

NITIN D. SHINDE

B.com. LLB DII & LW

Advocate

Resl. Flat no. 1 Amidhara Apartment Near by n th Scheme CIDCO Nashik M. 9990339333

TITLE SEARCH REPORT TO WHOMSOEVER IT MAY CONCERN

(1) DESCRIPTION OF PROPERTY

All that piece and parcel of non agriculture land bearing Plot no. 69+70+71 having Area 837.870 Sq. mtrs. Out of Sv. No. 483+484 + 50/1 +3/2 +50/1 + 3/3 +50/2 +50/4 + 50/5 +86/1 Situated at Chandshi, Nashik. Within the limits of Nashik Zilha Parshad and Chandshi Grampanchayat, bounded as follows:

EAST	:	Plot No. 76 and 77
WEST	:	9 mtrs. wide Colony Road
NORTH	:	12 mtrs. Colony Road
SOUTH	:	Plot no. 72

Together with all the rights of assessment access, ways, etc. and the things appurtenants thereto.

The property for the sake of brevity shall be hereinafter referred to as the "Said property".

2) NAME OF THE OWNER OF THE SAID PROPERTY

Shri. Arvindbhai Bavechandbhai Rakholiya

R/o. flat No. 01, Tulsi Residency, Plot No. 60
Ashwin Nagar Cideo Nashik.

3) DOCUMENT PRODUCED BEFORE ME FOR INSPECTION.

a) 7/12 extract (30 year)
(Mutation entry No. 1093, 1135, 1150, 1228, 1244, 1301, 1352, 1360, 1370, 1371, 1444, 1546, 1547, 1843, 2006, 2007, 2009, 2104, 2187, 2188, 2196, 2438, 2449, 2483, 2491, 2621, 2780, 2878, 2919, 2934, 3082, 4026, 4084, 4261, 4393, 4493, 4502, 4646, 4735, 4783, 4918, 5025, 5189)

b) Register Documents

1. Sale Deed of Sv. No. 48/4 Vide no. NSK-4/5204/2006 dated 25.09/2006.
2. Sale Deed of Sv. No. 48/3 Vide no. NSK-4/5208/2006 dated 25.09/2006.
3. Sale Deed of Sv. No. 48/4 Vide no. NSK-4/5209/2006 dated 25.09/2006.
4. Sale Deed of Sv. No. 50/1 (1C) Vide no. NSK-3/4168/2007 dated 19.05/2007.
5. Sale Deed of Sv. No. 50/1 (1C) Vide no. NSK-3/4169/2007 dated 19.05/2007.
6. Sale Deed of Sv. No. 50/1 (1C) Vide no. NSK-5/9770/2007 dated 03/11/2007.
7. Sale Deed of Sv. No. 86/1 Vide no. NSK-5/3845/2008 dated 21.04/2008.
8. Sale Deed of Sv. No. 50/1 (1B)4 Vide no. NSK-4/1481/2010 dated 11.02/2010.
9. Sale Deed of Sv. No. 50/1 Vide no. NSK-1/3060/2010 dated 05.04/2010.
10. Sale Deed of Sv. No. 86/1 Vide no. NSK-4/7335/2010 dated 10.08/2010.
11. Sale Deed of Sv. No. 50/3 (2/2) Vide no. NSK-4/7469/2010 dated 12.08/2010.
12. Gift Deed of Sv. No. 48/3 Vide no. NSK-5/9729/2010 dated 03/12/2010.
13. Sale Deed of Sv. No. 50/2(1) Vide no. NSK-5/1951/2011 dated 01/03/2011.
14. Sale Deed of Sv. No. 50/3(2/2) Vide no. NSK-5/4049/2011 dated 10.05/2011.
15. Partition Deed of Sv. No. 50(1A)5, Sv. No. 48/2B, Sv. No. 48/1C, Vide no. NSK-3/8601/2013 dated 08/10/2013.
16. Special Power of Attorney of Plot no. 71 Vide no. NSK-3/238/2015 dated 29.05/2015.
17. Sale Deed of Plot no. 71 out of Sv. No. 48/3+ 48/4 +50/1+3/2 + 50/1 +3/3 + 50/2 50/4 + 50/5 + 86/1 Vide no. NSK-5/4896/2015 dated 10.07/2015.
18. Sale Deed of Plot no. 69 and 70 out of Sv. No. 48/3+ 48/4 +50/1+3/2 + 50/1 +3/3 + 50/2 50/4 + 50/5 + 86/1 Vide no. NSK-5/4897/2015 dated 10.07/2015.

