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इतर पावती

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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 7049 दिनांक: 02/08/2017

गावाचे नाव: नाशिक शहर

दस्तावेजाचा अनुक्रमांक: नसन2-0-2017

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अनिता प्रकाश मुंगसे (पवार)

वर्णन अर्ज क्र 1630/2017 मौजे नाशिक स न 484/3/1/2 प्लॉट क्र 7 सन 1988 ते 2017 30 वर्षे

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Nashik 2

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

सह दस्तावेज दिवस 2

ANITA PRAKASH MUNGASE (PAWAR)
Advocate
B.COM. LL.B.
Mobile No-9763375860

Address: Off: -Basement "A" wing No-8"THAKKER'S BUZZ'R", New C.B.S.,
Below Savitri Agencies (Crackers Shop), Nashik- 2.
Resi:- Flat NO. B-401, 4th Floor, **Hari-Sankul Phase -1**, Ashoka Marg, Nashik-422006.

Date: 01/08/2017

SUPPLEMENTRY TITLE SEARCH REPORT

To,

Karda Construction Ltd.
Through Director
Mr. Naresh Jagumal Karda
R/o.2nd Floor, Gulmohar Estates,
Samrath Nagar , Nashik Road-01.

Subject: Title Report for property mention herein below.

DESCRIPTION OF PROPERTY:

All that piece and parcel of Non-Agricultural land bearing (as per final approved lay-out) Plot No. 7 area admeasuring 800.00 sq.mtrs. Assessed at Rs.1056.00 paise of Survey No. 484/3/1/2 situated, lying and being at village Nashik , Taluka-Dist Nashik, within limits of Registration, sub-registration Taluka Nashik, Dist-Nashik.

The said property bounded as per record of rights.

The land herein referred to as "Said property"

Sir,

On your oral instructions and information, I the undersigned hereby issuing title report for the aforesaid subject property , for that purpose, submitted following document for my perusal.

1. 7/12 Extract 1986 to 2016
2. Mutation Entries (more particularly described hereunder)
3. Sale deed

After going through documents mentioned above, my observations and findings are as under:

1. It reveals from **M.E.No.3879** that as per order in Mumbai High Court Civil appeal No. 389/1927 that plaintiff Kareema Marda Kazi and others names entered in the other rights column of the said land of area admeasuring 103 hissa out of 288 hissa and accordingly the **M.E.No 3879** was certified to that effect.
2. It reveals from **M.E.No.4275** that as per order in Mumbai High Court Civil appeal No. 389/1927 that plaintiff Mr. Kazizeeruddhin Peruddhin, Kaduddhin Marda Khiyasinha Marda Zihauddhin and Merunissa Meda Neeruddhin entered in other rights column of the said land and accordingly the **M.E.No 4275** was certified to that effect.
3. It reveals from **M.E.No.5218** that the name of Mr. Khandu Bala Sonuwani was muted as protected tenant of the said land(land owner Mrs. Peerzadibegam alias Gauseemabegam) in the other rights column of the 7/12 extract of the said land and accordingly the **M.E.No 5218** was certified to that effect.
4. It reveals from **M.E.No 7476** dated 25/08/1959 that the said land owner Mr. Kazikheeruddhin Shamshuddhin and others did not pay the possession right amount before 31/03/1959, hence the land owners name deleted from record of right and the remark of Sarkari Akari Padit taken on the record of the said land and accordingly the **M.E.No 7476** was certified to that effect.
5. It reveals from **M.E.No 8316** dated 05/09/1962 that, as per the order from The Hon'ble SDO (Pranth saheb) Nasik vide order No. WS/973 dated 29/06/1962, the land of Inam Varg 6A and hence Mr. Devram Khandu Sonawane paid possession amount and accordingly the said land was regranted to Mr. Devram Khandu Sonawane and accordingly **M.E.No 8316** was certified to that effect.
6. It reveals from **M.E.No.12378** dated on 19/05/1971 that the Maharashtra Govt. enacted Indian weights and measures act (enforcement act)1958 and Indian Coinage act 1955 the said effect was brought in the records of the said land and others lands by certifying **M.E. No.12378**.
7. It reveals from **M.E.No.15950** that Mr Devram Khandu Sonawane taken loan of Rs. 44,000 /- from Nashik Shivar Right Bank CanalVikas Karyakari Seva Sahakari Society Ltd. hence as per letter of the said society date 25/06/1977, the charge of said society was muted in the other rights column of the said land and accordingly the said **M.E.No 15950** is certified to that effect.

