

अर्ज क्र ११३४/२०१६

340/0

इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7313 दिनांक: 28/08/2017

गावाचे नाव: अंबड (खुर्द)

दस्तऐवजाचा अनुक्रमांक: नसन3-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड सुबोध एम शाह

वर्णन मौजे-अंबड खुर्द स.नं.255+256/1 प्लॉट नं.8 क्षेत्र 1426 चौ.मी (30 वर्षे)

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Nashik3

रज. मुख्य निबंधक वर्ग-२

नाशिक- ३.

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

# Subodh M. Shah

B.Sc.(Hons.),LL.B.

Advocate

Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422005.  
Tel. : +91-0253-2312638. Email : adv.smsah@gmail.com

Date : 29/8/2017

## **TITLE CERTIFICATE & SEARCH REPORT**

**NAME OF THE HOLDER:-** [1] MR. SHRENIK SHASHIKANT SURANA [2]  
M/S. GANRAJ ASSOCIATES, A PARTNERSHIP FIRM.

**PROPERTY:-** All that piece and parcel of the vacant land bearing **Plot No. 8 out of S. No. 255+ 256/1 admeasuring 1426.00 Sq. Mtrs.** situated at Village **Ambad Khurd**, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows :-

|                     |    |                         |
|---------------------|----|-------------------------|
| On or towards East  | :- | By Gat No. 310          |
| On or towards West  | :- | By Adjacent Gat No. 255 |
| On or towards South | :- | By 30 Mtr. D. P. Road   |
| On or towards North | :- | By Open Space           |

**HISTORY:-** After going through the relevant revenue records like, 7/12 extracts and mutation entries and after taking search of Index II register at the office of Sub Registrar Nashik for the last 30 years other relevant orders and papers, my observations are as follows :-

Following documents perused:

- [1] 7/12 extract since last 30 years
- [2] Mutation Entries since last 30 years
- [3] N.A.Order Dated 19-4-2010.
- [4] Copy of final approval letter dated 8-6-2010.
- [5] Copy of Sale Deed dated 2/8/2010
- [6] Copy of Sale Deed dated 20/2/2014.

It appears from the record of rights that Gat No. 255 was owned Santu Vithoba Datir prior to 1978-79.

It appears from the record of rights that Gat No. 256 was owned by Kalu Vithoba Datir prior to 1978-79.

Kalu Vithoba Datir died on 7-4-2004 and as such names of his legal heirs Chandabhabgai Kalu, etc. 12 are mutated in the owners column under M.E.No. 3974 on 24-9-2004.

It appears after the death of Santu Vithoba Datir, the names of Yamunabai Santu, Nivrutti Santu, Sanjya Santu are mutated in the owners column, while the names of married daughters Sushila Madhav, Dhondubai Ramkrishna, Manjulabai Keshav, Shakuntala Nivrurti, Alkabai Daulat, Kusumbai Sahebrao and Savitrabai Balwant are mutated in the other rights column under M.E.No. 1686 on 19-8-1989.

The charge of Indian bank in the other rights column is deleted under M.E.No. 6527.

Gat No. 256 was of Inam Class 6B Patil inam and therefore the owners paid Nazrana of 51,80,000/- on 30-1-2008 and the property was regranted to the owners on old tenure and accordingly M.E.No. 6139 on 20-8-2008.

Gat No. 255 was of Inam Class 6B Patil inam and therefore the owners paid Nazrana of 40,67,000/- on 4-9-2009 for property the land for N.A. use and accordingly M.E.No. 6501 on 5-9-2009.

The owners entrusted Gat No. 256 to Green Estate, (AOP) under development agreement and general power of attorney which are registered at the office of Sub Registrar, Nashik and as such the names of the developers are mutated in the other rights column under M. E.No. 4978 on 17-12-2007.

The charge of Ambad Vikas Society is mutated in the other rights column under M.E.No. 2865 on 10-1-2000 of Gat no. 256 which is deleted under M.E.No. 6140 on 20-8-2008.

Yamunabai Santu Datir died on 25-9-1998, the names of her legal heirs are already on record and as such name of Yamunabai is deleted under M.E.No. 5040 on 15-2-2008.

Sanjyabai Dattu Datir was minor when her name was mutated in the owners column and name of Yamunabai as guardian was mutated in the owners column, after the death of Yamunabai and as such Sanjyabai became major, the name of Yamunabai as guardian is deleted from the record of rights under M.E.No. 6677 on 15-1-2010.

M. E. No. 972 is effected in the record of rights on 7-11-1969 for giving effect to the Indian Coinage Act and Indian Enforcement Act.

That the land owners of Gat No. 255 and Part of Gat No. 256 amalgamated the properties and prepared a layout of said property which is duly approved by Nashik Municipal Corporation under letter No. Nagar rachana Vibhag/ Antim/ CD/ 958/20 Dated 8-6-2010 and the said property is duly converted to Non Agri. use u/s. 44 of the M.L. R. Code under order of Collector Nashik under No. Maha/ Kaksha/3 /4/ Bi. She. Pa. Kra./66/2010 Dated 19-4-2010 and as such separate 7/12 extracts are prepared for the individual plots under M.E.No. 6904 on 10-6-2010. All the distributed the plots amongst themselves and as such name of the respective allottee are mutated in the owners column whereby the aforesaid Plot No. 8 came to the share of Chandrabhagabai Kalu Datir etc.

That aforesaid holder No. 1 and alongwith Trikal Theatre & Reality India Pvt. Ltd. purchased Plot No. 8 from Chandrabhagabai Kalu Datir etc. with consent of Green Estate, (AOP) and Nivrutti Santu Datir etc. by a sale deed 29/7/2010 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 7157 on 2/8/2010 and as such name of the said purchaser is mutated in the owners column of the record of rights under M. E. No.7012 on 11/8/2010.

That aforesaid holder No. 1 and alongwith Saroj Ramlal Gupta mortgaged Plot No. 8 and obtained loan from Viva Highways Pvt. Ltd. for an amount of Rs. 1,30,00,000/- and executed mortgaged deed dated 5/1/2011 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 207/2011 and as such charge of the bank is mutated in the other rights column under M. E. No. 7442 on 19/5/2011.

That aforesaid holder No. 1 and alongwith Saroj Ramlal Gupta repaid the loan and executed Released deed dated 17/6/2011 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7426 and as such charge of the bank is deleted from the other rights column under M. E. No.

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That Trikal Theatre & Reality India Pvt. Ltd. sold undivided 1/2 share admeasuring 713.00 Sq. Mtrs. out of the Total admeasuring 1426.00 Sq.Mtrs. of Plot No. 8 to aforesaid holder No. 2 by a sale deed 18/2/2014 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 1416 on 20/2/2014 and as such name of Trikal Theatre & Reality India Pvt. Ltd. is deleted from the owners column and name of the aforesaid holder No. 2 is mutated in the owners column under M. E. No. 9913 on 1/3/2014.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide receipt No. 7313 on 28/8/2017 under application No. 1134/2017 and no adverse entries is observed during the course of the search.

No charge, encumbrance or defect in title is observed during the course of the aforesaid observation, in respect of the aforesaid property.

**OPINION :-** In consistence with my above observations, I am of the opinion that the title of the aforesaid property appears to be clear, negotiable and marketable without any charge, encumbrance and defect in title.



*Shah*  
**SUBODH M. SHAH**  
**ADVOCATE**