c) Other documents

- i. N.A. order
- ii. Layout order
- iii. Amalgamation order
- iv. Commencement Certificate
- v. N.A Tax receipt

N. D. G.M.
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4) OBSERVATION AND FINDINGS

Originally the land bearing Sv. No. 48 is owned and possessed by Shri. Balu Patil Buaa Pingale and other 12, Sv. No. 50/1A is owned and possessed by Shri. Somnath Balwant Kadam, Sv. No. 50/1B and Sv. No. 50/1C are owned and possessed by Shri. Jagannath Balvant Kadam and Sv. No. 86 is owned and possessed by Smt. Ashabai Devram Jhambre since 1986.

a) 7/12 extract (30 year)

i. It seen from the **Mutation entry No. 1093** dated 05/11/1981 that Hissa form No. 12 come to record from land Record (pot Hissa No.) Thane and Nashik and according to Hissa form no. 12 Sv. no. 50/1 divided into Three parts out of which part no. 1 given a Hissa no. 50/1A having area 1 H. 54 R +PK 0H. 02 R and Name of the Somnath Balvant Kadam mutated in the owner column, part no. 2 given a Hissa no. 50/1B having area 1 H. 69 R +PK 0H. 02 R and Name of the Jagannath Balvant Kadam mutated in the owner column and part no. 3 given a Hissa no. 50/1C having area 1 H. 69 R +PK 0H. 02 R and Name of the Rambhau Balvant Kadam mutated in the owner column of the 7/12 extract and accordingly entry was made.

ii. It seen from the **mutation entry no. 1135** dated 18/04/1983 that Shri. Rambhau Balvant Kadam filed a application that Sv. no. 50/1B come to his share and name of Shri. Jagannath Balvant Kadam mutated wrongly to the record of rights and got order from the tahasildar Nashik vide no. Tenancy/WS/2215/82 and as per the order name of the Shri. Jagannath Balvant Kadam Deleted from the owner Column of 50/1B and name of shri. Rambhau Balvant Kadam mutated in the record of rights, of Sv. No. 50/1B.

iii. It seen from the **mutation entry no. 1150** dated 26/04/1984 that Smt. Tanhubai Balvant Kadam Gangubai Sukhdev Nikam and Bhagirathibai Murlidhar Borade waived their rights about the property of Sv. No. 50/1C in fevour of Shri. Rambhau Balvant Kadam without consideration by released Deed. Hence name of the Smt. Tanhubai Balvant Kadam Gangubai Sukhdev Nikam and Bhagirathibai Murlidhar Borade deleted from the owner column and other column of record of rights, and this entry made for that effect.

iv. It seen from the **mutation entry no. 1228** dated 30/06/1987 that Shri. Punja Bhaguji Bharitkar have purchase land bearing Sv. no. 86 having area 1 H. 39 R from Smt. Ashabai Devram Jhambre and name of the purchaser mutated in record by entry no. 916 and land

of Niyantrit Sattaprakar and remark of the Niyantrit Sattaprakar deleted from the record of rights and this entry mutated in that effect.

v. It seen from the mutation entry no. 1244 dated 29/10/1987 that Shri. Madhukar Shankar Rokade and Tulas Madhukar Rokade purchase land bearing area 0H. 69.5R and area 0H. 69.5 R out of Sv.no. 86 from Shri. Punja Bharitkar and Somnath Punja Bharitkar by register Sale Deed dated 17/09/1987. And as per the transfer Sv. No. 86/1 and Name of Shri. Madhukar Shankar Rokade mutated in the Record of rights and part No. 2 given a Sv no. 86/2 and name of Tulas Madhukar Rokade mutated in the record of rights and this entry made to that effect.

vi. It seen from the Mutation entry No. 1301 dated 21/04/1989 that Shri. Madhukar Shankar Rokade and Tulsabai Madhukar Rokade Mortgage land bearing Sv. No. 86/1 and 86/2 in favour of Syndicate Bank Branch Nashik charge of the bank deleted from record of rights by this mutation entry.

