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इतर पावती

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गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन5-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड पी आर गृजराथी

वर्णन अर्ज नं 2257/16 मौजे मखमलाबाद येथील सर्व्हे नं 45/5/2/2 प्लॉट नं 1, 2, 3, 4 सदर

मिळकतीचा 1987 ते 2016 एकूण 30 वर्षांची शोध पावती

SEARCHFEE

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सह. दु. २०१६ निबंधक वर्ग-२

नाशिक-५.

1); देयकाचा प्रकार: By Cash रक्कम: रु 3000/-

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P. R. GUJARATHI

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ADVOCATE

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Resi. : 'Gokul', Kathe Lane, Nashik - Poona Road, Nashik - 422001.

:: 1 ::

To,
M/S. VASTURANG INFRASTRUCURE,
PVT. LTD. THROUGH DIRECTOR,
MR. BHAGWAN DAMODAR GITE,
H. No. 4610/84/C/12, Damodar Nagar, Hirawadi,
Panchvati, Nashik-422003.

Date :-28-12-2016.

Subject :-Investigation of title of the property bearing
R.S. No.45/5/2/2, Plot No.1 admeasuring area
542.38 sq. mtrs., Plot No.2 admeasuring area
636.39 sq. mtrs., Plot No.3 admeasuring area
503.36 sq. mtrs., Plot No.4 admeasuring area
824.43 sq. mtrs., Village Makhamalabad, Tal
& Dist: - Nashik.

Sir,

The property bearing R. S. No.45/5/2/2, Plot No.1 admeasuring area 542.38 sq. mtrs., Plot No.2 admeasuring area 636.39 sq. mtrs., Plot No.3 admeasuring area 503.36 sq. mtrs., Plot No.4 admeasuring area 824.43 sq. mtrs., Village Makhamalabad, Tal & Dist: - Nashik belonged to M/s. Vasturang Infrastructure Pvt. Ltd. Through Director Mr. Bhagwan Damodar Gite.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

- (1) It appears that the property bearing R. S. No.45/5 admeasuring area 1H.32R was belonged to Ramnath & Pandurang Bhima Kakad, Minor Guardian Gangubai Bhima Kakad, Amrut Pandit Kakad & Mhalsa Pandit Kakad on or before 1968. The said Land was Inam class 6B. Hence the possessers paid six time amount to the Govt. and the said land was re-granted on New tenure under certain terms & conditions.

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This was effected of vide M.E.NO. 5800 dt 2-1-68.

- (2) Further it appears that Amrut Pandit Kakad died on 3-4-83 & the names his, heirs were recorded in revenue record as follows.

1)	Tukaram Amrut Kakad	45	Son
2)	Nivruti Amrut Kakad	42	Son
3)	Manohar Amrut Kakad	38	Son
4)	Madhav Amrut Kakad	34	Son
5)	Shivaji Amrut Kakad	27	Son
6)	Suresh Amrut Kakad	23	Son
7)	Laxmibai Amrut Kakad	72	Wife
8)	Anusayabai Shankar Ghuge	65	Daughter
9)	Seemabai Sadashiv Bodake	48	Daughter

The Names of 1 to 7 entered into possession coloumn & No. 8 to 9 entered into other right Coloumn.

This was effected vide M.E.No. 7923 dt- 19-08-83.

- (3) Shri. Ramnath Bhika Kakad & others gave an applocation to enter the Anewari (Hissas) to Tahsildar Nashik & hence the Tahsildar gave an order to makesl Hissas (Anewari) as per order No. 913/ 1991/Nashik dt- 31-12-91.