8. It reveals from **M.E.No.19012** dated 29/04/1982 that, Mr. Devram Khandu Sonawane died on 08/10/1981, at village living behind 3 sons, 3 daughters and one widow Viz. Mr. Gopal Devram Sonawane, Mr. Daulat Devram Sonawane, Mr. Ashok Devram Sonawane, Mrs. Sunderabai Ganpat Tidke, Mrs. Mandabai Pandit Pandav, Mrs. Thakubai Ganpat Kate and Shrimati Chandrabhagabai Devram Sonawane as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleted from the record of the said land and names of his legal heirs were entered in record of rights and accordingly **M.E.No.19012** was certified to that effect.
9. It reveals from **M.E.No.22541** certified on 02/06/1986 that, As per order passed by Hon'ble Tahsildar Saheb Nasik No. ADHI/ABHI/750/86 dated 04/04/1986 that the charge of High Court Appeal No. 389/27 deleted from record of right and accordingly **M.E.No.22541** was certified to that effect.
10. It reveals from **M.E.No.24031** dated 01/12/1987 that, Mr. Akbarali Shamshoddhin died on 15/01/1944, as per the order of Hon'ble Tahsildar Saheb the names of his legal heirs were taken on record Viz. Rahimabegam Mehmoodali Kazi (wife), Kazi Shamshoddhin Mehmood(son), Kazi Masoodali Mehmood(son) and Sultanbegam Mehmood(daughter) as his only legal heirs and representative and accordingly the name of the deceased was deleted from the record of the said land and names of his legal heirs were entered in record of rights but after that as per additional commissioner Nashik order in R.T.S The Said name was deleted from record of right.
11. It reveals from **M.E.No. 24362** dated 21/03/1988 that, as per order No. Kaksha/4/Vatan/1246/1987 dated 24/12/1987 passed by Hon'ble collector Nashik that the said land regranded as old shart to land owner and accordingly the **M.E.No.24362** is certified to that effect.
12. It reveals from **M.E.No. 34272** dated 16/04/1996 that, As per order No. MAHA/KAKSHA/4/Vatan /2139/1995 dtd.01/11/1995 passed by Hon'ble Collector of Nashik that the said land use for Non-Agriculture and accordingly the **M.E.No. 34272** is certified to that effect.
13. It reveals from **M.E.No.34374** dated 14/05/1996 that Mr. Daulat Devram Sonawane repaid all loan amount hence as per letter of Nashik Shivar Right Bank CanalVikas Karyakari Seva Sahakari Society Ltd the charge of said society deleted from record of rights of Survey No.484/3/1 and accordingly the said **M.E.No.34374** is certified to that effect.
14. It reveals from **M.E.No.36711** dated 17/09/1997 that, Mrs. Ayesha Begam Sayudiin and others filed Sp darkhasth No.59/1997 in civil court Nashik. and accordingly Registered Lis pendance notice dated 20/06/1997. but the said **M.E.No 36711** Cancelled hence remark of lis- pendancy not recorded in 7/12 extract of the said land.

