539/0 इतर पावती Original/Duplicate

Tuesday,13 June 2017 10:47 AM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 760 दिनांक: 13/06/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन7-0-2017

दस्तऐवजाचा प्रकार :

मादर करणाऱ्याचे नाव: अड. एस.एन. देवकर. रा, नाशिक

वर्णन मौजे पाथर्डी सं.नं. 295/4/25 पैकी प्लॉट नं. 24+25 चा शोध एकुण दोन मीळकती (सन 2005 ते 2017) एकुण 13 वर्षे.

SEARCHFEE रु. 650.00

एकूण: रु. 650.00

Joint S.R. Nashik-7

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

1); देयकाचा प्रकार: By Cash रक्कम: रु 650/-

Shri. Samadhan N. Deokar

Advocate

Add. Office No. A, Meghdoot Shopping Centre, C.B.S. Nashik

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject : All that piece and parcel of property bearing Plot No. 24 adm. 250.00 sq. mtrs. (CTS No. 6151 adm. 256.2 sq.mtrs.) and Plot No. 25 adm. 250.00 sq. mtrs. (CTS No. 6150 adm. 256.2 sq.mtrs.) out of S. No. 295/4/24 and 295/4/25 respectively, situated at Village Pathardi, Taluka & District Nashik, within the limits of Nashik Muncipal Corporation Nashik and the said plots are bounded by its four sides as under ::::

		Plot No. 24	Plot No. 25
East	:	S. No. 315	S. No. 315
West	:	9 mtrs. Colony Rd.	9 mtrs. Colony Rd.
South	:	Plot No. 25	Plot No. 26
North	:	Plot No. 23	Plot No. 24

Name of the Owner : Mr. Vikas Jemini R/o. Nashik.

That aforesaid owner has requested me to investigate into the title of property mentioned in subject, and for that purpose produced before me the following documents ::

1. 7/12 extracts for last 30 years.
2. 6-d mutation entries.
3. Copy of Sale deed dt. 3/6/1971 Sr. No. 1084
4. N.A. Order dt. 8/10/1984.

4. Layout Order dt. 22/1/1997

5. Copy of Transfer Deed dt. 23/11/2006 Sr. No. 7368

6. Copy of Transfer Deed dt. 22/5/2007 Sr. No. 04587

7. Copy of Transfer Deed dt. 26/12/2007 Sr. No. 11947

8. Copy of Transfer Deed dt. 14/6/2010 Sr. No. 5229

9. Commencement Certificate dt. 21/1/2015

So also as per request of the owner, I have caused search in the office of Sub-registrar Nashik 1 and Nashik 2 for the period of 13 years i.e. 2005 to 2017 as per Receipt No. 760 dated : 13/6/2017 and have paid search fee of Rs. 650/-.

Samadhan
Office No.'A', Megdo
C.B.S Nasik

On the basis of above referred documents and subject to search of available record, my observations are as under :

a. It is seen from M. E. No. 2821 dt.21/9/1971 that Tulshidas Govinddas Gujrathi Chairman Pournima Co.op. Hsg. Society Ltd., Reg. No. NSK / HSG / 345, have purchased land S. No. 295/4 from Shri. Tukaram Bhau Jaibhave as per Sale deed dt.3/6/1971, registered in the office of SRO Nashik at Sr. No. 1084/1971.

b. It is seen from M. E. No. 2826 dt. 1/11/1971 that, as per Hissa Form No. 12 issued by TILR Nashik bearing No. 270 dated 18/10/1971, land Gat No. 295 has been divided in four parts viz. Gat No.295/1, Gat No. 295/2, Gat No. 295/3 and Pournima Co.op. Hsg. Soc. Ltd., is owner of Gat No. 295/4 and Gat No. 295/5, therefore these two properties shown to be amalgamated as Gat No. 295/4+5.

c. It is seen from M. E. No. 2827 dt. 1/11/1971 that, amalgamation of Gat No. 295/4 and 295/5 have been carried out into record as per entry no. 2826 and the effect of said amalgamation has been

rejected and separate 7/12 extracts of Gat No. 295/4 and 295/5 have been shown into record in the name of Pournima Co.op. Hsg. Soc. Ltd.,

d. It is seen from M. E. No. 3296 dt. 17/10/1981 that, as per Hissa Form No. 12 of TILR Nashik, accordingly corrections into record have been carried out and land Gat No. 295/4 adm. 2 H. 40 R. shown in the name of Pournima Co. op. Hsg. Society Ltd.,

Deokar
ADVOCATE
...t Shopping Center,

e. It is seen from M. E. No. 3297 dt. 15/10/1981 that, land Gat No. 295/4 purchased by Purninam Co.op. Hsg.Soceity Ltd., Chairman Tulsidas Govinddas Gujrathi, remark to use the land for N.A. within one year or to extend the limit was mentioned, and as per order of Collector Nashik bearing No. TNC / 370 / 74 dt. 29/8/1974, said condition has been cancelled.

