

340/0

इतर पावती

Original/Duplicate

Tuesday, 08 January 2019 6:22 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 200 दिनांक: 08/01/2019

ग्राहकाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन3-0-2019

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: श्री विद्युलता तातेड

वर्णन मोजे शिवापुर सव्हे नं. 58/1+2/1 प्लॉट नं. 30+32 30 वर्ग

SEARCH FEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Nashik3

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

सह. दुय्यम निबंधक दर्जा-१
नाशिक- ३.

1/8/2019

SAU. VIDYULLATA K. TATED

Advocate

Resi. : 5, Jeevan Swapna Co-op.Hsg. Sety, L.I.C.Colony Indira Nagar, Nashik- 9. Ph.: 2324769
Office :- 206, Damodhar Chambers, Kanherwadi, C. B. S. Nashik - 422 009. M. :- 9823133121.

TITLE REPORT

I) NAME & ADDRESS OF THE PERSON REQUESTING TO PREPARE TITLE REPORT :

Kalyan Toll Infrastructure Ltd , a company registered under Companies Act, 1956, having its office at - Vidyadeep, 15/3, Manorama ganj , Indore , MP - 452001

II) NAME & ADDRESS OF THE OWNERS OF THE PROPERTY :

Kalyan Toll Infrastructure Ltd , a company registered under Companies Act, 1956, having its office at - Vidyadeep, 15/3, Manorama ganj , Indore , MP - 452001

III) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of land bearing S. No.58 / 1 + 2 / 1, Plot No. 30 + 32 admeasuring 1000.10 sq. mtrs out of which 121.54 sq. mtrs. area owned by Nashik Municipal Corporation , lying and being at Gangapur Shiwar, out of the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik, which property is bounded as shown below:-

On or towards East	:	30 ft wide road
On or towards West	:	100 ft wide road & Plot no. 31
On or towards South	:	30 ft wide road
On or towards North	:	Plot no. 29 & 31

III) OBJECT OF THE TITLE REPORT :-

As per the instructions from the owners of the above said property.

IV) COVERAGE OF SEARCHES MADE :-

- 1) 7/12 extracts from the year 1977-78 to 2017-18.
- 2) Mutation Entries from form No. 6-D.
- 3) Sale deed dated 19/07/1997, 04/10/2001, 09/01/2008, 17/02/2011, 14/06/2011, 04/07/2011 , 28/09/2012 & 19/01/2013
- 4) N. A. Permission having No.
 - a) for Plot no. 30- Kra. Maha / Kaksh - 3 / 4 / N.A / 63 / 2007, Nashik, dated 21/05/2007.
 - b) for Plot no. 32- Kra. Maha / Kaksh - 3 / N.A / 309 / 2011 , Nashik, dated 05/01/2012.
- 5) Partnership Deed
- 6) Approved Layout.
- 7) Building Plan

- 8) Commencement certificate.
- 9) Completion Certificate vide their letter no. Javakra / Naravi / Satpur / 20576 / 17410 , dated 08/03/2018 .
- 10) Rera Certificate dated 31/08/2017

It appears from M. E. No. 1365 dated 03/02/1975 that Kashinath Nana Katad, Pandharinath Nana Katad, Dhondu Nana Katad and Rahi Mard Nana Katad had prepared layout for area of Survey No. 58 / 1 + 2 on the northern side admeasuring 5 H 00 R which was approved by Assistant Director Town Planning Jalgaon vide their order no. D. V / N.S.K / 4855, dated 20/12/1973. And the said area was converted for Non- agricultural use by Sub-divisional Officer , Nashik Division vide their order no. T.N.C / WS / 396 / 74 , dated 19/06/1974. The said layout plan was approved by Collector, Nashik vide their order no. L.N.D / II /1266/ 73, Nashik , dated 19/06/1974.

It further appears from M.E No. 1843, dated 08 / 01/1979 that Shri Anand Prabhakar Chitre had purchased the Plot no. 30 out of survey no. 58 / 1 + 2 from Kashinath Nana Katad, Pandharinath Nana Katad, Dhondu Nana Katad and Rahi Mard Nana Katad through their power of attorney holder Ramkumar Nathuram Giri and Suhas Ramkumar Giri by registered sale deed. The said Sale Deed was registered at Sr No. 1028, dated 27/09/1977 in Sub-registrar Office, Nashik.

It further appears from M.E No. 1940, dated 14/12/1979 that Shri Shamsundar Balbhim Chitnis had purchased plot no. 32 out of survey no. 58 / 1 + 2 from Kashinath Nana Katad, Pandharinath Nana Katad, Dhondu Nana Katad and Rahi Mard Nana Katad through their power of attorney holder Ramkumar Nathuram Giri and Suhas Ramkumar Giri by registered sale deed, dated 07/11/1977.

It further appears from M. E No. 6251, dated 16/08/1997 that Rajiv Sharad Kale had purchased the Plot no. 32 out of survey no. 58 / 1 + 2 / 1 from Shri Shamsundar Balbhim Chitnis through their Power of Attorney Holder Meenakshi Abhijit Vaidya by registered sale deed. The said Sale Deed was registered at Sr No. 4713, dated 19/07/1997 in Sub-registrar Office, Nashik -1.

