श्रीराम सत्यनारायण गौड

बी.कॉम.एल.एल.बी.
ॲडव्होकेट

मोबा. : 9226502021

■ ऑफिस : बी-३, मेघदुत शॉपिंग सेंटर, सीबीएस समोर, नाशिक. ■ निवास : घ.नं. ६८४, तेलीगल्ली, रविवार पेठ, नाशिक

Title & Search Report

To,
Kiranbhai Vitthalbhai Patel
R/o Mahalaxmi Nagar, Hirawadi Road,
Panchvati, Nashik

Sub :- Title and Search Report of Plot No. 5 area 179.85 Sq.Mtrs. out of S.No. 248 /1 to 6 / 5+ 6 , and Plot No. 6 adm area 179.58 Sq. Mtrs. out of S.No. 248 /1 to 6 / 5+ 6 , situated at village Deolali Tal & Dist Nashik within the limits of Nashik Municipal Corporation and within the limits of Sub Registration office Nashik

Sir,

You have approach me and request to investigate search and title of above plots and you have produced before me documents which are as follows -

1) 7/12 extracts
2) 6 D Mutation Entries
3) Photo copy of N.A. order
4) Layout sanction letter
5) Sale deed dtd
6) Development Agreement
7) General Power of Attorney
8) Sanction of building permit and commencement certificate
9) Search Receipt in Sub Registrar Office Nashik Receipt No. GRN MH 004795091201718 E dtd. 24. 8. 2017

On verifying the documents produced before me and search taken in Sub Registrar Office Nashik my observation is as follows-

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M.E. No. 11059 dtd. 30. 10.1988 shows that Namdeo Savliram Kharjul died on 23. 6.1988 leaving behind legal heirs

1) Baburao Namdeo Kharjul son
2) Tibu Namdeo Kharjul son
3) Nivrutti Namdeo Kharjul son
4) Gangadhar Namdeo Kharjul son
5) Gopal Namdeo Kharjul son
6) Namdeo Kharjul son
7) Dhondyabai Namdeo Kharjul - wife

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Hence name of legal heirs brought on record and M.E. was sanctioned by Talathi & Circle Deolali.

M.E.No. 11403 dtd. 29.9. 1989 shows that Ghama Genu Kharjul died on 15. 7.1988 leaving behind legal heirs

1) Sudhakar Ghama Kharjul Son
2) Ashok Ghama Kharjul Son
3) Yamunabai Ghama Kharjul Wife

Hence name of legal heirs brought on record and M.E. was sanctioned by Talathi & Circle Deolali.

M E no. 13252 dtd. 12.5. 1995 shows that Baburao Namdeo Kharjul and other has partitioned the land between them .

S.No.	Area	Name
248/1	0.14	Subhash , Bhimraj Trambak Kharjul
	PK 0-30	Anusayabai Trambak ,
248/2	0-99	Subhash , Bhimraj , Anusayabai

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248/10	0-30	Trambak Kharjul
248/3	0-99	Sudhakar, Ashok Ghama , Yamunabai
248/11	0.30	
248/4	0.39.80	Gopal Namdeo Kharjul
248/5	0.39.80	Gangadhar Namdeo Kharjul
248/6	0.39.80	Nivrutti Namdeo Kharjul
248/7	0.39.80	Tibu Namdeo Kharjul
248/8	0.39.80	Baburao Namdeo Kharjul
248/9	0.60	Baburao Namdeo 0-12
		Tibhu 0-12 , Nivrutti 0-12
		Gangadhar 0-12, Gopala 0—12

In other right column the name of Haushabai Raghunath Nisal, Pushpabai Genu Ghatol, Chababai Puja, Ashok, Anjanabai Nathu Lokahnde were mutated.

