

395/0

इतर पावती

Original/Duplicate

Friday, 30 October 2015 4:47 PM

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 9639

दिनांक: 30/10/2015

गावाचे नाव: चुंचाळे

दस्तऐवजाचा अनुक्रमांक: नसन5-0-2015

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अजित पंडितराव पाटील

वर्णन अर्ज क्र.2225/2015 मीजे चुंचाळे येथील ग.नं.73/2अ यांसी प्लॉट नं.4 चा सन 2003 ते 2015 पर्यंतचा 13 वर्षांचा शोध

शोध व निरीक्षण

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Nashik 5

1): देयकाचा प्रकार: By Cash रक्कम: रु 325/-

सह. मुख्य निबंधक वर्ग-२
नाशिक-५.

Mr. Ajit Panditrao Patil

B.Com, L.L.B

Advocate

Office: B-215, Meghdoot Shopping Centre, Opp. Old C.B.S., Nashik.

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

A. Name of the Owner

Chary Publication Pvt. Ltd.

Pan No. – AABCC6078J

Through Managing Directors

Shri. Mahadevan Iear

Office 201, premalay, on cafe coffee day,

Devnar, Mumbai – 400088

B. Name of the Developer

Hrishita Buildcon and Infrastructure Pri. Ltd.

Through Director

Shree. Hrishi Devendranath Malik

Asiatic Aarcade, Vartak Nagar, Pokhran

Road No. 1, Thane West – 400606

Pan No. – AACCH7999E

C. Description of the Property:-

All that piece and parcel of the Non - Agriculture plot situated at **Chunchale**, bearing S. No. 73/2A out of its Plot No. 4 area adm.453.00 sq. mtrs, C.T.S. No.2435 area adm.457.5 sq. mtrs, on which is under construction Building known as **“Hrishita Apartment”** within the limits of Nashik



AP

Municipal Corporation, Nashik, Taluka & District - Nashik, which is bounded as follows:-

- East :** Plot no. 5/ Adjacent C.T.S.NO. 2434
West : Plot No. 3/ Adjacent C.T.S.NO. 2436
South: Nashik sarole Adjacent Road
North: Plot no. 12/ Adjacent C.T.S.NO. 2423

C. That A.Chary Publication Pvt. Ltd. Through Managing Directors, Shri. Mahadvan Iear requested me to issue title report & for that purpose he placed before me the following documents viz.

Documents scrutinized:

- 1) 7/12 Extract of property.
- 2) 6-D Mutation Entries.
- 3) Copy of Sale Deed of **Shree. Rajendra Jagdish Malaviya** at Sr. No. 4559 Dt. 05/10/1981
- 4) Copy of Sale Deed of Chary Publication Pvt. Ltd. at Sr. No. 1273/2014 Dt. 18.02.2015.
- 5) Copy of Development Agreement and General Power of Attorney at Sr. No. 2278 and 2279 Dt. 17.04.2015
- 6) Copy of T.D.R. Sale Deed of **Hrishita Buildcon and Infrastructure** at Sr. No. 2791/2015 Dt. 17/04/2015.
- 7) Copy of Mortgage Deed of **Shree. Rajendra Jagdish Malaviya** at Sr. No. 7665 Dt. 04.09.2007 and at Sr. No. 3875 Dt. 22.04.2010
- 8) Copy of Reconvenne Deed of **Shree. Rajendra Jagdish Malaviya** at Sr. No. 1040 Dt.07.02 2015
- 9) Lay Out
- 10) N.A. Order.
- 11) Commencement Certificate.



Hea

12) Building Plan.

13) Other relevant documents.

D.Brief History:-

1. It appears from the record of rights that, the owners of the land Punja Jeevram Datir and others made an application for Non Agriculture Permission for the Gat .No 73 area adm. 4 H.56 R, that the **N. A. Permission** was granted by Collector Nashik vide Order no. **R.B./DESK/III/LNA/SR/ 249/81 Dt. 26.05.1981** & The Assistant Director of Town Planning Nashik has been **approved lay-out plan** vide **Order No. RP/Chunchale/1139 dated 7.04.1981**. Accordingly plots were laid down. Hence M.E. No. 971 was made & certified.

2. It appears from the record of rights that, Shree. Bhaiyasaheb Govindrao Deshmukh purchased the **Plot No. 4** area adm. **453.00 sq. mtrs**, from 1 **Shri. Punja Jivram Datir**, (for himself and General Power of Attorney Holder of 5 to 8) 2 **Shree Tukaram Jivram Datir**, 3. **Shree. Namdeo Jivram Datir** 4. **Shree. Ramkrishna Jivram Datir** 5. **Smt. Kausabai Damu Ghate** 6. **Smt. Mhalsabai Tukaram Khandbahale** 7. **Smt. Sonybai Tukaram Gaidhani** 8. **Smt. Mamtabai Karbhari Tile** by way of **Sale Deed** which registered in the office of Sub-Registrar Nashik- at **Sr. No3053** dated 23.07.1981. Hence, M.E. No.1023 was made & certified.