It further appears from M. E No. 8006, dated 01/03/2002 that Shri Rajesh Bapusaheb Gunjal had purchased the Plot no. 30 out of survey no. 58 / 1 + 2 / 1 from Shri Anand Prabhakar Chitre through their power of attorney holder Santosh Maharaj Nikam by registered sale deed. The said Sale Deed was registered at Sr No. 9096, dated 04/10/2001 in Sub-registrar Office, Nashik -2

It further appears from M. E No. 10803, dated 11/01/2008 that Umesh Madhav Dhopeswarkar had purchased the Plot no. 30 out of survey no. 58 / 1 + 2 / 1 from Shri Rajesh Bapusaheb Gunjal by registered sale deed. The said Sale Deed was registered at Sr No. 00355, dated 09/01/2008 in Sub-registrar Office, Nashik -5

It further appears from M. E No. 13075, dated 19/05/2011 that Vijay Vasudev Lalwani and Narsingh Mavaji Mawani had purchased the Plot no. 30 out of survey no. 58 / 1 + 2 / 1 from Umesh Madhav Dhopeswarkar by registered sale deed. The said Sale Deed was registered at Sr No. 1972, dated 17/02/2011 in Sub-registrar Office, Nashik -4.

It further appears from M. E No. 13183, dated 24/06/2011 that Shrinathji Developers Partnership Firm through their Partner Shri Pankaj Kailash Parashrampurua had purchased the Plot no. 30 out of survey no. 58 / 1 + 2 / 1 from Vijay Vasudev Lalwani and Narsingh Mavaji Mawani by registered sale deed. The said Sale Deed was registered at Sr No. 7236, dated 14/06/2011 in Sub-registrar Office, Nashik -2.

It further appears from M. E No. 13244, dated 07/07/2011 that Shri Kailash Satyanarayan Parashrampurua had purchased the Plot no. 32 out of survey no. 58 / 1 + 2 / 1 from Rajiv Sharad Kale by registered sale deed. The said Sale Deed was registered at Sr No. 8261, dated 04/07/2011 in Sub-registrar Office, Nashik -2.

It further appears from M. E No. 14544, dated 12/10/2012 that Kalyan Toll Infrastructure Ltd through Sunil Madangopal Kejriwal had purchased the Plot no. 30 and 32 out of survey no. 58 / 1 + 2 / 1 from Shrinathji Developers Partnership Firm through their Partner a) Shri Kailash Satyanarayan Parashrampurua, b) Shri Pankaj Kailash Parashrampurua, c) Promod Kailash Parashrampurua and Shri Kailash Satyanarayan Parashrampurua by registered sale deed. The said Sale Deed was registered at Sr No. 8341, dated 28/09/2012 in Sub-registrar Office, Nashik -5.

It further appears that Kalyan Toll Infrastructure Ltd through Sunil Madangopal Kejriwal had purchased T.D.R of 350.00 sq. mtrs out of D.R.C No. 561 from D Zone from Shri Nitin Maganlal Karnevat by registered sale deed. The said sale deed was registered at Sr. No. 764, dated 19/01/2013 in Sub-registrar Office Nashik - 5.

It further appears that Kalyan Toll Infrastructure Ltd through Sunil Madangopal Kejriwal had prepared building plan along with T.D.R admeasuring 350.00 sq.mtrs which is approved by Nashik Municipal Corporation vide their commencement certificate no. LND / BP / Satpur / B 1 / 559 / 6242, dated 26/02/2013.

It further appears from M. E No. 14975, dated 22/05/2013 that as per letter from Nashik municipal Corporation vide their letter no. LNA / 26/2013 dated 03/04/2013 and letter from Assistant Director Town planning vide their letter No. LND / BP / Satpur / B 1 / 559 / 6242, dated 26/02/2013, Plots are amalgamated and area admeasuring 121.54 sq.mtrs. was recorded in corporation name and S. No. 58/ 1 + 2 / 1 plot no. 30 admeasuring 633.70 sq.mtrs and S. No. 58 / 1 + 2 / 1 Plot no.32 admeasuring 366.40 sq. mtrs. was changed to S. No. 58/ 1 + 2 / 1, Plot no.30+ 32 admeasuring 1000.10 sq. mtrs.

The said plan is revised and approved by Nashik Municipal Corporation vide their letter no. Commencement Certificate no. LND /BP / Satpur / B 1 / 208 / 2395, dated 10/10/2014.

It further appears that Kalyan Toll Infrastructure Ltd had completed the construction of building namely Kalyan Samruddhi has registered the project under the provisions of the Real Estate (Regulation and Re - Development) Act 2016 with the real estate regulatory authority at Maha Rera Registration Number P 51600011079 dated 31/08/2017.

It further appears that Kalyan Toll Infrastructure Ltd had completed the construction of building namely Kalyan Samruddhi and Nashik Municipal Corporation had issued completion Certificate vide their letter no. Javakra / Naravi / Satpur / 20576 / 17410, dated 08/03/2018.

It further appears that Kalyan Toll Infrastructure Ltd had prepared Deed of Declaration for Kalyan Samruddhi u/s. to and 11 of Maharashtra Apartment Ownership Act which was registered in Sub - Registrar office Nashik - 3 at SR. 8907 dated 29/12/2018.

From the records put before me and subject to the above findings title Index II search last 30 years of the S. No.58 / 1 + 2 / 1, Plot No. 30 + 32 admeasuring 1000.10 sq. mtrs out of which 121.54 sq. mtrs. area owned by Nashik Municipal Corporation, lying and being at Gangapur Shiwar owned by Kalyan Toll Infrastructure Ltd is free from any encumbrances, clear and markatable.

Nasik.

Date :- 05/01/2019

Sau. Tated Vidyullata Kantilal

Sau. Tated Vidyullata Kantilal

Advocate

सौ. विद्युलता कां. तातेड

एम्.कॉम्., एन.एल्.बी.

अॅडवोकेट