ME No. 15809 dtd. 4.8.1999 shows that Gopala Namdeo Kharjul died on 14.9.1998 leaving behind legal heirs

1) Nitin Gopala Kharjul son
2) Gorakh Gopala Kharjul son
3) Kavita Gopala Kharjul daughter
4) Sushilabai Gopala Kharjul wife

Sr.No. 1, 2 minor. Hence the names of legal heirs brought on record of right and M.E. was sanctioned accordingly.

M.E. No. 22877 dtd. 17.3.2010 shows that Tibhu Namdeo Kharjul died on 10.10. 2010 leaving behind his legal heirs

1 Balu Tibhu Kharjul	Son
2 Sanjay Tibhu Kharjul	Son
3 Vibhabai dattu Gaikhe	daughter
4 Tarabai Keru Jadhav	daughter
5 Sindu Ramnath Aaware	daughter
6 Ranjana Bhaskar Dhage	daughter

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M.E. No. 23356 dtd. 13.10.2010 shows that Shri Buildcon and Associates through Partner 1) Bajirao Keshavrao Suryawanshi 2) Sandeep Motiram Thakur 3) Amarsing Bharatsing Patil 4) Pallavi Prasad Kant 5) Alka Harish Majethiya No. 1 for himself and GPA of Sr.No. 2 to 5 has purchased S.No. 248/ 5, 248/ 6 from Gangadhar Namdeo Kharjul , Nivrutti Namdeo Kharjul with consent of Yashodabai Gangadhar Kharjul , Yogesh Gangadhar Kharjul , Kiran Gangadhar Kharjul , Kalpana Gotiram Borade , Lilabai Nivrutti Kharjul , Pramod Nivrutti Kharjul , Dyaneshwar Nivrutti Kharjul , Shobha Madhukar Kadam, Sunita Pandhrinath Warungase , Sangita Yashwant Jadhav , Nirmala Dyaneshwar Karajnjkar , Sunanda Shankar Aaware on 24.6.2010 by way of agreement for sale. Hence in other right column the name of purchaser was mtuated.

M.E.No . 23293 dt. 9.9.2010 shows that a per order of Additional Collector and Competent Authority ULC Nashik vide order No. ULC / A-1/ SR/ 29 to 159, 40, 41 to 45, 46 , 47 to 50, 51 to 54, 55, 56, 126, 130, 146, 148, 151, 162, 171, 172/ 2010 the proceeding was held u/s 8 (4) of ULC Act and the land was acquired But the Maharashtra Government has abolished the said Act on 29.11.2007 and the possession of acquired land was not taken by the govt. hence the remark of excess land in other right column was deleted and M.E. was sanctioned accordingly.

M.E.No. 24780 dtd. 5. 11.2011 shows that Bajirao Keshavrao Suryawanshi has submitted the applciation along with partnership change in constitution

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and consent letter stating that, property bearing S.No. 248/ 5, 248/ 6 and other properties were purchased by Mahalaxmi Infrastructure through Partner 1) Bajirao Keshavrao Suryawanshi 2) Pallavi Prasad Kant 3) Dipali Amarsing Patil 4) Priti Sandip Thakur and Shri Buildcon and Associates through Partner 1) Bajirao Keshavrao Suryawanshi 2) Sandeep Motiram Thakur 3) Amarsing Bharatsing Patil 4) Pallavi Prasad Kant 5) Alka Harish Majethiya . But one of the partner Mrs. Pallavi Prasad Kant had retire from the said partnership firm and with that effect she had executed Change in constitution, consent deed before Notary on 6.4.2011 vide Sr.No. 1480 and on 15.4.2011 vide Sr.No. 1669 . Hence her name was deleted from the said property and ME was sanctioned accordingly.

M.E. No. 25074 dtd. 5.3.2012 shows that as per order of Asst. Supretendant CTS Nashik vide No. Bhumapan / Pot hissa No. 990/ 11 dtd. 8.8.2011 , outward No. 834 , the hissa form No. 12 was issued on 27. 2. 2012 . Hence as per Hissa form No. 12 the correction was made as follows.

