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इतर पावती

Original/Duplicate

Tuesday, 16 May 2017 4:01 PM

नोंदणी क्र.: 39म

Regn.: 39M

अज. क्र. 9808/196

पावती क्र.: 4728

दिनांक: 16/05/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन4-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: Adv. M. M. Chavan.

वर्णन: Mauje Gangapur, S. no. 76/1+2, Plot no. 15 & 16, Year-2003 to 2017 Total-15 Years.

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Nashik 4
सह. मुख्य निबंधक वर्ग-२

नाशिक-४.

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

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इतर पावती

Original/Duplicate

Friday, 02 June 2017 2:16 PM

नोंदणी क्र. :39म

Regn.:39M

म.प्र. ३५८५/१७

पावती क्र.: 5343

दिनांक: 02/06/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन4-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: Adv. M. M. Chavan.

वर्णन Mauje Gangapur, S. no. 76/1+2, Plot no. 15 & 16, Year-1988 to 2002 Total-15 Years.

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

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

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

नाशिक-४.



Manoj Murlidhar Chavan

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ADVOCATE

■ OFFICE : C/o. Chamber No. 309, Building No.1, Maruti Chambers, District Court, Nashik-422 002. Cell : 9960634501, 9028680501
■ RESI. : N-31/H-1/10/14, Datta Chowk, Opp. Santoshi Mata Temple, Cidco, New Nashik-422 009. ■ E-mail : manojchavan.1440@yahoo.com

Date :

Date-13/06/2017

// SHRI SWAMI SAMARTH //

TITLE / SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

(I) Description of properties :-

ALL THAT piece and parcel of "Non-Agricultural/Residential" belowmentioned plot properties, from & out of sanctioned layout of **S.No.-76/1+2**, situated at : **GANGAPUR**, within the limits of Municipal Corporation, Regn. & Sub-Regn., Tal. & Dist. Nashik and the details are as under :-

<u>Plot Nos.</u>	<u>Area</u> <u>(Sq.mtrs.)</u>	<u>Assessment</u> <u>(Rs.-Ps.)</u>
15	322.50	328.95
16	322.50	328.95

Total area 645.00 Sq.mtrs. & the said plots are jointly bounded as under-

<u>On or towards</u>	<u>By</u>
East	: Adj. S. No. 75
West	: 9.00 mtrs. wide Colony Road
South	: Plot No.-17
North	: Plot No.-14

All the said plot properties, together with existing rights of easements, access, ways, common roads, open spaces with right of ownership.

(II) Name of the Owners/Holders of said properties :-

- 1) Mrs. Shobhana Nanasaheb Patil
 - 2) Mrs. Sunanda Dadabhau Jadhav
- Both R/o.: Nashik.

(III) Name of the G.P.A. Holder/Developer of said properties :-

Shree Venkatesh Developers, Partnership Firm,
Through its Partners -

- 1) Mr. Suresh Gajanan Shirore
 - 2) Mr. Laxmikant Bhaskar Kothawade
- Both R/o.: Nashik

Manoj Chavan

(IV) Documents produced before me for inspection : -

- 01) Relevant 7/12 Extracts for last 15 years
- 02) Relevant Mutation Entries
- 03) Xerox copies of Development Agreement & General Power of Attorney, dtd. 5/05/2014
- 04) Xerox copies of Development Agreement & General Power of Attorney, dtd. 25/01/2017
- 05) Copy of Commencement Certificate, dtd. 27/01/2017
- 06) Copy of Building Plan
- 07) Xerox copy of Agreement, dtd. 5/05/2017
- 08) Xerox copy Supplementary Agreement of Development Agreement, dtd. 5/05/2017
- 09) Copy of Search Receipt, dtd. 16/05/2017 & 02/06/2017
- 10) Other Related Papers

(V) Observations & findings : -

As per the request of Mr. Suresh Gajanan Shirore & one other, partners of Shree Venkatesh Developers, I have verified into the title of abovesaid plot properties. For that purpose, I have perused the necessary abovesaid available revenue records and my observations & findings are as under : -