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15. It reveals from **M.E.No.45612** dated 16/02/2002 that, AS per order No.0/3001/Pra kra/370/L6/MAHSUL/dated 03/01/2002 passed by VANVIBHAG MANTRALAYA MUMBAI that STATUS-QUO order granted on the said Survey No.484/3/1 and accordingly the said **M.E.No.45612** is certified to that effect.
16. It reveals from **M.E.No.48085** dated 14/02/2003 that, AS per order No.0/3001/Pra kra/370/L6/MAHSUL/dated 28/10/2002 passed by VANVIBHAG MANTRALAYA MUMBAI that order of STATUS-QUO cancelled. Hence remark of STATUS-QUO deleted from record of right, accordingly the said **M.E.No.48085** is certified to that effect.
17. It reveals from **M.E.No.53308** certified on **23/06/2005** that Mr. Daullat Devram Sonawane and others taken loan of Rs. 60,000 /- from Shree Sant Savata Gramin Bigarsheti Sahakari Patsansstha Pimpalgaon Baswant . hence as per letter of the said Patsansstha date 19/05/2005, the charge of said Patsansstha was muted in the other rights column of the said land and accordingly the said **M.E.No.53308** is certified to that effect.
18. It reveals from **M.E.No.56495** dated 06/10/2006 that, Thakubai Ganpat Kathe filed a Civil Suit in Nashik court and court passed order of STATUS-QUO in Regular Civil suit No. 328/2006 hence remark of STATUS-QUO recorded in record of right the said Survey No.484/3/1(not applicable to plot No.8) and accordingly the said **M.E.No.56495** is certified to that effect.
19. It reveals from **M.E.No.62626** certified on 13/10/2008 that Mr Vilas Rasiklal Shah purchased an area admeasuring 7159.95 sq.mtrs. from in and out of Survey No.484/3/1 from Chandrabhaga Devram Sonawane, Gopal Devram Sonawane, Daulat Devram Sonawane, Ashok Devram Sonawane, Sundrabai Ganpat Tidke, Manda Pandit Pandav, Janardhan Gopal Sonawane and Sheetal Prabhakar Kate through GPA holder Sangeeta Sunil Khode, Sonali Nilesh Kate, Nilesh Daulat Sonawane and Thakubai Ganpat Sonawane on 16/09/2008 for the consideration of Rs.15,90,000/- by way of sale deed wide document No. 8199/2008 dated 16/09/2008, also the said land is re-granted (Navin Avibhajya Sharat) and sold for agriculture use and so as per Govt G.R. No. INAM.WATAN/1099/P.K.223/L.4 Dated 1/7/2002 as No permission required for sale and accordingly the name of purchaser was brought on record of rights of the said land and accordingly **M.E.No.62626** certified to that effect.
20. It reveals from **M.E.No.63065** dated 19/11/2008 that Mr. Arun Vasantao Newaskar and Mr. Sunil Dagdu Choudhary filed a Civil .Mis. application No.42/2008 at Nasik before the civil judge junior division Nashik.against Chandrabhaga Devram Sonawane, Gopal Devram Sonawane, Daulat Devram Sonawane, Ashok Devram Sonawane, Sundrabai Ganpat Tidke, Manda Pandit Pandav and Thakubai Ganpat Kate and its notice of Lis-Pendancy document No. 10668/2008 dated 18/11/2008 and accordingly the remark of lis- pendancy was recorded in the other rights column of 7/12 extract(not applicable to plot

No.8)of the said land and accordingly the said **M.E.No.63065** is certified to that effect.

21. It reveals from **M.E.No.63195** certified on 08/05/2011 that Mr. Arun Vasant Rao Newaskar and Mr. Sunil Dagdu Choudhary filed a Spe Mu No.665/2008 dated 21/11/2008 at Nashik before the civil judge senior division Nashik against Chandrabhaga Devram Sonawane, Gopal Devram Sonawane, Daulat Devram Sonawane, Ashok Devram Sonawane, Sundrabai Ganpat Tidke, Manda Pandit Pandav and Thakubai Ganpat Kate, Janardhan Gopal Sonawane, Sangeeta Sunil Khode, Sheetal Prabhakar Kate, Sonali Nilesh Kate, Nileash Daulat Sonawane, Vilas Rasiklal Shah and Chandrashekhar Babulal Shah and its notice of Lis-Pendancy document No. 11062/2008 dated 21/11/2008 and accordingly the remark of lis- pendancy was recorded in the other rights column of 7/12 extract of the said land and accordingly the said **M.E.No.63195** is certified to that effect.
22. It reveals from **M.E.No.64339** certified on 27/05/2011 that Mr. Fanibhushan Shantilal Patel filed a suit Spe Mu No.718/2008 at Nashik before the civil judge senior division Nashik for Plot No. 1 an area admeasuring 800.25 Sq. mtrs.against Chandrabhaga Devram Sonawane, Gopal Devram Sonawane, Daulat Devram Sonawane, Ashok Devram Sonawane, Sundrabai Ganpat Tidke, Manda Pandit Pandav and Thakubai Ganpat Kate and its notice of Lis-Pendancy document No. 3013/2009 dated 04/05/2009 and accordingly the remark of lis- pendancy was recorded in the other rights column of 7/12 extract of the said land and accordingly the said **M.E.No.64339** is certified to that effect.
23. It reveals from **M.E.No.65261**certified on 19/04/2010 that Mr. Dharmendra Shantilal Patel filed a suit Spe Mu No.201/2009 at Nashik before the civil judge senior division Nashik an area admeasuring 1528 Sq. Mtrs. from and out of survey No. 484/3/1, against Chandrabhaga Devram Sonawane, Gopal Devram Sonawane, Daulat Devram Sonawane, Ashok Devram Sonawane, Sundrabai Ganpat Tidke, Manda Pandit Pandav and Thakubai Ganpat Kate, Arun Vasant Newaskar and Nitin Ramesh Choudhary and its notice of Lis-Pendancy document No. 5112/2009 dated 27/08/2009 and accordingly the remark of Lis-pendancy was recorded in the other rights column of 7/12 extract of the said land and accordingly the said **M.E.No.65261** is certified to that effect.
24. It reveals from **M.E.No.67992 certified** 30/08/2010 that, Mr. Gopal Devram Sonawane died on 12/05/2010,at village living behind 1 son,2 married daughters, mother and widow Viz. Shrimati. Vimal Gopal Sonawane, Mr. Janardhan Gopal Sonawane, Mrs. Sheetal Prabhakar Kathe, Mrs, Sonali Nilesh Kathe and Shrimati Chandrabhagabai Devram Sonawane as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleted from the record of the said land and names of his legal heirs were entered in record of rights and accordingly **M.E.No. 67992** was certified to that effect.

