

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

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

Mob. 9822314746

TITLE SEARCH REPORT

Subject :

Investigation of Title with respect to the property bearing Plot No. 3 adm. 486.750 sq. mtrs. (CTS No. 7419 adm. 485.75 sq.mtrs.), N.A. assessment Rs. 257.98 P., from and out of S. No. 320/3/2 situated at Village Pathardi, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik and the said plot is bounded as under:

East : Plot No. 4

West	Plot No. 1 and 2
1	1
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97	97
98	98
99	99
100	100

South. : Adj. S. No. 320/4 part.

North : 7.50 mtrs. Colony road.

Name of the Owner : M/s. Govinda Constructions,

partnership firm.

Documents referred :

1. 7/12 extracts
2. 6-d mutation entries.
3. N.A. Order dt. 20/1/1996
4. Layout Order dt. 17/8/1996
5. Sale Deed dt 31/12/1996 Sr. No. 8085/1996
6. Sale Deed dt. 5/10/2006 Sr. No. 06774/2006
7. Sale Deed dt 14/6/2013 Sr. No. 5256/2013

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6. TDR Sale deed dt. 3/10/2013 Sr. No. 11319/2013
7. Commencement Certificate dt. 26/12/2013

So also, I have caused a detail search in the office of Sub-registrar Nashik 1 and Nashik 2 since year 1984 to 2015 till date, and in the office of Sub registrar Nashik 3, Nashik 4 and Nashik 5 since year 2006 till 2015 as per Receipt No. 82 dt. 2/1/2015 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. 4316 dt. 27/8/1986 that, as per application of Smt. Sarubai Jairam Navale etc., names of Kacharu Jairam, Sarubai Jairam, Anjanabai Pandurang Rahare, Lankabai Santaji Rahare, Zunkabai Lahanu Malunjar and Manubai Vasantao Kothule were entered into record alongwith name of Deoram Dagdu Navale for 1/2 share in the land S. No. 320/2 and 320/3.

b. It is seen from M. E. No. 4546 dt. 13/8/1988 that, as per order of Tahasildar Nashik bearing No. RTS / 557 / 1988 dt. 11/8/1988, partition of the land owned by Navale family has been effected and land S. No. 320/3 came to the share of Shri. Deoram Dagdu Navale and names of Anjanabai Pandurang Rahare, Lankabai Santaji Rahare, Zunkabai Lahanu Malunjar and Manubai Vasantao Kothule were shifted to the share of Sarubai and Kacharu Jairam Navale i.e. S.No. 320/2/1.

c. It is seen from M. E. No. 5660 dt. 16/1/1993 that Shri. Manoj Zumberbhai Khivsara, Sau. Kanchanbai Zumberbhai Khivsara, and Manisha Zumberbhai Khivsara have purchased area adm. 00 H. 51 R.

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out of S. No. 320/3 totally adm. 1 H. 71 R. from Shri. Deoram Dagdu Navale and consenting party Kisan Deoram, Shiveji Deoram, Tanaji Deoram Navale as per Sale deed dated : 19/10/1991 registered in the office of SRO Nashik 2 at Sr. No. 184/1991, accordingly land S. No. 320/3 divided in two parts, S.No.320/3/1 shown in the name of land owners while S.No. 320/3/2 adm. 51 R. shown in the name of purchasers Manoj Zumberlal Khivsara etc. 3.

d. It is seen from record that the owners Shri. Manoj Zumberlal Khivsara etc. 3 have filed return under the provisions of ULC Act, the same has been decided by ULC Authority as per Order No. ULC/A 1 / 55/ 94 dt. 4/2/1994 and the said land has been declared as Retention.

e. It is seen from M. E. No. 6493 dt. 24/8/1996 that the owners Shri. Manoj Zumberlal Khivsara etc. 3 have prepared a layout of the said land which has been approved by Nashik Municipal Corporation Nashik as per Letter Javak No. / Nagar Rachana Vibhag / Final/ 201 / 1784 dt. 17/8/1996 and N.A. permission has been granted by Collector Nashik as per Order No. Mah / Kaksna 3 / Bi.She Pa.Kra. / 617 / 1995 dt. 20/1/1993, accordingly land has been laid into plots.

f. It is seen from M. E. No. 6656 dt. 19/2/1997 that the owners Shri. Manoj Zumberlal Khivsara, Kanchanbai Zumberlal Khivsara, Manisha Zumberlal Khivsara, Dilip Mohanlal Khivsara through GPA Shri. Kiran Sitaram Chavan have sold Plot No. 3 under subject to Shri.Rajen Yogendra Sanghvi and Sau. Chaya Rajen Sanghvi as per Sale deed dt. 30/12/1996, registered in the office of SRO Nashik 2 at Sr. No. 8085/1996 on 31/12/1996.