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इतर पावती

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Monday,05 December 2016 3:47 PM

नोंदणी क्र. :39म

Regn.:39M

9208/16

पावती क्र.: 11025 दिनांक: 05/12/2016

गावाचे नाव: वडाळा

दस्तऐवजाचा अनुक्रमांक: नसल3-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: जैड यु टी सुभाळ

पत्ता: मौजे-वडाळा स.नं.6/1 प्लॉट नं.61 (30 वर्षे)

शोध व निरीक्षणे रु. 750.00

एकूण: रु. 750.00

Joint Sub Registrar Nashik3

सह. दुय्यम निबंधक वर्ग-२

नाशिक- ३.

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

ADV. UMESH T.DHUMAL
B.Com. LL.B.

101, Space Anthem, Behind Samrat Hotel, CBS, Nashik

DHUMAL
DVOCATE

TITLE CLEARANCE AND SEARCH REPORT
TO WHOM SOEVER IT MAY CONCERN

Subject : Title investigation in respect of the property bearing Plot no.61 adm. 364.20 sq.mtrs. out of Survey No.6/1 situated at Wadala Taluka & District Nashik and within the limits of Nashik Municipal Corporation Nashik owned and possessed by Mr. Vilas Dattatray Khairnar.

Sir,

Mr. Vilas Dattatray Khairnar, requested me to investigate into the Title of the property mentioned in the subject and for that purpose he has placed before me the following documents.

1. 7/12 Extract of last 30 years.
2. Relevant Mutation Entries of last 30 years.
3. Development Agreement & Power of Attorney dated 28/12/2006
4. Cancellation Deed of Power of Attorney dt.27/12/2011
5. Sale Deed dated 23/03/2015
6. Other relevant documents/Letters or permission etc.

On perusal of the above mentioned documents and revenue record, my observations regarding the title of the above said property as under,

1. That jurisdiction of Municipality was extended and entry in other right column was recorded and accordingly M.E. No.821 was made and certified.
2. That as per Declaration of Wadala Vividh Karyakari Seva Society charge was mutated in other rights column and M.E.No.1173 was made and certified on 21/09/1969.
3. That Government of Maharashtra implemented the Weight and Measurement Act in State and all measurements were changed to decimal systems and Hissa Form No.12 was changed and accordingly M.E.No.1193 was duly made and certified on 06/08/1970.
4. That Mr. Dattu Bhika Kathe had purchased area admeasuring 2 H 43 R out of Survey No.6/1A from Mr. Karbhari Kashinath Khode accordingly as per Sale Deed Survey No. 6/1A divided as under.

Survey no	Area H-R	Name of owner
6/1A/1	2-43	Mr. Dattu Bhika Kathe
6/1A/2	0-96	Mr. Karbhari Kashinath Khode

Accordingly M.E. No.1195 was made and certified.

5. That Shantabai Sonu Khode and others had purchased Survey No.6/1A/1/2 to 6/1A/1/8 from Mr. Dattu Bhika Kathe by way of Sale Deed which is as under:

Sr.no.	Name of Owner	Survey no.	Area H.R.
1	Shantabai Sonu Khode	6/1A/1/2	0.20
2	Smt. Jaya Sonu Khode	6/1A/1/3	0.20
3	Mr. Ambadas Eknath Khode	6/1A/1/4	0.20
4	Mr. Ashok Eknath Khode	6/1A/1/5	0.20
5	Mr. Rajendra Eknath Khode	6/1A/1/6	0.20
6	Mrs. Vijaya Shrikurshna Khode	6/1A/1/7	0.20
7	Mr. Rajaram Narayan Vidhate	6/1A/1/8	0.20

Accordingly M.E.No.2364 was made and certified.

6. That Shakutala Rajaram Vidhate and others had purchased Survey no.6/1A/1/9 to 6/1A/1/12 from Mr. Dattu Bhika Kathe by way of sale deed which is as under:

Sr.no.	Name of Owner	Survey no.	Area H.R.
1	Shakutala Rajaram Vidhate	6/1A/1/9	0.20
2	Mr. Vijay Rajaram Vidhate	6/1A/1/10	0.20
3	Mrs. Suman Bhaskar Tidke	6/1A/1/11	0.20
4	Mrs. Kamlabai Kantilal Kathe	6/1A/1/12	0.20

Accordingly M.E. No. 2371 was made and certified.