3. It appears from the record of rights that, of **Shree. Rajendra Jagdish Malaviya** purchased the **Plot No. 4** area adm. **453.00sq. mtrs**, from Shree. Bhaiyasaheb Govindrao Deshmuk by way of **Sale Deed** which registered in the office of Sub-Registrar Nashik-1at **Sr.No 4559 dated 05.10.1981**. Hence, M.E. No1075 as made & certified.

4. It appears from the record of rights that **Shree. Rajendra Jagdish Malaviya** has taken Cash Credit Loan of Rs. 7,50,000/- from Janlaxmi Co -Op .Bank and above said property mortgage to the bank by way of **Mortgage Deed** which registered in the office of Sub-Registrar Nashik-3 at **Sr.No 7665/2007 dated 04.09.2007**



Handwritten signature/initials.

5. It appears from the record of rights that, **Shree. Rajendra Jagdish Malaviya** has taken another Cash Credit Loan of Rs. 5,00,000/- from Janlaxmi Co -Op .Bank and above said property mortgage to the bank by way of **Mortgage Deed** which registered in the office of Sub-Registrar Nashik-3 at **Sr.No 03875/2010** dated 22.04.2010 . Hence, M.E. No. **8742** was made & certified.
6. It appears from the record of rights that, M/s Malviya Tyres Partnership Firm through Partner **Shree. Rajendra Jagdish Malaviya** has repaid the entire loan amount which was taken from Janlashami Co.Op. Bank by way of **Release Deed** which registered in the office of Sub-Registrar Nashik-5 at **Sr.No 1040/2015** dated 07.02.2015 . Hence, M.E. No. 14043 was made & certified.
- 7.It appears from the record of rights that, **Shree. Rajendra Jagdish Malaviya** sold **Plot No. 4** area adm. **453.00sq. mtrs**, to Charry Publication Pri.Ltd. Through Managing Director Shree. Mahadevan Iyer by way of **Sale Deed** which registered in the office of Sub-Registrar Nashik-5at **Sr.No 1273** dated 18.02.2015. Hence, M.E. No.14058 was made & certified.
8. It appears from the record that, Charry Publication Pvt. Ltd. Through Managing Director Shree. Mahadevan Iyer has executed Development Agreement and General Power of Attorney in favor of Hrishita Buildcon And Infrastructure Pri. Ltd. Through Managing Director Shree. Hrish Devendranath Malik by way of Development Agreement and General Power of Attorney which registered in the office of Sub-Registrar Nashik-6 at **Sr.No 9278, 9279** dated 17.04.2015.
- 9.It appears from the record that, Hrishita Buildcon And Infrastructure Pvt. Ltd. Through Managing Director Shree. Hrish Devendranath Malik Purchased has purchased D Zone T.D.R. area adm. 180.00 sq. mtrs out of Certificate No. 574 Dt.03.09.2012 from Mr. Bajirao Chandrabhan Jadhav by way of **Sale Deed** which registered in the office of Sub-Registrar Nashik-5 at **Sr.No. 2791/2015** dated 17.04.2015



AG

10. Thereafter, it appears that Hrishita Buildcon And Infrastructure Pri. Ltd. Through Managing Director Shree. Hrishi Devendranath Malik develop the said Plot no.4 out of S. No. 73/2A with the due permission of Nashik Municipal Corporation for the construction of building which is sanction **Commencement Certificate** vide its no. **LND/BP/B2/148/639** dt. **12.06.2015**.

11. The period of search is taken 13 years, search Receipt No.9639 Dated 30.10.2015 and as per available relevant document which is produce before me I have traced the title of above said property.

E. OPINION: - After perusal of the documents, I am of the opinion that, the title of the Non - Agriculture plot situated at **Chunchale** , , bearing S. No. **73/2A** out of its **Plot No. 4** area adm. **.453.00 sq. mtrs**, **C.T.S. No.2435** area adm. **457.5 sq. mtrs**, on which is under construction Building known as "**Hrishita**" within the limits of Nashik Municipal Corporation, Nashik, Taluka & District - Nashik is clear, marketable & free from all encumbrances of whatsoever nature.

Hence, This Title Report.

Place- Nashik

Date-31.10.2015

Aj

(MR. AJIT PANDITRAO PATIL)

Advocate

AJIT PANDITRAO PATIL
ADVOCATE

B-219, Meghdoot Shopping Centre
C.B.S., Nashik - 2. M : 9822503794