vii. It seen from the Mutation entry no. 1352 dated 19/05/1992 that Shri. Kashinath Nivrutti Mandalik and other 3 purchase land having area 2H.48R out of Sv. No. 50/2/2 from Shri. Hiranman Pandurang Pawar by Register Sale Deed dated 16/07/1991 and land owner taken a permission from the Zilha punarwasan Adhikari Nashik vide no. Punarvasan Kaksh/1081/245/1961 nashik 20/05/1991. Hence name of the purchaser recorded in the record of rights and accordingly entry was made.

viii. It seen from the Mutation entry no. 1360 dated 06/08/1992 that Shri. Madhukar Shankar Rokade, Tulasabai Madhukar Rokade Ashok Shankar Rokade and Anjanabai Ashok Rokade purchase Land having area 4H.60R + pot Kharaba 0H. 06R total area 4H.66R out of Gat No. 48 from Shri. Balu Patil Buaa Pingale and other 18 through General Power of Attorney Shri. Rajendra Rasiklal Shaha and Vilas Rasiklal Shaha by Register Sale Deed dated 08/02/1992. Hence name of the purchaser mutated in the record of rights of the Gat No. 48 and land is more than the 8 acer hence permission from collector Nashik vide no. Punarvasan Kaksh 10 (1) 293/92 Nashik dated 01/07/1992 and 07/08/1992 and this entry was made to that effect.

ix. It seen from the Mutation entry No. 1370 dated 10/04/1993 that Shri. Kashinath Nivrutti Mandalik and other 3 purchase land having area 0H. 76R out of Sv. No. 50/1 A from Shri. Somnath Bala Kadam by register Sale Deed dated 01/8/1992. Hence name of the purchaser recorded in the record of rights and accordingly entry was made.

x. It seen from the Mutation entry No. 1371 dated 19/05/1992

land having area 0H. 80R out of Sv. No. 50/1 A from Shri. Somnath Bala Kadam by register Sale Deed dated 31/01/1992. Hence name of the purchaser recorded in the record of rights and accordingly entry was made.

xi. It seen from the Mutation entry No. 1444 dated 15/11/1995 that land owner filed application to record for Separation of 7/12 extract as per their purchase transfer land area out of Sv. No. 48. Hence Sv. No. 48 divided into four parts and separate 7/12 extract made as follows....

Sv. No.	Area Khar	Ace	Name of owner
48/1	H 2.00R	11R.25P	Madhukar Sankar Rokade
48/2	H 2.00R	11R.25P	Tulsabai Madhukar Rokade
48/3	H 0.30R+ H0.03R	01R.44P	Ashok Shankar Rokade
48/4	H0.30R+ H0.03R	01R.13P	Anjanabai Ashok Rokade

And this entry was made to that effect.

xii. It seen from the Mutation entry No. 1546 dated 14/10/1999 that other rights column of the record of rights of Sv. No. 48/3 and 48/4 shows the charge of the makhamalabad V.S.S. society Ltd. Gangapur and Society Sent letter vide outward no. 12 dated 06/09/1999 about no charge. Hence charge of the society deleted from the record of rights and accordingly entry was made.

xiii. It seen from the Mutation entry No. 1547 dated 14/10/1999 that other rights column of the record of rights of Sv. No. 48/3 and 48/4 Shows the charge of the Central Goda Krushak S. S. society Ltd. Gangapur and Society sent letter vide outward No. 24/4948/99 dated 13/10/1999 about no charge. Hence charge of the Society deleted from other rights column of the record of rights and accordingly entry was made.

xiv. It seen from the mutation entry no. 1843 dated 29/07/2005 that land owner Shri. Madhukar Shankar Rokade and San. Tulsabai Madhukar Rokade transfer property bearing Gat No. 86/1 having area 0H. 80.5R and Gat no. 86/2 having area 0H. 60.5R to Shri.

shri. Madhukar Shankar Rokade and Sau. Tulsa Madhukar Rokade deleted from the record and name of shri. Santosh Madhukar Rokade mutated in the record of rights.