1) S.No. 248 , Hissa No. 1 to 6 / 3 area 0 H 17 R - Subhash Trambak Kharjul and other 2 - area 0.04.0 Baburao Namdeo Kharjul and other - area 0.04.0 Nitin Gopala Kharjul and other -

2) S.No. 248 Hissa No. 2 area 0 H 99 R - Subhash Trambak Kharjul and other

3) S.No. 248 Hissa No. 3 area 0 H 99 R, Asst Rs. 9.55 paise - Sudhakar Ghama Kharjul and other

4) S.No. 248 , Hissa No. 4 area 0 H 39.80 R, Asst Rs. 3.84 paise - Nitin Gopala Kharjul and other

5) S.No. 248, Hissa No. 5 area 0 H 39.80 R, Asst Rs. 3.84 paise - Gangadhar Namdeo Kharjul

6) S.No. 248, Hissa No. 6 area 0 H 39.80 R, Asst Rs. 3.84 paise - Nivrutti Namdeo Kharjul

7) S.No. 248, Hissa No. 7 area 0 H 39.80 R, Asst Rs. 3.84 paise - Jayshri Kantilal Lahoti and other

8) S.No. 248 , Hissa No. 1 to 6/ 1 area 0 H 99 R Asst Rs. 9.56 paise - Subhash Trambak Karjul and other

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9) S.No. 248 , Hissa No. 1 to 6/ 2 area 0 H 99 R , Asst Rs. 9.56 paise - Sudhakar Ghama Kharjul

10) S.No. 248 , Hissa No. 1 to 6/ 4 area 0-39.80 R, Asst Rs. 3.84 paise - Nitin Gopala Kharjul and other

11) S.No. 248 , Hissa No. 1 to 6/ 5 area 0-39.80 R, Asst Rs. 3.84 paise - Gangadhar Namdeo Kharjul

12) S.No. 248 , Hissa No. 1 to 6/ 6 area 0-39.80 R, Asst Rs. 3.84 paise - Nivrutti Namdeo Kharjul

13) S.No. 248 , Hissa No. 1 to 6/ 7 area 0 H 72.80 R, Asst Rs. 7.02 paise - Jayshri Kantilal Lahoti and other

And M.E. was sanctioned accordingly.

M.E. No. 25140 dtd. 3.4.2012 shows that Shri Buildcon and Associates through Partner 1) Bajirao Keshavrao Suryawanshi 2) Sandeep Motiram Thakur 3) Amarsing Bharatsing Patil 4) Alka Harish Majethiya Sr.NO. 1 for himself and GPA Of Sr. No. 2 to 4 has purchased S.No. 248/ 5 , 248/ 6, new s.No. 248/ 1 to 6/ 5, 248/ 1 to 6/ 6 from Gangadhar Namdeo Kharjul and other through GPA Holder Shri Buildcon and Associates through Partner Bajirao Keshavrao Suryawanshi and other with consent of Yashodabai Gangadhar Kharjul , Yogesh Gangadhar Kharjul , Kiran Gangadhar Kharjul, Kalpana Gotiram Borade, Lilabai Nivrutti Kharjul , Pramod Nivrutti Kharjul , Dyaneshwar Nivrutti Kharjul , Shobha Madhukar Kadam, Sunita Pandhrinath Warungase , Sangita Yashwant Jadhav, Nirmala Dyaneshwar Karanjkar , Sunanda Shankar Aaware through GpA Holder Shri Buildcon and Associates through Partner 1) Bajirao Keshavrao Suryawanshi 2) Sandeep Motiram Thakur 3) Amarsing Bharatsing Patil 4) Alka Harish Majethiya Sr.NO. 1 for himself and GPA Of Sr. No. 2 to 4 on 27.3.2012 by way of sale deed vide Sr.No. 3334/ 2012 . Hence name of purchaser was mutated in owners column and M.E. was sanctioned accordingly.

