104/0 इतर पावती Original/Duplicate

Monday,20 March 2017 3:40 PM नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 4012 दिनांक: 20/03/2017

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. हर्षल कैगे

वर्णन मौजे नाशिक सि.स.न. 2047 सन 1988 ते 2017 एकुण वर्ष 30 शोध करीता

शोध व निरीक्षणे रु. 750.00

एकूण: रु. 750.00

Sub Registrar Nashik1

सह. दुय्यम निबंधक कार्य-१

नाशिक-१.

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

Harshal S. Kenge

Advocate

Office:- Advocate chamber - 314 Building 3, District Court Compound, Nashik

Date :-20/03/2017

TITLE REPORT

1] Description of property:- Title Report in the respect of CTS No. 2047 adm. area 961.05 Sq.Mtrs. situated at Nashik, Tal. & Dist. Nashik, it municipal House No. 1462 all along with common amenities/ facilities which is bounded as per the following

East	-	Hundiwala Len
West		Sarsawati Nala
South		Rajrastta
North		Mr. Pardeshi property

2] Name of the Owner of said property: - 1] **Sau Gitanjali Chandrkant Agrawal & others 7, R. Nashik**

As per their request of to issue a title report. I have verified in to the title of above said property. For that purpose, I have perused the concerned available Xerox Revenue records and other related papers / permissions etc. for last 13 years and my observations and finding are as under:-

History:-

As per the CTS Mutation entry shows that Mr. Krushanrao Raghunath Talekar has purchased the property i.e. CTS No. 2047 & CTS No. 2048 adm. area 961.05 Sq.Mtrs situated at Nashik, Tal. & Dist. Nashik as per the award of First class Judge on 21/03/1930 said effect has taken on the record of right.

As per the CTS Mutation entry shows that Narayan Hari has died on 04/02/1935 hence his legal heirs Hari & Ramkrushan Tryambak name has entered on the record of right.

As per the CTS Mutation entry shows that Mr. Krushanrao Raghunath Talekar has purchased the property i.e. CTS No. 2048 situated at Nashik, Tal. & Dist Nashik from Hari & Ramkrushan Tryambak by way of sale deed on 23/03/1937 as per the sale deed said effect has taken on the record of right.

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has died hence his legal heirs Mr. Ganesh Krushanrao Talekar & Vishawanth Shriram Talekar name has entered on the record of right .

But as per the application and the statement Mr. Ganesh Krushanrao Talekar name has entered on CTS record of right.

As per the CTS Mutation entry shows that effect of Enforcement Act 1958 & Indian Coinage Act was given to all the lands of village Pathardi & hence the measurements of all the lands were converted to decimal system.

As per the CTS Mutation entry shows that Mr. Ganesh Krushanrao Talekar has died hence his legal heirs & 1] Mrs. Pramilabai Ganesh Talekar 2] Shashikumar Ganesh Talekar 3] Hemlata Prabhakar Hardikar name has entered on the record of right .

As per the CTS Mutation entry shows that present owner Sau. Gitanjali Chandarkant Agrawal & others 7 has purchased the **C T S from** 1] Mrs. Pramilabai Ganesh Talekar & others 2 on 31/03/1992 by way of sale deed, as per the sale deed purchaser name has entered on the record of right.

As per the sale deed out of total area 961.00 Sq. Mtrs. area 161.00 Sq.Mtrs area has acquired for the Nashik municipal corporation for Road widening.

As per the CTS Mutation entry shows that present owner Sau. Gitanjali Chandarkant Agrawal & others 7 has take Commercial N.A. Permission from additional Tahsildar Nashik Vide it order No.अना/ बि.शे.व.शी /१७६/९३ दिनांक २५/११/१९९३ as per this said effect has taken on the record of right.

As per the CTS Mutation entry is made as per the letter of the Jambandi Commissioner & Director of Land Record Pune total area of the land is 961.50 Sq. Mtrs effect has taken on the record of right.

As per the above Document & records produced before me and I have in opinion that the CTS No. 2047 adm. area 961.05 Sq.Mtrs. situated at Nashik, Tal. & Dist. Nashik owner Sau. Gitanjali Chandarkant Agrawal & others 7 having a good, Marketable, clear, title.

Hence This Title Report.

Nashik
Date:-20/03/2017

HARSHAL S. KENGE
B.Com., LL.B.
ADVOCATE
Reg. No. 1314/2007
Chember No. 314/3, Dist.Court, Nashik