

Shri. Prashant Vittal Thakare

B.S.L.L.L. B. Advocate

Office .

FA-9, Thakkar Bazar, New C. B. S. Nashik

Mob. 9822314746

TITLE SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN

Subject :

Investigation of Title with respect to the property bearing Plot No. 16 adm. 168.00 sq. mtrs., Plot No. 17 adm. 168.00 sq.mtrs., and Plot No. 18 adm. 168.00 sq.mtrs., from and out of S. No. 315/2C/ 2+3+4+5/315/2D situated at Village Pathardi, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik and the said plots are bounded as under :

	Plot No 16	Plot No. 17
East	: Open space	Open space
West	: 7.5 mtrs. Road	7.5 mtrs. Road
South.	: Plot No. 17	Plot No. 18
North	: Plot No. 15	Plot No. 16
	Plot No. 18	
East	: Open space	
West	: 7.5 mtrs. Road	
South.	: Plot No. 19	
North	: Plot No. 17	

Name of the Owner :

M/s. Govinda Constructions, Partners

1. Shri. Gajanan Devidas Patil

2. Shri. Ravindra Sopan Patil

3. Shri. Prakash Sopan Patil

Adv. P. V. Thakare

...2...

Documents referred :

1. 7/12 extracts
2. 6-d mutation entries as explained below
3. N.A. Order dt. 29/4/2002
4. Layout Order dt. 26/5/2003
5. Sale Deed dt. 31/12/2005 Sr. No. 05731
6. Special Power of Attorney dt. 18/6/2007 Sr. No. 5067
7. Sale Deed dt. 25/6/2007 Sr. No. 05290
8. Correction Deed dt. 16/8/2008
9. Sale Deed dt. 15/11/2007 Sr. No. 9999
10. Sale Deed dt. 15/11/2007 Sr. No. 10000
11. Sale Deed dt. 18/10/2014 Sr. No. 2893
12. Sale Deed dt. 18/10/2014 Sr. No. 2894
13. Sale Deed dt. 18/10/2014 Sr. No. 2895
14. TDR Sale deed dt. 8/5/2015 Sr. No. 3341
15. Commencement Certificate dt. 18/6/2015

So also, I have caused a detail search in the office of Sub-registrar Nashik 1 and Nashik 2 since year 1985 to 2016 till date, and in the office of Sub registrar Nashik 3, Nashik 4 and Nashik 5 since year 2006 till 2016 as per Receipt No. 1643 dt. 26/2/2016 and I have paid search fee of Rs. 750/- for the period of 30 years.

On the basis of referred documents, and subject to search of available record, my observations are as under :

- a. It is seen from M. E. No. 2922 dt. 1/11/1973 that, as per mutual partition, land S. No. 315/2B came to the share of Damu Shivram Navale, land S. No. 315/2C came to the share of Laxman Shivram Navale and land S. No. 315/2D came to the share of Gangadhar Shivram Navale.

Adv. P. V. Thakare

...3....

b. It is seen from M. E. No. 2983 dt. 15/3/1975 that, as per Hissa Form No. 12, corrections in revenue record has been carried out, land S. No. 315/2A, 315/2B, 315/2C and 315/2D were shown separately into record of rights in the names of its respective owners.

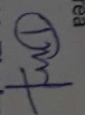
c. It is seen from M. E. No. 3231 dt. 19/4/1980 that, Gangadhar Shivram Navale died on 26/5/1978 and names of his legal heirs Shridhar Gangadhar, Chagan Gangadhar, Sanjay Gangadhar Navale, widow Shevantabai Gangadhar, daughter Dagubai Balaji Dusing were brought into record of rights.

d. It is seen from M.E.No. 5053 dt. 23/2/1991 that, Laxman Shivram Navale and others through Gpa Prakash Shankarrao Mate filed return under the provisions of ULC Act, it has been decided as per Order No. ULC / A 3 / 90 / 61 + 5272 A dt. 23/3/1990, accordingly remark of excess land has been taken in other rights column of land S.No. 315/2C.

e. M. E. No. 6800 dt. 13/6/1997 is related with layout dt. 15/2/97 of part land of S. No. 315/2C Hissa No. 1 of Talegaon Dabhade Scheme dt. 20/11/93.

f. It is seen from M. E.No. 8080 dt. 29/1/2001 that, Veerkumar Govindrao Barde, Nandkishor Govindrao Barde, Nitin Veerkumar Barde, Vijay Bandusa Hambir, Prabhakar Bandusa Hambir, Murlidhar Rambhau Purnaye have purchased part portion adm. 1 H. 19 R. out of S. No. 315/2D totally adm. 1 H. 33 R. from Smt. Shevantabai Gangadhar Navale etc. 7 through Gpa Prakash Shankarrao Mate as per Sale deed dated : 7/4/2000.

g. It is seen from M. E. No. 8081 dt. 29/1/2001 that, Smt. Shakuntala Bandusa Hambir, Shrikrishna Bandusa Hambir, Arunsa Bandusa Hambir, Sudhakar Bandusa Hambir have purchased area adm. 20 R. of S.No. 315/2C/2, area adm. 20 R. of S.No. 315/2C/3, area


Adv. P. V. Thakare