M.E. No. 26964 dtd. 20.9. 2012 shows that Shri Buildcon and Associates through Partner Bajirao Keshavrao Suryawanshi has prepared layout plan which is sanctioned by Asst. Director Town Planning , Nashik Municipal Corporation

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Nashik vide letter No. Nagar rachna/ Antim/ 11/ 2012 dtd. 12.9.2012 . Hence S.No. 248/ 1 to 6 / 5 +6 was divided into Plot No. 1 to 19 . Collector of Nashik has sanctioned NA permission vide letter No. Mah/ Kaksha 3/ 4/ NA / 253/ 2011 dtd. 29. 12. 2011 . The previous S.No. was 248/ 5 , 248/ 6 . As per hissa form No. 12 ME No. 25074, the Said S.No. was changed as S.No. 248/ 1 to 6 / 5 and 248/ 1 to 6/ 6 .

M.E. No . 27004 dtd. 3. 10. 2012 shows that Pradeep Atmaram Narang had purchased Plot No. 5 from Shri Buildcon and Associates through Partner 1) Bajirao Keshavrao Suryawanshi 2) Sandeep Motiram Thakur 3) Amarsing Bharatsing Patil 4) Alka Harish Majethiya Sr.No. 1 for himself and GPA of Sr. No. 2 to 4 by way of sale deed on 16.6.2012 vide Sr.No. 5224/ 2012 . Hence as per applciation , index II the name of purchaser was mutated in owners column and ME was sanctioned accordingly.

M.E. No . 27005 dtd. 3. 10. 2012 shows that Vinita Kunal Shah had purchased Plot No. 6 from Shri Buildcon and Associates through Partner 1) Bajirao Keshavrao Suryawanshi 2) Sandeep Motiram Thakur 3) Amarsing Bharatsing Patil 4) Alka Harish Majethiya Sr.No. 1 for himself and GPA of Sr. No. 2 to 4 by way of sale deed on 16.6.2012 vide Sr.No. 5223/ 2012 . Hence as per applciation , index II the name of purchaser was mutated in owners column and ME was sanctioned accordingly.

Then after Pradeep Atmaram Narang and Vinita Kunal Shah has executed Development Agreement and General Power of Attorney in favour of Kiranbhai Vitthalbhai Patel on 19.11.2014 vide Sr.No. 8823/ 2014 and 8824/ 2014 in the office of Sub Registrar Nashik . In the said development agreement, it is mentioned that, Flat No. 7 and 9 area 77.00 Sq.Mtrs. each on second floor given to Pradeep Atmaram Narang . And Flat No. 4 and 6 on third floor area 77.00 Sq.Mtr. each given to Vinita Kunal Shah .

Kiranbhai Vitthalbhai Patel has executed Agreement of sale in respect of Flat No. 3 area 78.81 Sq.Mtrs. in favour of Yogendra Keshavprasad Vishwakarma on 19.4.2017 vide Sr.No. 766 / 2017 in the office of Sub Registrar Nashik .

Search :- I have taken search in the office of Sub Registrar Nashik for last 30 years . I have not found any adverse entry affecting the title of said property. I have paid search fee of Rs. 750/- vide Receipt No GRN MH 004795091201718 E dtd. 24.8. 2017 .

Opinion

After perusal of revenue record and document produced before me I am of the opinion that Plot No. 5 area 179.85 Sq.Mtrs. out of S.No. 248 /1 to 6 / 5+ 6 , and Plot No. 6 adm area 179.58 Sq. Mtrs. out of S.No. 248 /1 to 6 / 5+ 6 , situated at village Deolali Tal & Dist Nashik within the limits of Nashik Municipal Corporation and within the limits of Sub Registration office Nashik which is owned by Pradeep Atmaram Narang and Vinita Kunal Shah and they had executed Development Agrement & GPA in favour of Kiranbhai Vitthalbhai Patel has clear and marketable title , free from all encumbrances .

Nashik
Date :- 29.8.2017

Advocate
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ADVOCATE