(01) M.E.No.2005, dtd.20/01/1981 shows that, land owner, Mr. Gulamgaus Fakirasaheb Kokani has sold out an area 1H.66 Are for consideration of Rs.47,500/- & an area 1H.66 Are for consideration of Rs.47,500/- from & out of S.No.76P. to Mr. Shivaji Daulat Patil & 6 others by way of Sale Deed on 26/06/1980. By virtue of said document, hissas were made which are as under : -

S.No.	Area (H.R.)	Assessment (Rs.-Ps.)	Name of Possessors
76/1	1.66 0.02	5.63	Shivaji Daulat Patil & 5 others
76/2	1.66	5.62	Shivaji Daulat Patil & 7 others

Hence, the said effect of said sale transaction was made into the records of abovesaid area of land.

मनोज मुसली
३०९/१, मासुकी बेंग
नाशिक-४२३ ००३.



Date :

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(02) M. E. No. 2043, dtd.7/07/1981 shows that, the land owners, Mr. Shivaji Daulat Patil & others have prepared a layout plan of S.No.-76/1+2 & after its submission, the same was approved & sanctioned by Asst. Director of Town Planning, Nashik vide its Letter No.-RP/Gangapur/1323, dtd.24/04/1981. Also the Collector of Nashik has granted N. A. use Permission for said land vide its Order No.- RB/Desk-III/LNA/SR/1217/81, dtd. 4/05/1981 & No.-252/81, dtd. 24/06/1981. By virtue of those permissions, the said land was led into various plots including abovesaid Plot Nos.-15 & 16 & the said plot properties were shown in the name of abovesaid land owners.

(03) M.E.No.2268, dtd.5/09/1982 shows that, said Mr. Shivaji Daulat Patil & others have sold out abovesaid N. A. Plot No.-16, total area 322.50 Sq. mtrs. from & out of abovesaid survey number to Mrs. Sunanda Dadabhau Jadhav by way of Regd. Sale-Deed on 23/12/1981. The said Sale-Deed is duly registered at the Office of Sub-Registrar, Nashik at Sr.No.-6032/1981 on same date. By virtue of abovesaid Regd. Sale-Deed, the name of said Purchaser is entered into Owner's column of R/R. of said plot of land.

(04) M.E.No.6830, dtd.1/02/1999 shows that, said Mr. Dadabhau Kashiram Jadhav have sold out abovesaid N. A. Plot No.-15, total area 322.50 Sq. mtrs. from & out of abovesaid survey number to Mrs. Shobhana Nanasaheb Patil by way of Regd. Sale-Deed on 4/03/1998. The said Sale-Deed is duly registered at the Office of Sub-Registrar, Nashik-2 at Sr.No.-1581/1998 on same date. By virtue of abovesaid Regd. Sale-Deed, the name of said Purchaser is entered into Owner's column of R/R. of said plot of land.

(05) M.E.No.15666, dtd.15/07/2014 shows that, said Mrs. Sunanda Dadabhau Jadhav have entered into a Regd. Development Agreement & General Power of Attorney in favour of Shree Venkatesh Developers, through its Partner Mr. Suresh Gajanan Shirore & Mr. Laxmikant Bhaskar Kothawade, for the development & disposal of abovesaid N. A. Plot No.-16, total area 322.50 Sq. mtrs., from & out of S.No.-76/1+2, situated at Village : Gangapur on 5/05/2014. Both documents are duly registered at the office of Joint Sub-Registrar, Class-II, Nashik-4 at Sr.

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Nos.-4815/2014 & 4816/2014 respectively on same date. The developers have agreed to given consideration of development agreement in kind i.e. constructed properties to land owner. By virtue of said Regd. Development Agreement & General Power of Attorney, Shree Venkatesh Developers, through its Partner Mr. Suresh Gajanan Shirore & Mr. Laxmikant Bhaskar Kothawade have acquired the development rights, for the development & disposal of abovesaid plot of land, through abovesaid land owner & the names of said developers is entered into other right's column of R/R. of said plot of land.