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25. It reveals from **M.E.No.69297** dated 04/11/2010 that, as per Order No. WATAN/KAVI/KAKSHA/4/1728/2010 dated 06/10/2010, Order No. WATAN/KAVI/KAKSHA/4/972/2010 dated 03/06/2010 passed by the Hon'ble Additional Collector Nasik, that the concerned owner paid amount Rs. 38,99,550/- by way of chalan and accordingly the **M.E.No.69297** certified to that effect.
26. It reveals from **M.E.No.69664** certified 05/04/2011 that, Shrimati Chandrabhagabai Devram Sonawane died on 11/09/2010, at village living behind 2 Sons, married daughters, daughter in law, grandson, married grand-daughters, Viz. Mr. Daulat Devram Sonawane, Mr. Ashok Devram Sonawane, Mrs. Sunderabai Ganpat Tidke, Mrs. Mandabai Pandit Pandav, Mrs. Thakubai Ganpat Kathe Shrimati. Vimal Gopal Sonawane, Mr. Janardhan Gopal Sonawane, Mrs. Sheetal Prabhakar Kathe, Mrs. Sonali Nilesh Kathe as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleted from the record of the said land and names of his legal heirs were entered in record of rights and as per Notorised will deed dated 16/07/2010 that the said Survey No. 484/3/1 an area admeasuring 3885.15 Sq. mtrs. given to Shrimati. Vimal Gopal Sonawane, Mr. Janardhan Gopal Sonawane, Mr. Daulat Devram Sonawane Mr. Ashok Devram Sonawane and accordingly **M.E.No. 69664** was certified to that effect.
27. It reveals from **M.E.No. 70938** certified on 07/05/2011 that as per mortgage release deed dated 06/04/2011, the charge of Shri. Sant Savta Gramin Bigar Sheti Shakari Pathsanstha Ltd. Pimpalgaon Baswant Tal. Niphad deleted from Survey No.484/3/1 accordingly the said **M.E.No.70938** is certified to that effect.
28. It reveals from **M.E.No.77530** certified on 23/12/2011 that Mr. Jayant Shantilal Patel filed a suit Sp. Mu No.231/2011 at Nasik before the civil judge senior division Nashik against Mahavir Land Developers Pvt. Ltd. Through directors Mr. Rajendra Rasiklal Shah, Vilas Rasiklal Shah, Chandrashekhar Babulal Shah and its notice of Lis-Pendancy document No. 10469/2011 dated 02/12/2011 and accordingly the remark of lis-pendancy was recorded in the other rights column of 7/12 extract of the said land Survey No. 484/3/1 of plot No. 7 and accordingly the said **M.E.No.77530** is certified to that effect.
29. It reveals from **M.E.No.77661** certified on 04/04/2012 that as per court order an Lis-Pendancy cancellation deed dated 03/12/2011 that the remark Sp .c. No.665/2008 for Plot No.2 and 5 deleted from the record of rights of the said land and accordingly the said **M.E.No.77661** is certified to that effect.
30. It reveals from **M.E.No.89143** certified on 30/08/2013 that Parveen Nazeer Sheikh purchased an area admeasuring 265.65 sq.mtr from in and out of an area admeasuring 7159.58 Sq. mtrs. of Survey 484/3/1 situated, lying and being at village Nasik , Taluka-Dist Nashik, within limits of Registration, sub-

