J.B.GHUMARE, Advocate
Ch. No. 502, Bldg. No. 03,
District Court Compound, Nashik

Dt. 03/07/2017

TITLE & SEARCH REPORT

(TO WHOMSOEVER IT MAY CONCERN)

A] Description of the property:- All that piece & parcel of the landed property bearing Plot No. 5 out of S.No. 267/1/1/2/5, admeasuring 602.06 Sq.Mts., situated, being & lying at Nashik, Tal & Dist.Nashik.(Hereinafter referred to as the "said plot")

B] Name of Owner:- Shri. Arun Pundlikrao Nikam

C] Documents perused & record inspected:-

1)All the relevant 7/12 extracts & mutation entries for the last 30 yrs.
2)Index-II record for the last 30 years
3)N.A. order Dt. 26/6/2001
4)Lay-Out sanction Dt. 13/11/2001
5)Sale Deed Dt. 12/07/1994

D] Brief History & Findings:- After the perusal of all the abovelisted documents & after the inspection of all abovementioned record, I found that:-

1) The land, originally bearing S.No. 267 was owned by Shankar Hari Zurde & others. The name of Shankar Mothahari Zurde & others were mutated vide M.E.No.18892.

2)Thereafter,Shankar Laxman Zurde died on 23/5/1985 hence the names of his legal heirs viz. Rajaram Shankar Zurde & others were mutated vide M.E.No22711.

3)Thereafter, the said land was divided into two parts as S.No.267/1 & 267/2 & the name of Aurangabad Gruhnirman & kshetra Vikas Mandal was mutated on the part S.No. 267/2 which admeasured 72806.72 Sq.Mts. And the part bearing S.No. 267/1 remained on the name of Mothahari Laxman Zurde & others. This change was mutated vide M.E.No.23764.

4) An area of 00H-21R out of the total area of the said land was transferred to canal & this change was mutated vide M.E.No.27773.

5) An area of 9715.00 Sq.Mts. was converted from new tenure to old tenure for residential non agricultural use purpose as per the order of SDO, Nashik bearing No. Tenancy/SR/21/1980 Dt. 15/5/1990. This change was mutated vide M.E.No.28062.

6) The owners of the said land got sanctioned a lay-out on 8075.00 Sq.Mts. area out of the total area of the said land from Nashik Municipal Corporation vide letter No.Land/WS/27/766

Dt.29/4/1991. This change was mutated vide M.E.No.28791.

7) The remark of 'Niyantrit Satta Prakar' was deleted from the 7/12 extract of the said land as per the order of SDO, Nashik bearing No.149/93 Dt.16/9/1993. This change was mutated vide M.E.No. 31028.

8) Lahanhari Laxman Zurde died on 22/10/1988, hence the names of his legal heirs viz. Vitthal Hari Zurde & others were mutated vide M.E.No.31693.

9) Thereafter Mothahari Laxman Zurde & others got sanctioned a lay-out plan on the said land from Nashik Municipal Corporation vide letter No. LND/WE/154 Dt.2/12/1992. The Collector of Nashik granted a non-agricultural use permission to the said land vide N.A. Order No. Mah/Kaksha-3/BSPK/45/2001 Dt.26/6/2001. As a result of the said lay-out the area of the said land was divided into various plots, out of which Plot No. 5 bearing S.No.267/1/1/2 admeasured 607.50 Sq.Mts.(hereinafter referred to as 'the said plot').This change was mutated vide M.E.No. 44466.

10) Thereafter, Shri.Arun Pundlikrao Nikam purchased the said plot from Mothahari Laxman Zurde & others through G.P.A. Holder Shri. Bhaskar Laxman Jadhav by a sale deed registered with the Sub-registrar, Nashik-1 at Sr.No.2951 Dt.12/7/1994. Accordingly the name of Shri.Arun Pundlikrao Nikam was mutated vide M.E.No.45969.

11) Thereafter, the lay-out of the said land was finally sanctioned by the Nashik Municipal Corporation vide letter No. Nagar Rachana Vibhag/Final/1/Panchavati Dt.3/4/2001. As aresult of the said final lay-out, the area of the said plot changed from 607.50 Sq.Mts. to 602.06 Sq.Mts.Accordingly, Mothahari Laxman Zurde & others through G.P.A. Holder Shri.Bhaskar Laxman Jadhav execited a Correction deed in favour of Shri.Arun Pundlikrao Nikam which is registered with the Sub- Registrar, Nashik-1 at Sr.No.15535 Dt.13/11/2001.

E) Opinion:- After the perusal of all the abovelisted documents & after the inspection of the relevant record & after the discussion above, I am of the opinion that Shri.Arun Pundlikrao Nikam is the the absolute owner of Plot No.5 out of S.No.267/1/1/2,admeasuring 602.06 Sq.Mts., situated,being & lying at Nashik,Tal & Dist.Nashik & that the said owner is having a clear & good marketable title to the said plot, free from all types of encumbrances,whatsoever,subject to findings written hereinabove.

Nashik Dt. 03/07/2017

J.B.GHUMARE
ADVOCATE

J. B. GHUMARE
ADVOCATE
Chamber No.502, Building No.3,
District Court Compound, Nashik

341/0

इतर
पावती

Original/Duplicate

Thursday,03 August 2017
3:14 PM

नोंदणी क्रं. :39म

Regn.:39M

अर्ज क्रं.23974७

पावती क्रं.: 7961 दिनांक: 03/08/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: **नसन4-0-2017**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **Adv. J. B. Ghumre.**

वर्णन **Maufe Nashik S. no. 267/1/1/2/5, Plot no. 5, Year-1988 to 2017 Total-30 Years.**

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

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

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