(06) Record further shows that, Mr. Akash Chandrakant Khode & others have sold T.D.R. right of 129.00 Sq. mtrs. out of S.No.-32/9-A of Chehedi, under Certificate No.-719 of "D Zone" to Shree Venkatesh Developers, through its Partners Mr. Suresh Gajanan Shirore & Mr. Laxmikant Bhaskar Kothawade by way of Regd. T.D.R. Sale-Deed on 24/11/2015. The said T.D.R. Sale-Deed is duly registered at the Office of Joint Sub-Registrar, Class-II, Nashik-3 at Sr.No.-7216/2015 on same date. Also Mr. Tukaram Damu Navale & others have sold T.D.R. right of 129.00 Sq. mtrs. out of S.No.-314/1B/45, Plot No.-45 of Pathardi, under Certificate No.661 of "D Zone" to Shree Venkatesh Developers, through its Partner Mr. Suresh Gajanan Shirore by way of Regd. T.D.R. Sale-Deed on 28/12/2016. The said T.D.R. Sale-Deed is duly registered at the Office of Joint Sub-Registrar, Class-II, Nashik-5 at Sr.No.-7576/2016 on same date. Thus, By virtue of said Regd. T.D.R. Sale-Deeds, the purchasers have acquired total T.D.R. area rights for the abovesaid areas as mentioned hereinabove.

(07) Record further shows that, said Mrs. Shobhana Nanasaheb Patil have entered into a Regd. Development Agreement & General Power of Attorney in favour of Shree Venkatesh Developers, through its Partner Mr. Suresh Gajanan Shirore & Mr. Laxmikant Bhaskar Kothawade, for the development & disposal of abovesaid N. A. Plot No.-15, total area 322.50 Sq. mtrs., from & out of S.No.-76/1+2, situated at Village : Gangapur on 25/01/2017. Both documents are duly registered at the office of Joint Sub-Registrar, Class-II, Nashik-4 at Sr. Nos.- 490/2017 & 491/2017 respectively on same date. The developers have agreed to given consideration of development agreement in kind i.e. constructed

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Date :

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Date-13/06/2017

properties to land owner. By virtue of said Regd. Development Agreement & General Power of Attorney, Shree Venkatesh Developers, through its Partner Mr. Suresh Gajanan Shirore & Mr. Laxmikant Bhaskar Kothawade have acquired the development rights, for the development & disposal of abovesaid plot of land, through abovesaid land owner.

(08) Record further shows that, said Shree Venkatesh Developers, through its Partners Mr. Suresh Gajanan Shirore & one other are desirous to carry out building construction work over abovesaid N.A. Plot Nos.- 15 & 16 & hence, they have prepared a Building Plan & after its submission, the same is approved & sanctioned by Executive Engineer (Town Planning), Nashik Municipal Corporation, Nashik & have issued necessary "Building Permit & Commencement Certificate" No.-LND/BP/B-1/511/6069, dtd. 27/01/2017 & the construction of building work is in progress in the name of "Tirumala Glory".

(09) Record further shows that, Shree Venkatesh Developers through partners have taking approval of building plan from Nashik Municipal Corporation & the combine building plan of Plot Nos. 15 & 16 is approved, thereafter, the consideration in kind which is mentioned in Regd. Development Agreement, dtd. 5/05/2014 is changed. For that purpose, Mrs. Sunanda Dadabhau Jadhav have made & executed Supplementary Agreement of Regd. Development Agreement, dtd. 5/05/2014 in respect of Plot No.-16 in favour of Shree Venkatesh Developers, through its Partner Mr. Suresh Gajanan Shirore & Mr. Laxmikant Bhaskar Kothawade. The said document is duly registered at the office of Joint Sub-Registrar, Class-II, Nashik-4 at Sr.No.-3017/2017 on dtd. 5/05/2017. By virtue of said Regd. Supplementary Agreement, both parties are confirmed the consideration of Development Agreement dtd 5/05/2014.

