

NILESH B. GAYAKE

B.COM. L.L.B. ADVOCATE

C/o. M. B. PHATANGARE & COMPANY

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Date : 18/06/2016

TITLE SEARCH REPORT

DESCRIPTION OF PROPERTY

All the piece and parcel of land property within the limit of Nashik, Taluka & District Nashik & within the Registration and Sub-Registration of Nashik, situated at **Nashik Shiwar**, bearing **S. No. 278/2/1/3 Plot No. 05** area **808.11 Sq. Mtrs.** + T.D.R (C) zone area **325.00 Sq. Mtrs.** and bounded as under:-

On or towards East : Adjoining S. No. 278/2/1
On or towards West : 9.00 Mtrs Colony Road.
On or towards South : Plot No.6
On or towards North : 278/2/2to12.

NAME OF THE PLOT OWNER:-

SHRI. GOPAL DHUNDIRAJ CHIPLUNKAR.

I have perused the following documents in respect of the said property.

- 1) 7/12 Extract & N. A. tax receipt.
- 2) Mutation entries {6-D entries} Last 30 yers.
- 3) N.A.Order, Layout Sanction Letter
- 4) Layout Copy.
- 5) Copy of building Plan & commencement Certificate.
- 6) Sale Deed Dated 09/10/2013.
- 7) T.D.R. Sale Deed Dated 22/05/2014.
- 8) Sale Deed Dated 02/07/2015.

I have investigated the Title of the aforesaid Holder on the basis of the above documents found that:-

OBSERVATIONS & FINDINGS

Shri. Gopal Dhundiraj Chiplunkar has approached to me for grant of Title Search Report for the purpose of loan proposal against above property. They have submitted the above mentioned revenue records and other papers for my inspection & observations/ findings. After its perusal it transpires to me as under.





M.E. No. 26042 dated 19/09/1989 goes to show that, owner of the said property Shri Vasant Ramchandra Mali taken loan from Nashik Shi.Le.Bank Canal Society. The owner paid full loan amount with interest to Bank and remove Bank Charge from other rights column.

M.E. No. 27105 dated 27/07/1990 goes to show that, owner of the said property Shri Vasant Ramchandra Mali sale the property to Different person as follow under.

M.E. No. 29228 dated 18/05/1992 goes to show that, Left Bank Canal society giving loan on S.No. 278/2/1 owner and remark create other rights column. The society giving N.O.C. dated 18/09/1989 the borrower paid full loan amount to bank so the Bank remark on other right column removed.

M.E. No. 38198 dated 05/06/1998 goes to show that, owner Vasantrao Ramchandra Mali died on 13/04/1998 living behind his legal heir 1) Wife- Vina V. Mali 2) Daughter- Dipa Kishor Abhonkar 3) Daughter- Shobha Padmakar Raut 4) Daughter- Sharyu Bhagvat Mehetre 5) Daughter- Jayashri Shrish Khairnar.

M.E. No. 48045 dated 10/02/2003 goes to show that, The Collector of Nashik issued order No. Asha/Patra/Kra/Bhu.Sa./Vaitarna/Sighasth /1290/2002 dated 24/12/2002 and The Tahsildar of Nashik issued order No. Kra/Jamabandi/Ka.vi./1287/02 Nashik Dated 25/12/2002 though reserved land for Sighasth Kumbhmela yera 2003-2004 the area as follow under.

M.E. No. 49927 dated 23/12/2003 goes to show that, M.E.No. 48045 and 48380 though reserved land for Sighasth Kumbhmela yera 2003-2004. the competent authority Nashik regranted Possession to land owner dated 29/11/2013. order No. 800/2003 dated 23/12/2003. The S.No. as follow under.

M.E. No. 55946 dated 15/07/2006 goes to show that, Shobha Padmakar Raut and others owner of the said property. in other rights column excess land remark recorded. The Upper Jilhadhikari tatha Saksham Pradhikari U.L.C. issued Rectify Order No. Ja.Kra.Na.Ja.Ka.Dha/A-1/113/233 Nashik dated 09/05/2006 mention in

the order the said property Agriculture Zone Excess remark remove and (No Development Zone) declared.

M.E. No. 56267 dated 11/09/2006 goes to show that, Shri. Viraj Vilas Shah and others had purchased S.No. 277/1, 277/2/1, 277/3/1, 277/2/1 from Vina Vasantrao Mali and others for a consideration of Rs. 1,12,00,000/- the said sale deed has been Registered before sub-Registrar Nashik dated 10/08/2006. The property was Agriculture and No Development Zone area. The purchaser provide sheti Purava.

M.E. No. 65694 dated 04/11/2009 goes to show that, Dr. Shri. Subhash Shankar Kashyape and others had purchased S.No. 278/2/1 area 0 H 40 R from Stuti Vilas Shah and others though GPA Holder Viraj Vilas Shah for a consideration of Rs. 18,00,000/- the said sale deed has been Registered before sub-Registrar Nashik-2 at Sr. No. 6455 dated 25/09/2009.

M.E. No. 65753 dated 10/11/2009 goes to show that, Janardan Ramchandra Vanjari had purchased the S.No. 277/2/1 area 0 H 40 R , S.No. 278/2/1 area 0 H 79.61R , S.No. 277/11 area 1 H 05 R , from Viraj Vilas Shah and others for a consideration of Rs. 1,01,00,000/- the said sale deed has been Registered before sub-Registrar Nashik-2 at Sr. No. 6452 dated 25/09/2009.