xv. It seen from the Mutation entry No. 2006 dated 06/12/2006 that Shri. Manoj Jaykumar Tibdewala, and smt. Guwanti Jaykumar Tibdewala have purchase land bearing Sv. No. 484 having area 0H.30R+Pot Kha. 0H.03 R having total area 0H. 33H and Jyoti Vishnuprasad Poddar and Ayush Vishnuprasad Poddar have purchase land bearing Sv. No. 483 having area 0H. 30R +Pot Kha. 0H. 03R having total area 0H. 33R from Anjana Ashok Rokade and other 6 by register Sale Deed dated 25/09/2006. Hence name of the purchaser mutated in the record of rights of the Sv. No. 483 and Sv. No. 484.

xvi. It seen from the Mutation entry No. 2007 dated 06/12/2006 that Shri. Manoj Jaykumar Tibdewala, smt. Guwanti Jaykumar Tibdewala and Sau. Radha Sunil Fernandez have purchase land bearing area 0H.25.5R out of land bearing Sv. No. 86/L from Shri. Santosh Madhukar Rokade, Madhukar Shankar Rokade and Tulsa Madhukar Rokade by register Sale Deed dated 25/09/2006. Hence name of the purchaser mutated in the record of rights of the Sv. No. 86/L.

xvii. It seen from the mutation entry no. 2009 that Shri. Kashinath Nivrutti Mandalik and other 6 made a mutal partition and divided a property between them as follows.

Name of Share Holder	Sv. No.	Area Pot Kha.
Kashinath Nivrutti Mandalik	61/2	1H.55R+ 0H. 04R
Bhagirath Nivrutti Mandalik	50/1A	0H.49R+ 0H. 01R
	50/22	0H.64R
Umaji Nivrutti Mandalik	50/1A	1H.74R+ 0H. 01R
	50/22(P)	0H.48R
	61/2(P)	0H.63R+ 0H. 04R
Suresh Nivrutti Mandalik	50/1A	1H.31R
	50/22(P)	0H.94R
	61/2(P)	0H.40R+ 0H. 04R

Bharat Nivrutti Mandalik	50/1A	1H.80R+
		0H. 04R
	50/2/2(P)	0H.42R
	61/2 (P)	0H.89R+
		0H. 01R

Hence name of the share holder mutated in the record of rights and name of the Thakubai Nivrutti Mandalik deleted from the record due to old age of the holder Thakubai Nivrutti Mandalik and accordingly entry was made.

xviii. It seen from the Mutation entry No. 2104 dated 31/03/2007 that other right column of the record of rights of Sv. No. 50/1A Show remark of Bailtagai of Rs. 2418.08 and land owned by Shri Umaji Nivrutti Mandalik and loan remitted by the Government of Maharashtra Vide G.R. No. TAG/1088 and land owner filed a application to delete the remark along with the certificate from Block Development Officer Panchayat Samiti Nashik Vide order No. Pa.Sa.Na./Prashasan-2/1306 Nashik dated 01/03/2006. Hence charge of BAILTAGAI deleted from other rights column of the record of rights.

xix. It seen from the Mutation entry No. 2187 dated 27/07/2007 that Shri. Manoj Jaykumar Tibdewala, smt. Guwanti Jaykumar Tibdewala and Shri. Marziyan Housi Patel have purchase land bearing area 0H.25R out of land bearing Sv. No. 50/1C from Shri. Rambhan Balvant Kadam and other 6 by register Sale Deed dated 19/05/2007. Hence name of the purchaser mutated in the record of rights of the Sv. No. 50/1C.

xx. It seen from the Mutation entry No. 2188 dated 27/07/2007 that Shri. Khushalchand Lailtprasad Poddar, Rakesh Khushalchandra Poddar and Shri. Girish Khushalchandra Poddar have purchase land bearing area 0H.66R out of land bearing Sv. No. 50/1C from Shri. Rambhan Balvant Kadam and other 6 by register Sale Deed dated 19/05/2007. Hence name of the purchaser mutated in the record of rights of the Sv. No. 50/1C.