(10) It further appears from the record that, said Mrs. Shobhana Nanasaheb Patil & one other, through their G.P.A. Holder Shree Venkatesh Developers, through its Partners Mr. Laxmikant Bhaskar Kothawade & Mr. Suresh Gajanan Shirore have entered into Regd. Agreement of Flat No.-8, carpet area 57.68 Sq. mtrs., Flat No.- 9, carpet

area 61.62 Sq. mtrs., Flat No.- 10, carpet area 82.86 Sq. mtrs. & Flat No. - 11, carpet area 34.54 Sq. mtrs. on Third Floor, in the building known as "Tirumala Glory" constructed upon abovesaid plot properties with purchasers, Mr.Rahul Sharad Sonje & Mrs. Suvarna Rahul Sonje for total consideration amount of Rs.96,86,000/- & have accepted part consideration amount of Rs.19,50,000/- only. The said document is duly registered at the Office Joint Sub-Registrar, Class II, Nashik-4 at Sr.No.- 3016/2017 on 5/05/2017 & the remaining amount will be paid by the intending purchasers by taking loan assistance from any financial institution. By virtue of said document, Mr.Rahul Sharad Sonje & Mrs. Suvarna Rahul Sonje have created right & interest in the said flat properties & after making payment of the balance consideration amount & execution of final Sale-Deed, they have acquire clear & marketable title over the same.

(11) Apart from the above observations, I had taken Search in the available Index - II Registers kept at the Office of Joint Sub-Registrar, Class-II, Nashik-1to6 for last 30 years (vide Receipt No.- 1404/17, dtd. 16/05/2017 & Receipt No.-1585/17, dtd. 02/06/2017) & at the time of search, some record were found in torn condition & after perusal of available record, I have found above mentioned registered documents & I have not come across any adverse entry affecting the title of present Plot Nos.-15 & 16, from & out of S.No.-76/1+2 of Gangapur, Tal. & Dist. Nashik.

(12) After perusing all the available Revenue records etc. together with Search taken at the Office of Joint Sub-Registrar, Class-II, Nashik-1to6 for last 30 years, I am of the opinion that, **Mrs. Shobhana Nanasaheb Patil & Mrs. Sunanda Dadabhau Jadhav** are having a clear and marketable title over abovesaid N.A. Plot No.-15, area 322.50 Sq. mtrs. & Plot No.-16, area 322.50 Sq. mtrs., total area 645.00 Sq. mtrs., from & out of sanctioned layout plan of S.No.: 76/1+2, situated at Village : GANGAPUR, Tal. & Dist. Nashik and which are free from all encumbrances/charges whatsoever nature subject to above observations & findings and Shree Venkatesh Developers, through its Partners Mr.Suresh Gajanan Shiore & Mr. Laxmikant Bhaskar Kothawade have acquired the development rights for the development & disposal of

गजोज मुरली
१०९/१, मारुती चेंबर
नाशिक-४२२ ००२.



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Date :

- 7 -

Date-13/06/2017

said Plot Nos.-15 & 16 by virtue of Regd. Development Agreement & General Power of Attorney, as referred above.

This Title/Search Report is issued only upon the strength of available documents/papers produced before me by Mr. Suresh Gajanan Shirore & one other, Partners of Shree Venkatesh Developers, Both R/o.: Nashik.

Hence this Title/Search Report.

Place : Nashik.

Date : 13/06/2017

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मनोज चव्हाण
अडवोकेट
जिल्हा न्यायालय,
नॉ. ३०९/१-१०९

Manoj
13/6/17

MANOJ M. CHAVAN
(ADVOCATE)

मनोज मुरलीधर चव्हाण
अडवोकेट

३०९/१, मारुती चेंबर्स, जिल्हा न्यायालय,
नाशिक-४२२ ००२. मो. ९९६०६३४५०१