Jadhav Builders through its prop. Mr. Nitin Laxman Jadhav has entitled to sell the constructed premises as per sanction Building Plan.

I have issued the said title report on the strength of document, which is produced before me at the time of this report.

Hence this title search report.

Nashik.

Date- 19/11/2016.

R. G. Rasane.

Advocate

R. G. RASNE
Advocate
Cn.No.318/1 Dist. Court, Nashik