7. That Mr. Dattatray Bhika Kathe died on 29/02/1988 leaving behind legal heirs sons namely Ramesh, Balu, Bharat, Yadav, daughters namely Shakuntala, Shantabai, Mandabai, Suman, Nandabai & wife Tulsabai being a legal guardian of Yadav. As per affidavit daughters name was deleted and accordingly M.E. No.2553 was duly made and certified on 24/05/1988.

8. That as per letter of State Bank of India charge was deleted from other rights column of S. No. 6/1A/2 and accordingly M.E. No. 2590 was duly made and certified.

9. That as per letter of State Bank of India charge was deleted from other rights column and accordingly M.E. No. 3477 was duly made and certified on 12/11/1993.

10. That as per Hissa Form No.12 correction was made in Survey Number as under

Old Survey No.	After Hissa Form No.12 New Survey No.
1) 6/1A/1	6/1/1
2) 6/1A/1/2	6/1/2
3) 6/1A/1/3	6/1/3
4) 6/1A/1/4	6/1/4
5) 6/1A/1/5	6/1/5
6) 6/1A/1/6	6/1/6
7) 6/1A/1/7	6/1/7
8) 6/1A/1/8	6/1/8
9) 6/1A/1/9	6/1/9
10)6/1A/1/10	6/1/10
11)6/1A/1/11	6/1/11
12)6/1A/1/12	6/1/12

And accordingly M.E.No.4392 was duly made and certified on 06/12/1997.

11. That as per order of Joint District Registrar Nashik charge of stamp duty was mutated in other rights column of Survey No.6/1A/1 and M.E. No. 5493 was duly made certified on 30/01/2001.

12. That as per order of Tahasildar Nashik Vide No. Watan/Kavi/1021/2002 Nashik dt. 21/05/2002 charge of stamp duty was deleted in other rights column of Survey No.6/1A/2 &6/1A/6 and M.E. No. 6092 was made certified on 20/06/2002.

13. That as per NOC of TLR and letter of City Survey Officer and Nashik Municipal Corporation Survey No.6/1/1 to 6/1/12 are amalgamated into Survey No.6/1 and correction was made in record of rights and M.E.No.6762 was duly made and certified on 02/12/2003.

14. That as per letter of Wadala Vividh Karyakari Seva Society charge was deleted from other rights column and M.E.No.7059 was made and certified on 30/08/2004.

15. That Survey No.6/1 were the land of Patil Inam 6B and as per application and order passed by Tahasildar land owner deposited amount of Nazrana in the Government Treasury. Accordingly the land Survey No.6/1 converted into non-agricultural use and N.A. permission was obtain from Collector of Nashik and accordingly remark of old tenure in other rights column was deleted and M.E.No.7310 was duly made and certified on 15/03/2005.

DHUMAL
ADVOCATE

16. That the land owners Smt.Tulsabai Dattu Kathe and others had executed Development Agreement and General Power of Attorney in favour of M/s. Suyojit Infrastructure Pvt. Ltd. on 28/12/2006 and said documents are duly registered with the sub-registrar, Nashik-01 at Sr. No.1426 and 1427 respectively on 17/02/2007.

17. That land owners Smt.Tulsabai Dattu Kathe and others executed Power of Attorney in fevour of Mr. Kondaji Rawaba Avhad on 5/07/2001 and same is duly duly notarized/registered before Notary Adv. C.M. Bora at Sr.No.925. After that Mr. Kondaji Rawaba Avhad executed cancellation deed of power of attorney in favour of Smt.Tulsabai Dattu Kathe and others on 27/12/2011 and said documents is duly registered with the sub-registrar, Nashik-02 at Sr. No.15529 on 28/12/2011.