xxi. It seen from the Mutation entry No. 2196 dated 04/08/2007 that San. Laxmibai Digambar Garud, San. Shobha Changdev Aher and San. Mangala Vijay Pawar Filed a suit having RCS No. 20/2007 in Civil Judge Senior Division Nashik against San. Manubai Rambhan Kadam, San. Punjabai Rambhan Kadam, Shri. Shankar Rambhan Kadam, Shri. Ganesh Rambhan Kadam, San. Vandana Balasaheb Sonawane and San. Rohini Chandrakant Dike in reletion of SV. No. 50/1B and 50/1C and Register the notice of les pendency before Sub register Nashik Vide no. 6767/2007 dated 03/08/2007. Hence remark of the Notice of les Pendency mutated in

xxii. It seen from the Mutation entry No. 2438 dated 25/04/2008 that Shri. Vishnuprasad Lalitprasad Poddar, San. Jyoti Vishnuprasad Poddar have purchase land bearing area 0H.25.5R out of land bearing Sv. No. 86/1 having area 0H.69.5R from Shri. Manoj Jaykumar Tibdewala, smt. Guwanti Jaykumar Tibdewala and San. Radha Sunil Fernandez through General Power of Attorney Manoj Jaykumar Tibdewala by register Sale Deed Vide no. 3845/2008 dated 21/04/2008. Hence name of the purchaser mutated in the record of rights of the Sv. No. 86/1.

xxiii. It is seen from M. Entry No.2449 dated 02/06/2008 that land having Sv. No.50 is measured by Taluka Inspector Land Record Nashik and Hissa Form No.12 come to the record of rights for effect of same from the Tahasildar Nashik vide letter No.Bhumapan/Pot.His.No.514/2007 dated 13/02/2008 along with the order vide no. Adhi/Abhi/Kavi/743/2008 dated 07/04/2008 and Sv. No.50 divided into following Five Parts (Hissa).

Condition before the Hissa form No.12

Sv. No.	Total Area	Pot Kharaba	Assessment	Name of owner
50	HL8.30R	HL8.20R HL0.10R	40R.25P	Shri. Rambhan Balwant Kadam having area H.2.10R Manoj Jaykumar Tibdewala and other having area H.0.66R and Khushalechandra Lalitprasad Poddar having area H.0.66R Bharat Nivrutti Mandlik Umaji Nivrutti Mandalik, Suresh Nivrutti Mandalik, Bhagirath Nivrutti Mandalik

After the Hissa form No.12

Hissa No.	Land	Area	Area P.K.	Assessment	Name of owner
1	Gir	HL3.42R	HL3.38R HL0.04R	16R.59P	Shri. Rambhan Balwant Kadam having area

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					HL.10R Manoj Jaykumar Tibdewala and other having area H.0.66R and Khushalechandra Lalitprasad Poddar having area H.0.66R
2	Gir	H.1.26R	H.1.22R H.0.04R	5R. 99P	Bharat Nivrutti Mandlik
3	Gir	H.1.23R	H.1.22R H.0.01R	5R. 99P	Umaji Nivrutti Mandlik
4	Gir	H.1.25R	H.1.25R	6R. 13P	Suresh Nivrutti Mandlik
Total 5	Gir	H.8.30R	H.8.30R H.0.10R	40R. 25 P	

This entry made to effect of same.

xxiv. It seen from the M. Entry No.2483 dated 08/07/2008 that other rights column of the record of rights of the Sv. No.48/3 and 48/4 shows the remark of banding charge and banding loan are remitted from the State of Government vide GR No.M.S./1088/CR/450/6/1989 mumbai-32 dated 27/11/1989 and letter come from Taluka Agriculture Officer, Nashik dated 13/06/2008. Hence banding charge deleted from the other rights column of the record of rights.

xxv. It is seen from M. E. No.2491 dated 2491 dated 06/08/2008 Shri. Gopal Ratanlal Tibdewala and Shri. Amit Gopal Tibdewala purchased land having area 0H. 44.25R out of land bearing Sv. No.86/1 from Mr. Santosh Madhukar Rokade, Mr. Madhukar Shankar Rokade and Mrs. Talsa Madhukar Rokade by register Sale Deed vide no.9770/2007 dated 03/11/2007. Hence name of the purchaser mutated in the record of rights of the Sv. No.86/1.

xxvi. It is seen from M. E. No.2621 dated 30/06/2009 that Mr. Manoj Jaykumar Tibdewala mortgage land bearing Sv. No.48/4/1 in favour of Vishwas Co-op. Bank Ltd. by register mortgage Deed vide no.NSN-5/3846/2008 dated 21/04/2008. Hence charge of the bank mutated in the record of rights and this entry was made to that effect.

