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इतर पावती

Original/Duplicate

Monday, 25 September 2017 3:45

नोंदणी क्र. : 39म

PM

Regn.: 39M

क्र. 2580196

पावती क्र.: 9519

दिनांक: 25/09/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन4-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: वकिल आर जी रासने

वर्णन शोध 30 वर्ष सन 1988 ते 2017 मौजे मखमलाबाद स नं.39/2+4/1/2 प्लॉट

नं.7+8+9+10+11

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint Sd/- Registrar Nashik 4

सह. दुय्यम निबंधक वर्ग-२

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

नाशिक-४.

ICE :

Number No.318/1,  
Jiti Chamber,  
Court, Nashik - 2,  
File : 94222 52939.

*R. G. Rasane*

ADVOCATE

RESIDENCE :

3/2, Shivmudra Hsg. Soc.,  
Behind R.T.O. Office,  
Kishor Suryawanshi Marg,  
Nashik - 4. Ph.: 2532158.

Date : 26 / 09 / 2017

## **TITLE SEARCH REPORT**

### **TO WHOM SO EVER IT MAY CONCERN**

**Name of the property holder**:- Icon Construction, Proprietary firm,  
through its Proprietor,  
Mr. Vijay Gajanan Rasane  
R/o. Nashik

**Description of the property** :- Title Report in respect of Plot  
No. 7+8+9+10+11 out of Survey No. 39/2+4/1/2 total area Adm. 998.00  
Sq. Mtrs. Situated at Makhamlabad Tal. & Dist. Nashik, within the limits of  
Nashik Municipal corporation, registration and sub registration Taluka and  
District Nashik, which are bounded as per record of rights.

Icon Construction, Proprietary firm through its Prop. Mr. Vijay  
Gajanan Rasane have approached me and called upon me to issue my  
Title Report with respect to subject property for that purpose, He has  
produced before me the relevant documents i.e.

- 1] 7/12 extract.
- 2] Relevant Mutation entries.
- 3] Copy of N. A. Order.
- 4] Copy of Sale Deed dated 25/8/2016 & 21/12/2016.
- 5] Copy of final Layout.
- 6] Copy of N. A. order dated 10/2/2011.
- 7] Copy of Lay out sanction letter dated 1/3/2011.
- 8] Copy of Commecement Certificate 28/08/2017.

After scrutiny of those documents, I am submitted my title report as  
under:-

In this regard I have taken search in the office of sub registrar  
Nashik for last 30 years vide Receipt No. 9519 dated 25/9/2017, some of

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the record in the said office, found in torned condition and some of the record send for binding process. Whatever record available on that basis, I do not find any adverse entry which affect the title of above said property.

It appears from an extract of record of right that the said property i.e. Survey No. 39 was originally belonged to Gangadhar Sahadu Pingale And accordingly his name was mutated to the 7/12 extract.

M. E. No. 9426 dated 30/9/1985 shows that, Mr. Gangadhar Sahadu Pingale has sold above said property i.e. S. No. 39/4A area Adm. 00 H. 48 R to Muktabai Santu Pingle for total consideration of Rs. 35,000/- on dated 19/6/1985. As per said transaction the name of purchaser is brought on record of right column.

M. E. No. 10324 dated 1/2/1989 shows that, Makhmalabad Vikas Karyakari Seva Sahakari Society had informed in written application dated 24/1/1989 to concern Talathi stating in that, in respect of said property there was charge of the said society, there was no dues in respect of said property as per society letter the charge of said society was deleted

M. E. No. 12473 dated 13/7/1995 shows that, there was charge of Bank of India Br. Makhamlabad. The owner Muktabai Santu Pingale had taken loan from said bank. After repaid the said loan, there was no dues in respect of said property as per Bank letter the charge of said bank was deleted.

M. E. No. 15912 dated 25/8/2001, Hissa form No. 11 is applicable to village Makhamalabad, Tal. and Dist. Nashik. Due to this Hissa form No. 11, new measurement were taken in Gat No. 39/2 & 39/4, As per said new measurement the hissass are seprated which is as under,

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Date : 26/09/2017

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| Sr. No. | Sarvhe No. | Area | Asses. | Owners Name               |
|---------|------------|------|--------|---------------------------|
| 1.      | 39/2+4/1   | 0.75 | 1.89   | Muktabai Santuji Pingale  |
|         | P.K.       | 0.03 |        |                           |
| 2.      | 39/2+4/2   | 0.73 | 1.84   | Yamunabai Baburav Patil   |
|         | P.K.       | 0.02 |        |                           |
| 2.      | 39/2+4/3   | 0.22 | 0.46   | Dyaneshwar Baburav Mahale |
|         | P.K.       | 0.01 |        | Sonubai Kashinath Mahale  |

M. E. No. 25462 dated 31/8/2010 shows that Makhmalabad Vikas Karyakari Seva Sahakari Society had informed in written application to concern Talathi stating in that in respect of said property there was charge worth Rs. 2,50,000/- dated 5/7/1991, there was no dues in respect of said property as per society letter the charge of said Society was deleted.