S. No.	Area	Rate	Name
45/5	0.17.5	0.80	Ramnath Bhika Kakad
45/5	0.17.5 00.5	0.80	Pandurang Bhika Kakad
45/5 Part	0.35 0.01	1.59	1) Tukaram Amrut Kakad 2) Nivruti Amrut Kakad 3) Manohar Amrut Kakad 4) Madhav Amrut Kakad 5) Shivaji Amrut Kakad 6) Suresh Amrut Kakad 7) Laxmibai Amrut Kakad

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The names of Dattatray Namdev Kakad, Vasant Namdev Kakad & Santu Namdev Kakad were deleted.

This was effected vide M.E.No. 11285 dt- 7-1-92.

- (4) Shri. Ramnath Bhika Kakad & others filed a return under sec 6 of U.L.C. Act & area 3600 Sq. mtrs. was exempted from the property bearing R.S.No. 45/5 & Hence the Hissas were Separated.

S. No.	Area	Rate	Name
45/5/1	0.35	1.60	Ramnath Bhikaji Kakad
	P.K001		Pandurang Bhikaji Kakad
45/5/2	0.35	1.59	Tukaram Amrut Kakad
	P.K001		

This was effected vide M.E.No. 12135 dt- 26-7-93.

- (5) Further it appears that Laxmibai Amrut Kakad died on 25-9-96 & the names of her, heirs were already on record & hence the names of the deceased on record & hence the name of the deceased was deleted.

1)	Tukaram Amrut Kakad	63	Son
2)	Bhagirathibai Nivruti Kakad	47	
3)	Anil Nivruti Kakad	32	Grandson
4)	Uttam Nivruti Kakad	30	Grandson
5)	Sahebrao Nivruti Kakad	28	Grandson
6)	Indubai Sakharan Ghadave	35	Granddaughter
7)	Manohar Amrut Kakad	38	Son
8)	Madhav Amrut Kakad	34	Son
9)	Shivaji Amrut Kakad	27	Son
10)	Suresh Amrut Kakad	23	Son
11)	Anusayabai Shankar Ghuge	65	Daughter
12)	Seemabai Sadashiv Bodake	48	Daughter

This was effected vide M.E.No. 16229 dt- 2-1-02.

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- (6) Further it appears that 1) Anusayabai Shankar Ghuge 2) Sitabai Sadashiv Bodke 3) Indubai Sakhamam Hadape executed a release-deed in favour of Tukaram Amrut Kakad & other 9. Hence their names were deleted.

This was effected vide M.E.No. 16242 dt- 4-1-02.

- (7) Shri. Nivruti Amrut Kakad died on 6-1-87. Hence the name of his heirs entered into revenue record as follows.

1)	Bhagirathibai Nivruti Kakad	53	Wife
2)	Anil Nivruti Kakad	31	son
3)	Uttam Nivruti Kakad	28	son
4)	Sahebrao Nivruti Kakad	24	son
5)	Indubai Sakhamam Ghadave	34	Daughter

This was effected of vide M.E.NO.16405 Dt 22-3-2002.

- (8) There was a declaration charge of Rs. 2,00,000/- on S. No. 45/5/2 of Makhamalabad multi-purpose Co-operative Society. The said Loan was repaid with interest by Uttam Nivruti Kakad & hence the charge was deleted.

This was effected of vide M.E.NO.17234 Dt 16-6-2003.

- (9) Further it appears that M.E.NO.14152 the area 0.03 R was in the name of Nashik Krishi Uttapanna Bajar Samitec in the S.No. 45/5/2. but it was wrongly entered into S.No.45/5/1. Hence as per the order of the Tahsildar Nashik Vide No. Adni/ Abhi/ Kavi/1285/04 Nashik dt- 9-11-05 the mistake was corrected & entry was made in S.No. 45/5/2

This was effected of vide M.E.NO.19344 Dt 18-11-2005.

- (10) The Land bearing S.No. 45/5/2 an area 0.33 R was Inam class 6. The Land lord paid 50% of the market Value Rs. 35,50,000/- an Nazarana in S.B.I. Hence a remark has been taken in other right coloumn as per Tahsildar order No. Vatan / Kavi / 137 / 2011 dt- 18-4-2011.