Mangala Vijay Pawar filed a suit having RCS No.20/2007 in Civil Judge, Senior Division, Nashik Against Shri. Rambhau Balvand Kadam and others for the Sv. No.50/1B and 50/1C having area 3H. 42R and settlement had been done between Plaintiff and Defendant henceforth court decided a suit on 27/10/2009 and register a cancellation of Notice of Lease Pendency before sub registrar Nashik vide no.9046/2009. Hence remark of suit deleted from other rights column of the record of rights and for that purpose this entry was made.

xxviii. It is seen from the M. E. No.2878 dated 22/08/2010 that Gunwant Jaykumar Tibdewala purchased land having area 0H. 44.25R out of land bearing Sv. No.86/1 from Mr. Gopal Ratanlal Tibdewala through GPA holder Mr. Amit Gopal Tibdewala by register sale deed vide no.7335/2010 dated 10/08/2010. Hence name of the purchaser mutated in the record of rights of the Sv. No.86/1.

xxix. It seen from the M. E. No.2919 dated 18/12/2010 that, Mr.Manoj Jaykumar Tibdewala purchased land having area H. 0.48R out of land bearing Sv. No.50/3 from Mr.Umaji Nivrutti Mandalik through GPA holder Mr.Balu Umaji Mandalik, Sakhubai Umaji Mandlik, Balu Umaji Mandlik Uday Balasaheb Pulsundar and Anjali Balasaheb Pulsundar through GPA holder Mr.Balu Umaji Mandalik by register sale deed vide no. NSN-47469/2010 dated 12/08/2010. Hence name of the purchaser mutated in the record of rights of the Sv. No.50/3 as per the separate affidavit of the Umaji Nivrutti Mandalik and Balu Umaji Mandalik.

xxx. It is seen from the M. E. No.2934 dated 01/02/2011 that, Ayush Vishnuprasad Poddar through GPA holder Mr.Vishnuprasad Lalitprasad Poddar gifted by register Gift Deed vide No.NSN-59789/2010 dated 03/12/2010. Hence name of the done mutated in the record of rights.

xxxi. It seen from the Mutation entry No. 3082 dated 26.04.2011 that othe rights column of the record or rights of the Sv. No. 483(22) shows the remark of banding charge and land owner Shri. Umaji Nivruti Mandlik filed application for deleting the charge of banding loan. Hence Banding charge deleted as per order from Tahasildar Nashik order no. Watan/Kavi/120/2010. Dated 02/08/2010. From the order rights column of the records of rights.

xxxii. It seen from the Mutation entry No.4026 dated 07/06/2011 shows that Shri Deepak Shankarlal Manchanda purchase land having area 0H.48R + 0H.20R out of Sv. No. 50/3 (P) From Manoj Jaykumar Tibdewala by register Sale Deed Vide No. 4049/2011 dated 10/05/2011. Hence name of the purchaser Shri. Deepak Shankarlal Manchanda mutated in the record of rights and accordingly entry was made.

xxxiii. It seen from the mutation entry No. 4084 dated 12/08/2011 that State Government of Maharashtra declare a remission of banding loan as per the GR of State Government of Maharashtra Agriculture and Co-operation Department Vide GR No. Mudat/1088/CR/426/16 A dated 29/01/1989 and Tahasildar Nashik order under Suvarna Jayanti Rajaswa Abhiyan for declaration of the banding charge from other rights column of the record of rights of Sv. No. 48/1, Sv no. 48/2 and Sv. no. 50/1 and this entry was made to that effect.

xxxiv. It seen from the mutation entry no. 4261 dated 29/03/2012 that land owner Shri. Rambhau Balvant Kadam expired on 27/12/2011 leaving behind legal heir Two Wife Manubai Rambhau Kadam and Pujabai Rambhau Kadam five daughters Laxmibai Digambar Garud Shobha Changdev Aher Mangala Vijay Pawar and Vandana Balasaheb Sonavane and Rohini Chandrakant Dike and two sons Shankar and Ganesh Rambhau Kadam. Hence Name of The legal heirs mutated in the record of Rights and entry made to that effect.