M.E. No. 65803 dated 16/11/2009 goes to show that, Pratibha Ashok Modi and other one had purchased the S.No. 278/2/1 area 0 H 40 R from Stuti Vilas Shah and others though GPA Holder Viraj Vilas Shah for a consideration of Rs. 18,00,000/- the said sale deed has been Registered before sub-Registrar Nashik-2 at Sr. No. 6453 dated 25/09/2009.

M.E. No. 88921 dated 20/04/2013 goes to show that, 1) S.No. 277/1 out of owner Janardan Ramchandra Vanjari available in possession area 8215.00 Sq.mtrs out of total area 10500.00 Sq.mtrs 2) S.No. 278/2/1 out owner Janardan Ramchandra Vanjari area 7961.00 Sq.mtrs and Pratibha Ashok Modi and other area 4000.00 Sq.mtrs Total area 11961.00 Sq.mtrs actually in possession area 11604.00 Sq.mtrs 3) S.No. 277/2/1 Janardan Ramchandra Vanjari area 4000.00 Sq.mtrs obtained N.A. permission for the said Property within limits of Nashik by the Collector Nashik vide their order order. No. MAHA/ KAKSH-3/4/ BI. SHE.

PRA. KAR. /28/2010 Dated. 18/07/2011 and order. No. MAHA/ KAKSH-3/4/ BI. SHE. PRA. KAR. /25/2010 Dated. 17/07/2011 and Nashik Municipal Corporation Sanctioned the Final Lay-Out plan for the said Property vide their order No. JAVAK No. /NAGAR RACHANAVIBHAG/ ANTIM/ PANCHAVATI/ C-1/5 Dated 09/04/2013 and also take Sanad from Tahsildar Nashik order No. jama1/Registration No./36/2013 Nashik 04/03/2013. And divided 7/12 between them.

M.E. No. 89358 dated 30/06/2013 goes to show that, Dr. Shri. Subhash Shankar Kashyape and others owner of the S.No. 278/2/1/1 area 4000.00 Sq.mtrs they obtained N.A. permission for the said Property within limits of Nashik by the Collector Nashik vide their order order. No. MAHA/ KAKSH-3/4/ BI. SHE. PRA. KAR. /30/2010 Dated. 18/07/2011 and Nashik Municipal Corporation Sanctioned the Final Lay-Out plan for the said Property vide their order No. JAVAK No. /NAGAR RACHANAVIBHAG/ ANTIM/ PANCHAVATI/ C-1/22 Dated 01/06/2013 and divided 7/12 between them.

M.E. No. 91042 dated 15/10/2013 goes to show that, Shri. Gopal Dhundiraj Chiplunkar and Shri. Mohan Krishnaji Mutalidesai has purchased the plot No. 05 area 808.11 Sq.Mtrs from Shri. Subhash Shankar Kashyape and others for a consideration of Rs. 69,05,000/- the said sale deed has been Registered before sub-Registrar Nashik-4 at Sr. No. 11392 dated. 09/10/2013. Hence Purchasers Name enter into record of rights.

M.E. No. 98032 dated 09/07/2015 goes to show that, Shri. Gopal Dhundiraj Chiplunkar has purchased the plot No. 05 area 93.626 Sq. mtrs out of area 808.11 Sq.Mtrs from Shri. Mohan Krishnaji Mutalidesai for a consideration of Rs. 9,90,000/- the said sale deed has been Registered before sub-Registrar Nashik-6 at Sr. No. 3557 dated. 02/07/2015. Hence Purchaser Name enter into record of rights.

N.A.ORDER

The Property bearing S.No. 278/2/1/3 along with other Properties is permitted to the Non-Agricultural use by the order of Collector Nashik vide their order No. MAHA/ KAKSH-3/4/ BI. SHE. PRA. KAR. /30/2010 Dated. 18/07/2011.

FINAL LAY-OUT

The final Lay-out of the said property is approved by the Nashik Municipal Corporation Nashik vide their No. JAVAK No. /NAGAR RACHANAVIBHAG/ ANTIM/ PANCHAVATI/ C-1/22 Dated 01/06/2014.

Shri. Gopal Dhundiraj Chiplunkar Purchased T.D.R. in C zone admeasuring area 325.00 Sq. mtrs From Kanahyala Chetandas Manvani and others for a consideration of Rs. 11,37,500/- by Register Sale Deed before Sub-Registrar Nashik-5 At Sr.No. 4461/2014 Dated. 22/05/2014.

Shri. Gopal Dhundiraj Chiplunkar prepared building plan for construction of building and the same was sanctioned Nashik Municipal Corporation, Town Planning Executive Engineer, Nashik vide its Commencement Certificate No. LND/BP/C-1/467/1929/1S dt. 04/11/2015 and obtained. Plinth Completion certificate Town Planning Dept. No. LND/WS/C-1/PC/37/2015 Date 18/11/2015.

OPINION:-

Thus I have gone through relevant documents to give my hand I have found that, the title of the said property situated at **Nashik Shiwar**, bearing **S. No. 278/2/1/3 Plot No. 05** area **808.11 Sq. Mtrs. + T.D.R (C) zone area 325.00 Sq. Mtrs.** Within the limits of Nashik Municipal Corporation and within the Registration and Sub - Registration of Nashik is clear, marketable and free from all encumbrances.

Date : 18/06/2016.

Place : Nashik.



(NILESH. B. GAYAKE)
Advocate