18. That land owner through developer prepared layout plan of Survey No.6/1 and same has been approved by Nashik Municipal Corporation as per Letter No:Town Planning/Final/A4/14/13 dt.23/01/2013 and also N.A. permission was granted by Collector of Nashik vide letter No.Maha/Kaksha-3/4/NAPK/189/2005 dt.08/08/2007 and as such said Survey number has been laid into various plots and said Plot No.61 was shown in the name of land owners and M.E.No.12396 was duly made on certified on 13/03/2013.

19. That Mr. Vilas Dattatray Khairnar had purchased Plot no.61 from Smt. Tulsabai Dattu Kathe and others by way of Sale Deed dt. 23/03/2015. The said Sale Deed is registered in the office of Sub-Registrar Nashik-6, vide Reg. No.1806 on 25/03/2015. Thereby Mr. Vilas Dattatray Khairnar has acquired ownership rights of said Plot & accordingly his name was mutated to the owners column of property extract vide Mutation Entry No.13840 on 30/04/2015.

20. No adverse entry affecting the title of the said property i.e. Plot No.61 has been found from the revenue records and also after search taken from last 30 years in the Sub-Registrar, Nashik in respect of said property, and no adverse entry was found under search.

Opinion:

On perusal of the above documents referred to me and on the strength of the same, I am of the opinion that Mr. Vilas Dattatray Khairnar, bears a clear and marketable title for the subject property i.e. Plot No.61 and same is free from all encumbrance of whatsoever in nature.

Nashik

Date :- 07/12/2016

Advocate
UMESH T. DHUMAL
ADVOCATE

नक्कल करिता

गांव वडाळे

तालुका नाशिक

गां. न. नं. ७, ७अ, व १२

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार
६/१		
भू.का.क्रमांकाचे स्थानिक नाव	वडा. नं. ६१	
लागवडी योग्य क्षेत्र	एक्कर	गुंठे
	हेक्टर	आर
	चौरस	मिटर
जिरायत	-	
बागायत	३६४	२०
भात शेती	-	
एकूण-	३६४	२०
पो.ख.	-	
वर्ग (अ)	-	
वर्ग (ब)	-	
एकूण-	३६४	२०
आकार बिनशेती-	रूपये	पैसे
जुडी किंवा विशेष -	०	११
आवार पाण्यावाबत-	३७४	८१
एकूण-		

गां.नं. क्र. ७

भोगवटदाराचे नाव

तुळसाबाई दतु काठे
रमेश दतात्रय काठे
बाळु दत्तात्रय काठे
भरत दत्तात्रय काठे
यादव दत्तात्रय काठे
शांताबाई सोनु खोडे
जया सोनु खोडे
अंबादास एकनाथ खोडे
अशोक एकनाथ खोडे
राजेंद्र एकनाथ खोडे
विजया श्रीकृष्ण खोडे
राजाराम नारायण विधाते
शकुंतला राजाराम विधाते
विजय राजाराम विधाते
सुमन भास्कर तिडके
कमळाबाई कांतीलाल काठे

(१२३९६)

विलास दत्तात्रय रौरनार

(९३८८०)

खाते क्रमांक

कुळाचे नांव खंड

इतर अधिकार

(१५०६८)

गां.नं. क्र. ७ अ

गां.नं. क्र. १२

वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशील: मिश्र पिकांचे एकूण क्षेत्र: मि.मी. सेंटांक	मिश्र पिकांचे एकूण क्षेत्र: जलसिंचित	मिश्र पिकांचे एकूण क्षेत्र: अजलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: पिकाचे नांव	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: जलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: अजलसिंचित	अ मिश्र पिकाचे क्षेत्र: पिकाचे नांव	अ मिश्र पिकाचे क्षेत्र: जलसिंचित	अ मिश्र पिकाचे क्षेत्र: अजलसिंचित	पडीत पिकास निरूपयोगी जमिनीचा तपशील: प्रकार	पडीत पिकास निरूपयोगी जमिनीचा तपशील: क्षेत्र	पाणी पुरवठ्याचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२०१६	[illegible]			[illegible]												

टिप: पोखरा क्र. १५०६८ [illegible] प्रलंबीत

नक्कल फी

अस्सल प्रमाणे खरी नक्कल तयार ता. २८/३/२०१७

तलाठी सजा वडाळा
ता. जि. नाशिक