श्रीराम सत्यनारायण गौड

बी.कॉम.एल.एल.बी.
ॲडव्होकेट

मोबा. : 9226502021

▪ ऑफिस : बी-३, मेघदुत शॉपिंग सेंटर, सीबीएस समोर, नाशिक. ▪ निवास : घ.नं. ६८४, तेलीगल्ली, रविवार पेठ, नाशिक

Title & Search Report

To,
RAJESH SHANKARRAO KASHMIRE
R/o Damodar Nagar, Hirawadi Road
Panchvati , Nashik

Subject :- Investigate Search & Title of **Plot No.5 adm area 262. 50 Sq.Mtrs. NA Asst Rs. 346. 50 paise out of S.No. 180/ 1 B / 2 C/ 1 +2+ 181/ A/ 1A/ 1/1 +1/ 2 + 181/ A/ 1C/ 5 and Plot No.6 adm area 262. 50 Sq.Mtrs. NA Asst Rs. 346. 50 paise out of S.No. 180/ 1 B / 2 C/ 1 +2+ 181/ A/ 1A/ 1/1 +1/ 2 + 181/ A/ 1C/ 6** situated at village **Nashik** Tal & Dist Nashik within the limits of Nashik Municipal Corporation and within the limits of Sub Registration office Nashik

Sir,

You have approach me and request to investigate search and title of above plots and you have produced before me document as follows-

1) 7/12 extracts since 1985 to 2017
2) 6 D Mutation Entries
3) Photo copy of N.A. order dtd. 14.5.1999
4) Layout sanction letter dtd. 25. 9. 2000
5) NA Tax paid receipt
6) Search Receipt in Sub Registrar Office Nashik
   Receipt No. 8439 and 8440 dtd. 14.6.2017

On verifying the documents produced before me and search taken in Sub Registrar Office Nashik my observation is as follows-

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M.E. No. 11312 dtd. 24.2. 1969 shows that Damu Laxman Kashmire had purchased area 0.3.37 R out of S.No. 181 A / 1 A, 181 A/ 1 C from Damu Mahadu Bankar on 1.8.1968 by way of sale deed . Hence as per ME No. 9542 S.No. 181 / A/ 1 A was divided as follows

S.No.	Area	Asst	Name
181 A / 1 A	3. 21.84	5.84	Original owner
181 A / 1 C	0.3. 37	0.01	Purchaser

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Hence ME was sanctioned accordingly.

ME no. 12378 dt. 19.5. 1971 shows that Weights & Measurement Enforcement Act & Indian Coinage Act was applied to the state of Maharashtra hence measurement system changed into decimal system and ME was sanctioned accordingly.

M.E.No. 19259 shows that in other right column canal society mortgage was released and with that effect ME was sanctioned accordingly.

ME NO. 19314 dtd. 5.9.1982 shows that Mr. Jayant has purchased Plot No. 5 from Damu Mahadu Bankar on 25.3.1982 by way of sale deed for the consideration of Rs. 4000/-. Hence the said proeprty was divided and with that effect ME was sanctioned accordingly.

ME No. 20068 dtd. 4.8.1983 shows that Damu Laxman Kashmire died on 6.12.1982 . As per his Will deed dtd. 12.10.1982 the

name of legal heir son 1) Eknath Damu Kashmire 2) Shankar Damu Kashmire were mutated as per Will and Probate . And ME was sanctioned accordingly.

M.E. No. 25655 dtd. 25. 5. 1989 shows that S.No.181 A/ 1 C was owned by Damu Laxman Kashmire . He died hence ME

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No. 20068 was mutated . But in the said mutaiton entry the S.No. 181/ A/ 1 C was not mentioned . Damu Laxman Kashmire died on 6.12. 1982 hence as per Will Deed and Probate issued by the Court the names of 1) Eknath Damu Kashmire 2) Shankar Damu Kashmire were muated as owners and M.E. was sanctioned accordingly.

M.E. No. 27045 dtd. 12. 7.1990 shows that joint owner Mr. Eknath Damodhar Kashmire died on 14.6.1990 leaving behind his legal heirs

1)	Vacchlabai Eknath Kashmire	wife
2)	Vijay Eknath Kashmire	son
3)	Ramdas Eknath Kashmire	son
4)	Alka Bhimrao Vidhate -	daughter
5)	Surekha Ramdas Kathe-	daughter
6)	Sindhubai Balasaheb Bhandure	daughter

Hence name of legal heirs brought on record and ME was sanctioned accordingly.