registration Taluka Nashik, Dist-nashik. from Mr. Vilas Rasiklal Shah on dated 25/03/2013 by way of registered sale deed Sr.No.3697/2013 and accordingly the said **M.E.No.89143** is certified to that effect.

31. It reveals from **M.E.No.92210** that Mr. Arun Vasantrao Newaskar and Mr. Sunil Dgdu Choudhari filed a R.C.S.. No.875/2012 at Nasik before the civil judge junior division Nashik.against Mr. Janardhan Gopala Sonawane and others, its notice of Lis-Pendancy document No. 938/2014 dated 27/01/2014 and accordingly the remark of lis- pendancy was recorded in the other rights column of 7/12 extract of the said land and accordingly the said **M.E.No.92210** is certified to that effect.
32. It reveals from **M. E.No. 94353** certified on 05/09/2014 that, the lay-out of Survey No.484/3/1an area admeasuring 8003.00Sq.mtrs. situated, lying and being at village Nasik , Taluka & Dist Nashik (land owner Mr. Daulat QQDevtram Sonawane and others) was Sanctioned by N.M.C. Nashik--vide letter No.O.W./Town Planning /layout/Nasik/Survey No. 484/3/1/1 Dated 25/07/2014 and the said land Converted into Non-Agriculture by the Hon'ble Additional Collector of Nashik vide their Order No.MAHAKAKASHA/3/4/B.SHE.PRA.KRA/332/2012dated 30/03/2013 and also the 7/12 was separated and accordingly Mr. Vilas Rasiklal Shah became entitled to Plot No. 2 to 8. of Survey No. 484/3/1/2 **situated, lying and being at village Nasik , Taluka & Dist Nashik** and accordingly the said **M.E No. 94353** is certified to that effect.
33. It reveals from **M.E.No.A3122** certified on 06/01/2017, that as per court order a remark of Lis-Pendancy of Special Civil Suit No. 231/11 deleted from the record of rights of the said Plot No. 7 and accordingly the said **M.E.No.A3122** is certified to that effect.
34. M/s. Karda Construction Pvt. Ltd Through its Director Mr. Naresh Jagumal Karda purchased Plot No. 7 an area admeasuring 800.00 sq.mtr of Survey 484/3/1/2 situated, lying and being at village Nasik , Taluka-Dist Nashik, within limits of Registration, sub-registration Taluka Nashik, Dist-Nashik. from Mr.Vilas Rasikla Shah for consideration of Rs. 1,18,00,000/-on dated 04/02/2017 by way of registered sale deed Sr.No.NASAN2-636/2017, Dated 04/02/2017.
35. As Karda Constructions Pvt. Ltd. is Now converted into Public Ltd Co. under a Certificate of Incorporation Dated: 17/03/2016. KARDA CONSTRUCTIONS LTD.,A PUBLIC LTD COMPANY,(PAN AADCK1887B),REGISTERED UNDER COMPANY ACT. THROUGH ITS DIRECTOR, SHRI. NARESH JAGUMAL KARDA.

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Thus, I am of the opinion that :-

THE KARDA CONSTRUCTION LTD. Through it's Director MR. NARESH JAGUMAL KARADA is absolute owner of Plot No. 7 an area admeasuring 800.00 sq.mtr of Survey 484/3/1/2 situated, lying and being at village Nasik ,Taluka-Dist Nashik, within limits of Registration, sub-registration Taluka Nashik,Dist-Nashik.

AND

And also this Plot property is Clean, Clear, Marketable and free from all Encumbrances.

The above narration and findings are on the strength of available documents only, submitted by you, the said documents returned to you.

Hence, this title report

Place: Nasik

Date: 1/08/2017



Advocate

Anita Prakash Mungase (Pawar)

Advocate

Office - Basement 'A' Wing No - 08,

"Thakker's Buzza" New C.B.S;

Below Savitri Agencies (Cracker Shop), Nasik - 422002

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