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इतर पावती

Original/Duplicate

Tuesday, 28 November 2017 4:01

PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16953

दिनांक: 28/11/2017

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. बी. एम. गडाख

वर्षान मोजे नाशिक स.न. 994/1/1 ते 6/48+49 प्लॉट . 48+49 सन 1988 ते 2017 एकूण 30 वर्ष
शोध करीता.

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

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सहायक नाशिक शहर
नाशिक-२

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

Bhaskarrao Malharrao Gadakh

B.Com. LL.B. Advocate & Notary

Office :- Chamber No. 502/3 Dist. Court Compound, Nashik,
Tal & Dist. Nashik.

Residence :- 8, "Shree Renuka", Navrang society, Behind
Gandhinagar, Ramdas Swaminagar, Agartakali, Nashik -

Date : 30.11.2017

TITLE REPORT

To,

Shri. Prakashkumar Chhaganbhai Patel,

R/O- Nashik.

Subject :- Investigation of the Title of the Land bearing
Survey No.994/1/1 to 6/48+49, Plot No.48+49 total area
621.00 sq.mtrs. from Nashik belong to Shri. Pravin Ganpat
Shimpi and Shri. Bhikulal Sadashiv Savale, Residing at
Nashik.

Dear Sir,

Shri. Prakashkumar Chhaganbhai Patel, R/O-
Nashik, Tal & Dist. Nashik, approached to me with a request
to investigate the title of the above Said property. He has
produced before me, relevant revenue record and all other
concerned papers. After going through the record, I am of the
opinion that the above mentioned property has a clear and
marketable title from all encumbrances and reasonable doubts,
subject to the observations made as under :-

1. It appears in 1947 as per application filed along with
Affidavit by landlord Shri. Krishnarao Chimanrao Patil, the
name of co-owners names were entered in records of rights and
lands were divided amongst co-owner as per divagation S.No.

the said effect made in record of rights as per M.E.No. 20093.
The said effect made in record of rights after repayment of the
above said charge amount, charge was deleted from record of
rights as per M.E.No. 22935.

9. It appears in 1987 area adm. 4 H. 19 R. out of Survey No.
994/1 acquired for CIDCO project, the said effect made in
record of rights as per M.E.No. 23167.

10. It appears in 1993 as per application along with map
submitted by Landlord Shri. Gulabrao Krishnarao Patil
(Kothawale) sub-division of Survey Number was made as
under-

Sr.No.	S.No.	Adm. H.R.	Ass. Rs.ps.	Name
1.	994/1/1	00.50	1.25	Gulabrao Krishnarao Kothwale
2.	994/1/2	00.50	1.25	Prakash Gulabrao Patil
3.	994/1/3	00.50	1.25	Keshavrao Gulabrao Patil
3.	994/1/4	00.50	1.25	Yadhavrao Gulabrao Patil
4.	994/1/5	00.50	1.25	Govindrao Gulabrao Patil
5.	994/1/6	00.15	House Road	Common owner (as mentioned all owner)

The said effect made in record of rights as per M.E.No.
30770.

10. It appears in 1997 Charge of Vividh Karyakari Sahakari
Seva Society was deleted from record of rights as per M.E.No.
35837.

11. It appears in 1997 under mentioned area out of S.No. 994/1 was purchased by the purchaser from the landlord. The description of the property was as under :-

S.No.	Area H.R.	Consideration Date	Purchaser	Seller
994/1/1P	00.20	1,20,000/- 26.6.1995	Shivaji Khanderao Patil	Gulabrao Krishna- Rao Kothawale
994/1/1P	00.20	1,20,000/- 26.6.1995	Nanasaheb Keruji Tanpure	Prakash Gulabrao Patil
994/1/3P	00.20	1,20,000/- 26.6.1995	Arunkumar Vitthalrao Kawade	Keshavrao Gulabrao Patil
994/1/4P	00.30	1,80,000/- 26.6.1995	Sharad Parashram Londhe	Sudhakar Parashram Londhe
994/1/5P	00.30	1,80,000/- 26.6.1995	Balasaheb Parashram Londe & Sudhakar P. Londhe	Govind Gulabrao Patil

The said effect made in record of rights as per M.E.No. 37168.

12. It appears in 1999 Shri. Prakash Gulabrao Kothawale and other co-owner of S.No. 994/1/1 to 994/1/7 filed layout which was sanctioned by Corporation Authority vide order No. 123/171 dated 2.7.1998 and Nazarana amount, amounting to Rs. 22,87,525/- was paid on 20.4.1998, Plots were made as under -

S.No.	Hissa No.	Plot No.	Area sq.mtrs.	Name of the owner
994/1/1 to 6	48	48	310.50	Govindrao Gulabrao Kothawale

Trade
B. M.
Advoc.
Ch. No. 1
District

994/1/1 to 6	49	49	310.50 Keruji Tanpure	Govindrao Gulabrao Kothawale
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The said effect made in record of rights as per M.E.No..39252.

13. It appears in 2002 as per application filed by Landlord Correction made in surname of the landlord i.e.Kothawale Patil instead of Kothawale.

14. It appears in 2006 under mentioned area was purchased by purchaser from Shri. Govindrao Gulabrao Kothawale Patil the description of transaction was as under :-

S.No.	Plot No.	Area sqm.	Consideration Date	Purchaser
994/1 to 6/48	48 P	155.25	2,79,500/- 28.2.2005	Pravind Ganpat Shimpi
994/1 to 6/48	48 P	155.25	2,79,500/- 28.2.2005	Bhikulal Sadashiv Savale.

30/11/2017
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Notary
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Purchasers name were entered in record of rights as per M.E.No.54889.

15. It appears in 2007 Plot No.49 out of S.No. 994/1/1 to 6/49 purchase by Bhikulal Sadashiv Savale and Pravin Ganpat Shimpi from Govindrao Gulabrao Kothawale Patil for a consideration of Rs. 7,14,500/- purchase on 28.4.2006. Purchasers name were entered in record of rights as per M.E.No.60192.

16. It appears in 2014 land holder of Plot No.48 and Plot No.49 out of S.No. 994/1/1 to 6 /48 and 49 executed

Development Agreement in favour of Shri. Prakashkumar Chhaganbhai Patel for the said transaction Development Agreement was executed and registered in the office of Sub-Registrar, Nashik 5 at Sr.No. 9107/2014 dated 28.11.2014, Developer name was entered in other right column by M.E.No. 95584.

17. It appears in 2015 Plot No.48 and 49 amalgamated by the order of Town Planning Authority, N.M.C. Nashik vide order No. A-3/89/940 dt. 7.7.2015, after amalgamation the said property was declared as S.No. 994/1/1 to 6 Plot No.48 and 49 total area adm. 621.00 sq.mtrs. the said effect made in record of rights as per M.E.No. 99242.

18. I have taken the Index II search of the above property from 1988 to 2017.

11. The receipt No. 16953 of Sub-Registrar, Nashik-1 dt. 28.11.2017 is affixed herewith this title search report.

For the reasons stated above, I am of the opinion that the above said property bearing Land bearing Survey No.994/1/1 to 6/48+49, Plot No.48+49 adm. Area 621.00sq.mtrs. situated at village Nashik, Tal & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik belong to Shri. Pravin Ganpat Shimpi and Shri. Bhikulal Sadashiv Savale, Residing at Nashik both have a clear and marketable title free from all encumbrances.

Thanking you.

Nashik

Date : 30.11.2017


B.M. GADAKH
Advocate and Notary.
