



Adv. Sunil S. Dhangar

B.A. LL.B.

Advocate & Notary

**8, Anant Gaurav Chember, Above Akola Urban Co-Op. Bank,
Near Mehar Signal, Nashik. Ph.: 232017**

Ref. No. :

Date : 4 / 7 / 2017

**TITLE SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN**

Subject : Title Report with respect to property S. No. 158/3/3 adm. 500.00 sq.mtrs. N.A. assessment Rs. 240.00 Ps., situated at Nashik, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik, and the said property is bounded by its four sides as under ::

East	:	Adj. S.No. 158/1
West	:	Adj. S.No. 158/2+3
South	:	Adj. S. No. 158/1
North	:	9 mtrs. Road

Name of Owner/Builder : Ravi Raj Buildcon, through partners

1. Shri. Vicky Babubhai Patel
2. Shri. Priyank Nitin Patel
3. Shri. Hiren Kantibhai Patel
4. Shri. Girishkumar Tribhovandas Patel.

That the aforesaid owner have approached me and requested to issue title report with respect to the property mentioned in subject and for that purpose, placed before me the relevant revenue record viz.

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b. It is seen from M. E. No. 24456 dt. 26/4/1988 that, Shri. Bhagwan Mahadeo Pethkar, Padmakar Ramchandra Pethkar and Shrinivas Pandit Dharmadhikari have purchased area adm. 00 H. 60 R. out of land S. No. 158/1, therefore land has been divided and S. No. 158/3 adm. 00. 60 R. shown in the names of purchasers, while S. No. 158/1 adm. 7 H. 42 R. shown in the names of land owners.

c. It is seen from M. E. No. 26865 dt. 29/5/1990 that, Shri. Bhagwan Mahadeo Pathkar and Shrinivas Pandit Dharmadhikari have released their property adm. 00.20 R. each in favour of their daughters Ku. Anupama Bhagwan Pethkar and Ku. Darshana Shrinivas Dharmadhikar, accordingly their names have been deleted and names of Ku. Anupama Bhagwan Pethkar and Ku. Darshana Shrinivas Dharmadhikar have been entered into record of rights alongwith name of Padmakar Ramchandra Pethkar.

d. It is seen from M. E. No. 28271 dt. 26/7/1991 that, Sau. Aparna Arun Mahajani, Arun Madhav Mahajani have purchased area adm. 00 H. 2.50 R. each i.e. 00 H. 7.50 R. out of S. No. 158/3p from Padmakar Pethkar, Anupama Pethkar, Darshana Dharmadhikari as per three different Sale deeds dt. 11/10/1990, accordingly their names have been entered into record of rights for area purchased by them.

e. It is seen from M. E. No. 28354 dt. 23/8/1991 that, Shri. Narayan Ramchadnra Dalal has purchased area adm. 00 H. 02.50 R. from Padmakar Ramchandra Pethkar etc. as per Sale deed dt. 15/10/1990, accordingly his name has been entered into record.

f. It is seen from M. E. No. 28408 dt. 4/9/1991 that, Gitabai Amruta Gaikwad have purchased area adm. 00 H. 2.50 R. out of S. No. 158/3p from Padmakar Pethkar, Anupama Pethkar and Darshana Dharmadhikari as per Sale deed dt. 15/10/1990, accordingly her name have been entered into record of rights for area purchased by her.

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Shriniwas Dharmadhikari have sold 7 part portions adm. 00 H. 2.50 R. each to different purchasers as per sale deed dt. 15/10/1990, accordingly names of Chaya Niranjan Salunke, Suresh Kashinath Thuse, Manoj Narayan Dalal, Vishnu Gopal Fadanvis, Asavari Vishnu Fadanvis, Narayan Ramchandra Dalal, Vinayak Mallikarjun Gavkar and Meera Mukund Chindhe have been entered into record of rights.

k. It is seen from M. E. No. 34415 dt. 27/5/1996 that, Padmakar Ramchandra Pethkar, Anupama Bhagwan Pethkar and Darshana Shriniwas Dharmadhikari have sold 10 part portions adm. 00 H. 2.50 R. each to different purchasers as per sale deed dt. 11/10/1990, accordingly names of Jaykrushna Chandratre, Ragini Vibhute, Shashikant Pandit, Indrayani Vibhute, Shamlal Chandratre, Jayant Manolkar, Shrikant Raghunath Rao, Bhaskar Manolkar, Mangala Manolkar and Suresh Kashinath Thuse have been entered into record of rights.

l. It is seen from M. E. No. 34701 dt. 22/7/1996 that, Vinayak Mallikarjun Gavkar have purchased part portion adm. 2.50 R. from Padmakar Pethkar, Anupama Pethkar and Darshana Dharmadhikari as per Sale deed dt. 15/10/1990.

m. It is seen from M. E. No. 35749 dt. 17/3/1997 that, Vishnu Gopalrao Fadanvis and Asavari Vishnu Fadanvis have purchased part portion adm. 2.50 R. from Padmakar Ramchandra Pethkar and Anupaga Bhagwan Pethkar as per Sale deed dt. 15/10/1990.

n. It is seen from M. E. No. 50996 dt. 29/5/2004 that, Mangala Bhalchandra Manolkar died on 19/5/2004 and names of her legal heirs

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u. It is seen from M. E. No. 78226 dt. 2/2/2012 that, Koushik Sundardas Ved have taken N.A. permission for area adm. 429.00 sq.mtrs. from Collector Nashik as per Order No. Mah/Kaksha 3/4/ Bi.She.Pa.Kra./402 / 2011 dt. 1/2/2012, accordingly remark of N.A. has been taken in other rights column.

v. It is seen from M. E. No. 78434 dt. 24/2/2012 that, as per application of KoushikVed and Dhananjay Vibhandik alongwtih copy of approved building plan and N.A.Order land S. No. 158/3 has been divided in three parts viz. S.No. 158/3/1 shown in the name of remaining owners, S. No. 158/3/2 adm. 250.00 sq.mtrs. shown in the name of Dhananjay Gokulsheth Vibhandik and S. No. 158/3/3 adm. 500.00 sq.mtrs. shown in the name of Koushik Sundardas Ved.

w. It is seen from M. E. No. 78881 dt. 31/3/2012 that R. K. Buildcon partner Rajesh Eknath Khandve and Ravindra Kashinath Kulkarni have purchased S. No. 158/3/3 adm. 500.00 sq.mtrs. from Koushik Sundardas Ved as per Sale deed dated : 28/2/2012 registered in the office of SRO Nashik 3 at Sr. No. 2088/2012.

x. It is seen from M. E. No. 94079 dt. 17/7/2014 that R. K. Buildcon partner Rajesh Eknath Khandve and Ravindra Kashinath Kulkarni have sold S. No. 158/3/3 adm. 500.00 sq.mtrs. to Ravi Raj Buildcon Partners Vicky Babubhai Patel etc. as per Sale deed dt. 15/7/ 2014 registered in the office of SRO Nashik 1 at Sr. No. 6323/2014, accordingly name of present owner has been entered into record of rights.

I have seen copy of said sale deed Sr. No. 6323/2014, it is mentioned in the said document that, area adm. 429.00 sq.mtrs. is converted into N.A. use and remaining area adm. 71.00 sq.mtrs. is reserved for Road and rights of FSI of that area has also been given to Ravi Raj Buildcon.