M. E. No. 26406 dated 4/3/2011 shows that, The owner have prepared layout plan and the same was sanctioned from The Asst. Director of Town Planning Nashik by their order Nagarrchana vibhag/Final/ 122/ dated 1/3/2011. And also have obtained necessary non-agriculture permission from Upper Tahasildar Nashik vide their office order No. Maha/Kasha-3/4/NASR/497/2010 dated 10/2/2011. Accordingly as per said orders the plots were laid as under:-

| S. No.     | Plot No. | Area (Sq.Mtrs.) | Name                          |
|------------|----------|-----------------|-------------------------------|
| 39/2/4/1/2 | 7        | 210.00          | Shashikant S. Parakh & others |
| 39/2/4/1/2 | 8        | 200.00          | Shashikant S. Parakh & others |
| 39/2/4/1/2 | 9        | 200.00          | Shashikant S. Parakh & others |
| 39/2/4/1/2 | 10       | 210.00          | Shashikant S. Parakh & others |
| 39/2/4/1/2 | 11       | 188.00          | Shashikant S. Parakh & others |

**R. G. RASNE**  
Advocate

3/1, Dist. Court, Nashik

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M. E. No. 27492 dated 23/8/2001 shows that, Mr. Shashikant Shivchand Parakh, Vishal Kantilal Jain, Rajesh Popatlal Jain have sold Plot No. 7 to 11 out of S. No. 39/2/4/1/2 total area adm. 998.00 Sq. Mtrs. to Mrs. Snehada Vinayak Govilkar, Mr. Dilipsing Devsing Patil & Mrs. Kalpana Dilipsing Patil by way of registered sale deed dated 18/8/2011 for total consideration of Rs. 41,91,600/- the said sale deed is registered in the office of Sub Registrar Nashik at Sr. No. 7111/11 As per said transaction the name of purchaser is brought on record of right column.

M. E. No. 25846 dated 18/10/2010 shows that, Icon Construction, Proprietary firm through its Prop. Mr. Vijay Gajanan Rasane have purchased Plot No. 9 to 11 out of S. No. 39/2/4/1/2 total area Adm. 588.00 Sq. Mtrs. from Mrs. Snehada Vinayak Govilkar, Mr. Dilipsing Devsing Patil & Mrs. Kalpana Dilipsing Patil by way of registered sale deed dated 25/08/2016 for total consideration of Rs. 37,11,000/- the said sale deed is registered in the office of Sub Registrar Nashik at Sr. No. 6188/16 As per said transaction the name of purchaser is brought on record of right column.

It further appear that, Icon Construction, Proprietary firm through its Prop. Mr. Vijay Gajanan Rasane have purchased Plot No. 7 & 8 out of S. No. 39/2/4/1/2 total area Adm. 410.00 Sq. Mtrs. from Mrs. Snehada Vinayak Govilkar, Mr. Dilipsing Devsing Patil & Mrs. Kalpana Dilipsing Patil by way of registered sale deed dated 21/12/2016 for total consideration of Rs. 28,01,000/- the said sale deed is registered in the office of Sub Registrar Nashik at Sr. No. 8840/2016 As per said transaction the name of purchaser is brought on record of right column.

Accordingly the said owner i.e. Icon Construction through its Prop. Mr. Vijay Gajanan Rasane have prepared building plan which is duly sanctioned by Nashik Municipal Corporation & obtained Necessary

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Date : 26/09/2017

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Mtrs.

Mrs.

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Commencement Certificate vide their letter No. LND/ BP/ C-2/358/4065  
dated 28/08/2017.

**Opinion-**

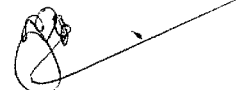
After Perusal of the documents, I am of the opinion that, Icon  
Construction, Proprietary firm through its Prop. Mr. Vijay Gajanan Rasane  
have acquired clear & marketable title in respect of Plot No. 7+8+9+10+11  
out of Survey No. 39/2+4/1/2 total area Adm. 998.00 Sq. Mtrs. situated at  
Makhamalabad Tal. & Dist. Nashik,

I have issued the said title report on the strength of document,  
which is produced before me at the time of this report.

Hence this title search report.

**Nashik.**

**Date- 26/09/2017.**

  
**R. G. Rasane.**

**Advocate**

 **R. G. RASNE**  
Advocate

3/1, Dist. Court, Nashik