f. It is seen from M. E. No. 7355 dt. 30/11/1998 that Collector Nashik have granted N.A. permission to Chairman Pournima Co.op. Hsg. Society Ltd., as per Order No. RB / D III / LNA / SR / 400 / dt. 8/10/1984, so also layout of S. No. 295/4 has been approved by Nashik Muncipal Corporation Nashik as per Letter Javak No. / Nagar Rachana Vibhag / Final / 393 / 4183 dt. 22/1/1997.

g. It is seen from M. E. No. 7373 dt. 21/12/1998 that Pournima Co.op. Hsg. Society Ltd., have submitted application alongwith copy of Resolution No. 9 dt. 9/12/1990 to enter names the persons as a member of said society into record, accordingly name of Shri. Madhukar Baburao Kalanke has been entered into record of Plot No. 24 as a member of said society, and name of Shri. Vasant Nanaji Kulkarni has been entered into record of Plot No. 25.

h. It is seen from M. E. No. 11109 that, Shri. Madhukar Baburao Kalanke Member Pournima Co.op. Hsg. Society Ltd. has sold Plot No. 24 to Shri. Sanjay Padmakar Joshi as per Transfer Deed dt. 23/11/2006, registered in the office of SRO Nashik 5 at Sr. No. 7368/ 2006, accordingly his name has been entered into record.

i. It is seen from M. E. No. 11659 dt. 12/4/2007 that, Shri. Vasant Nanaji Kulkarni died on 9/5/2003 and names of his legal heirs viz: Smt. Malati Vasant Kulkarni, Satish Vasant Kulkarni, Amita Avinash Harsulkar and Madhuri Mangesh Kulkarni were entered into record of rights as a members of said society for Plot No. 25.

Samadhan N
Office No. 'A', Megdoot
C.B.S Nasik

j. It is seen from M. E. No. 11949 that, Smt. Malati Vasant Kulkarni, Satish Vasant Kulkarni, Amita Avinash Harsulkar and Madhuri Mangesh Kulkarni Members Pournima Co.op. Hsg. Society Ltd., have sold Plot No. 25 to Shri. Pandurang Manohar Akolkar as per Transfer Deed dt. 22/5/2007, registered in the office of SRO Nashik 1 at Sr. No. 4587/2007, accordingly his name has been entered into record.

k. It is seen from M. E. No. 12986 that, Shri. Vikas Jemini has purchased Plot No. 25 from Shri. Pandurang Manohar Akolkar Member Pournima Co.op. Hsg. Society Ltd., as per Transfer Deed dated 26/12/2007, registered in the office of SRO Nashik 1 at Sr. No. 11947/ 2007, accordingly his name has been entered into record.

l. It is seen from M. E. No. 16170 that, Shri. Vikas Jemini has purchased Plot No. 24 from Shri. Sanjay Padmakar Joshi Member Pournima Co.op. Hsg. Society Ltd., as per Transfer Deed dt. 14/6/2010,

registered in the office of SRO Nashik 1 at Sr. No. 5229/2010, accordingly his name has been entered into record.

m. It is seen from M. E. No. 21514 dt. 10/5/2013 that, as per Order of Dy. Registrar Co.op. Societies Nashik bearing Javak No. / Vi-1 / Pournima Housing Soc. / C-21 / Registration Cancelled / Order / 2013 dt. 10/5/2013, said society has been de-registered, accordingly name of the society has been deleted from record and names of the members were confirmed as a owners of their respective plots.

n. It is seen from record that Mr. Vikas Jemini have purchased TDR adm. 400.00 sq.mtrs. of DRC No. 697 dt. 24/7/2014 from Chandrakant Sakharam Datir and Bhausaheb Sakharam Datir as per TDR Sale deed dated : 20/8/2014 registered in the office of SRO Nashik 5 at Sr. No. 6590/2014.

o. It is seen from record that Mr. Vikas Jemini have prepared a building plan by utilising 200.00 sq.mtrs. TDR the said building plan has been approved by Nashik Muncipal Corporation Nashik as per Commencement Certificate No. LND / BP / B 5 / 284 / 3686 / 15 dated : 21/1/2015.

o. I have seen the on-line record available on computer system available, and during the course of investigation of available record, no any adverse entry affecting the title of the said plots is found.

OPINION :

On the basis of the referred documents and subject to search of available record, I am of the opinion that, the title of property bearing

Plot No. 24 adm. 250.00 sq. mtrs. (CTS No. 6151 adm. 256.2 sq.mtrs.) and Plot No. 25 adm. 250.00 sq. mtrs. (CTS No. 6150 adm. 256.2 sq.mtrs.) out of S. No. 295/4/24 and 295/4/25 respectively, situated at Village Pathardi, Taluka & District Nashik, within the limits of Nashik Muncipal Corporation Nashik is clear, marketable and free from all encumbrances and Mr. Vikas Jemini is entitled to sell constructed premises to prospective purchaser/s.

Nashik

Dated : 13/6/2017

Advocate
Samadhan D. Deokar
ADVOCATE
Office No. A [illegible] Shopping Center,
[illegible]