This was effected of vide M.E.NO.26596 Dt 20-04-2011.

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- (11) M/s. Vasturang Infrastructure Pvt. Ltd. Through Director Mr. Bhagwan Damodar Gite purchased the Land bearing R.S. No.45/5/2, admeasuring area 0.33R (Part) from Tukaram Amrut Kakad & other 8 through their G. P. holder Rajendra Karbhari Pawar for Rs. 1,29,90,000/- vide document No. 476 dt- 11-1-2013 & accordingly the name of the Purchaser entered into record of right.

This was effected of vide M.E.NO.29713 Dt 6-2-2013.

- (12) Futher it appears that M/s. Vasturang Infrastructure Pvt. Ltd. Through Director Mr. Bhagwan Damodar Gite prepared a lay-out of the property & got it approved from Nashik Municipal Corporation vide letter No. Townplaning/Final/C-2/117 dt- 21-5-2014 & the Land was converted into N.A. vide collectors order No. Mah/Kaksh/3/4/ Be.she P.No/263/2012 dt- 21-8-2012 & accordingly the 7/12 extract prepared plotwise.

(13) **SCHEDULE OF THE PROPERTY :-**

All that piece & parcel of land, lying and being at Village **Makhamalabad** within the limits of Nashik Municipal Corporation & within the limits of Registration and Sub-Registration District of Nashik, bearing R. S. No.45/5/2/2, Plot No.1 admeasuring area 542.38 sq. mtrs., Plot No.2 admeasuring area 636.39 sq. mtrs., Plot No.3 admeasuring area 503.36 sq. mtrs., Plot No.4 admeasuring area 824.43 sq. mtrs., each and bounded as under :-

Plot No. 1.

ON OR TOWARDS EAST :- 12 Meter Road.

ON OR TOWARDS WEST :- Adj. Lay-out.

ON OR TOWARDS SOUTH :- 9 Meter Road.

ON OR TOWARDS NORTH :- Adj. Lay-out.

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Plot No. 2.

ON OR TOWARDS EAST :- 9 Meter Road.
ON OR TOWARDS WEST :- 12 Meter Road.
ON OR TOWARDS SOUTH :- Adj. Lay-out & Road.
ON OR TOWARDS NORTH :- Adj. Lay-out.

Plot No. 3.

ON OR TOWARDS EAST :- Open Space.
ON OR TOWARDS WEST :- 9 Meter Road.
ON OR TOWARDS SOUTH :- Adj. Lay-out.
ON OR TOWARDS NORTH :- Adj. Lay-out.

Plot No. 4.

ON OR TOWARDS EAST :- 18 Meter Road.
ON OR TOWARDS WEST :- Open Space.
ON OR TOWARDS SOUTH :- Adj. Lay-out.
ON OR TOWARDS NORTH :- Adj. Lay-out.

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- (14) For the reasons stated above, I am of the opinion that, M/s. Vasturang Infrastructure Pvt. Ltd. Through Director Mr. Bhagwan Damodar Gite, has a clear and marketable title, free from all encumbrances and reasonable doubts to the above mentioned property.
- (15) I have taken a search for the property in the office of the Sub-Registrar, Nashik-5 & do not find any adverse entry.
- (16) M/s. Vasturang Infrastructure Pvt. Ltd. Through Director Mr. Bhagwan Damodar Gite, got the building plan approved from Nashik Municipal Corporation Nashik & obtained commencement Certificate as mentioned below.
- Plot No. 1- LND/BP/C-2/252/2724 Dated- 9-8-2016
Plot No. 3- LND/BP/Panch/C-2/542/2876 Dated- 19-11-2014
Plot No. 4- LND/BP/C-2/563/4893 Dated- 1-12-2016
and executed agreement of sale for the units i.e. Flats with the perspective purchaser.

Place :- Nashik.

Date :- 28-12-2016.



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ADVOCATE