M.E.No. 28917 dtd. shows that Shankar Damodar Kashmire and other has partitioned the said properties between them. Hence as per partition,

S.No.	H.No.	Area H R	Asst Rs Ps	Name
180/ 1B+2 C	1	0.51	1.31	Shankar Damodar Kashmire
		+ 0.26 PK	0.68	
395/ 3 A	1	0.12	0.60	
181/ A/ 1A/ 1	1	0.40	1.80	

180/ 1B+2 C	2	0.51 + 0.26 PK	1.32	1 Vijay Eknath Kashmire 2 Ramdas Eknath Kashmire
395/ 3 A	2	0.08	0.40	
395/ 11 part	2	0. 04	0.22	
181 A/ 1A/ 1	2	0.40	1.80	
181 A/ 1A/ 1	3	0.06	0.37	1) Balu Damu Bankar 2) Satyabhama Damu 3) Kasturabai Dattu Mali 4) Shakuntala baburao Kashmire 5) Kusum Vishnu Vidhate 6) Suman Sampat Tidke 7) Manda Damu Bankar 8) Sita & Gita Damu Bankar minor thorugh guardian Balu Damu

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Hence effect was taken and ME was sanctioned .

ME NO. 32936 dtd. 19.5. 1995 shows that S.No.180/ 1 B+2 C/ 1 was owned by Shankar Damodar Kashmire . He has submitted the application that the names of

1) Rajesh Shankarrao Kashmire -son
2) Shaila Gopinath Khode- daughter
3) Anusaya Ramnath Wagh - daughter
4) Tarabai Vishnu Khode- sister

were mutated as a joint owner . And ME was sanctioend accordingly.

M E No. 32937 dtd. 19.5. 1995 shows that S.No. 180/ 1 B +2 C/ 2 was owned by Vijay and Ramdas Eknath Kashmire . They had submitted the application to mutate the names of 1) Smt. Vatsalabai Eknath Kashmire - mother 2) Sindhubai Balasaheb bhandure - sister were mutated as a joint owner . And ME was sanctioend accordingly.

ME No. 37545 dtd. 16. 2. 1998 Shankar Damodar Kashmire and other has repaid the loan of 1) Sangli Bank branch Panchvati 2) The United Western Bank Ltd. hence as per letter of said banks the charge of loan was deleted from other right column and ME was sanctioned accordingly.

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ME No. 41903 dt. 5.5.2000 shows that Shankar Damodar Kashmire and other has prepared layout plan of S.No. 180/ 1 B/ 2 C/1 area 7700 Sq.Mtrs, S.No. 180/ 1 B/ 2 C /2 area 7700 Sq.Mtrs. S.No. 181/ A/ 1A / 1/ 1 area 4000 Sq.Mtrs. S.No. 181/ A/ 1A / 1/ 2 area 4000 Sq.Mtrs. S.No. 181/ A/ 1C area 374. 45 Sq.Mtrs. total area 23774. 45 Sq.Mtrs. which is sanctioned by Nashik Municipal Corporation Nashik vide letter No. LND / WS/ 13 DTD. 26.11.1999 . And Additional Tahsildar Nashik has sanctioned Non Agriculture permission vide No. NA/ SR/ 178/ 99 dtd. 3.5.2000 . Hence plot No. 1 to 62 were prepared and as per partition dtd. 3.5.1999 the plots were distributed . Plot NO. 5 and 6 adm area 264. 60 Sq.Mtrs.each was shown in the name of Rajesh Shankarrao Kashmire .

M.E. No. 43030 dt. 25. 10. 2000 shows that Vijay Eknath Kashmire and other has prepared revised layout plan which is sanctioned by Nashik

Municipal Corporation Nashik vide letter No. Nagar rachna/ Antim/ 70 (Panchvati) dtd. 25. 9. 2000 . Hence as per revised layout plan the area of plots were corrected . The area of Plot No. 5 - 264. 60 Sq.Mtrs changed as 262. 50 and area of Plot No. 5 264. 60 Sq.Mtrs changed as 262. 50 Sq.Mtrs. and ME was sanctioned accordingly. Rajesh Shankarrao Kashmire is the absolute owner of Plot No. 5 and Plot No. 6.

Search :- I have taken search in the office of Sub Registrar Nashik for last 30 years . And I have also taken on line search . But I have not found any adverse entry affecting the title of said property. I have paid search fee Rs. 750 each vide Receipt No. 8439 and 8440 dtd. 14. 6. 2017 .

Opinion

After perusal of revenue record and document produced before me I am of the opinion that **Plot No.5 adm area 262. 50 Sq.Mtrs. NA Asst Rs. 346. 50 paise out of S.No. 180/ 1 B / 2 C/ 1 +2+ 181/ A/ 1A/ 1/1 +1/ 2 + 181/ A/ 1C/ 5and Plot No.6 adm area 262. 50 Sq.Mtrs. NA Asst Rs. 346. 50 paise out of S.No. 180/ 1 B / 2 C/ 1 +2+ 181/ A/ 1A/ 1/1 +1/ 2 + 181/ A/ 1C/ 6** situated at village **Nashik** Tal & Dist Nashik within the limits of Nashik Municipal Corporation and within the limits of Sub Registration office Nashik which is owned by **Mr. Rajesh Shankarrao Kashmire** has clear and marketable title, free from all encumbrances.

Nashik
Date :- 14.6.2017

Advocate
SHRIRAM S. GOUD
B. Com. LL. B.
ADVOCATE