xxxv. It seen from the Mutation entry No. 4393 dated 27/07/2012 that Shri. Khushalchand Lailtprasad Poddar, Rakesh Khushalchandra Poddar and Shri. Girish Khushalchandra Poddar have purchase land bearing area 0H.30R out of land bearing Sv. No. 50/1 from land owner Shri. Rambhau Balvant Kadam and other 4 out of which Shri. Rambhau Shankar Kadam expired and name of the legal heirs mutated by mutation entry no.4261 out of which Laxmibai Digambar Garud, Shobha Changdev Aher, Mangala Vijay Pawar and Vandana Balasaheb Sonavane and Rohini Chandrakant Dike were waived there rights as per release Deed vide document No.4296 and 4297. Hence name of the purchaser mutated in the record of rights of the Sv. No. 50/1 and entry made to that effect..

xxxvi. It seen from the Mutation entry no. 4493 dated 08/02/2013 that land owner Shri. Manoj Jaykumar Tibdewala repaid the loan amount and The Vishwas Co-op. Bank Ltd. Release their Charge on the property bearing Sv. No. 48/4/1 having area 0H.30R by register Release Deed vide no. 1065/2013 dated 29/01/2013. Hence charge of the bank deleted from the record of rights.

xxxvii. It Seen from the Mutation entry no. 4502 dated 13/02/2013 that land owner Shri. Gunwanti Jaykumar Tibdewala consenting Party Manoj Jaykumar Tibdewala Mortgage property bearing Sv. No. 48/4/1 having area 0H.30R in favour of The Mahesh Co-op. Bank Ltd. Nashik by mortgage Deed Vide no. NSN 3/1066/2013 dated 29/01/2013. Hence Charge of the bank Mutated in other rights column of record of rights.

application and partition Deed vide no. 8601/2013 that land owner made a Partition and Divided a property between them as follows:

Name of the Share holder	Sv. No.	Area Pot. Kha.
Bhagirath Nivrutti Mandalik	50(1A)/5 (P)	0H.27.50R
Janabai Bhagirath Mandalik	50(1A)/5 (P)	0H.28.50R
Ajit Bhagirath Mandalik	50(1A)/5 (P)	0H.37R
Jayshri Ajit Mandalik	50(1A)/5 (P)	0H.20R

Hence name of the share holder mutated in the record of Rights and accordingly entry was made.

xxxix. It seen from the mutation entry NO. 4735 dated 05/05/2014 that land bearing Sv. No. 50/1-3 divided into three parts as per the order of Tahasildar Vide no. Adhi/Abhi Kavi/1081/2014 dated 05/05/2014 along with order of Assistant Superintendent Land Record Nashik vide No. Bhumapan /Pot Hissa no. 3144/2014 dated 20/04/2014 as follows

Gat no.	Area Khara.	Acc.	Name of owner
50/1-3/1	1 H. 78R. 0H.02R	8R. 74P	Shri. Shankar Rambhan Kadam Shri. Ganesh Rambhan Kadam
50/1-3/2	1 H. 60R. 0H.02R	7R. 87P	Shri. Manoj Jaykumar Tibdewala Gunawanti Jaykumar Tibdewala Marzinal Honsi Patel Khushalechandra Lalitprasad Poddar Rakesh Khushalechandra Poddar Girish Khushalechandra Poddar
50/1-3/3	1 H.22R. 0H.01R	5R. 97 P	Shri. Umaji Nivrutti Mandalik Shri. Manoj Jaykumar Tibdewala Shri. Deepak Shankarlal Manchanda

And for this effect this entry was made.

xl. It Seen from the Mutation entry no. 4783 that land owner Shri. Gunwanti Jaykumar Tibdewala repaid old loan availed from The Mahesh Co-op. Bank Ltd. Nashik of Rs. 65,000/- and newly Mortgage property bearing Sv. No. 48/4/1 having area 0H. 30R in favour of The Mahesh Co-op. Bank Ltd. Nashik by mortgage Deed for Rs. 74 lacks.. Hence Charge of Rs. 65,000/- deleted from the record of rights and charge of 74,00,000/- with the bank mutated in other rights column of record of rights.

xli. It seen from the mutation entry no. 4918 dated 12/05/2015 that land owner Shri. Manoj Jaykumar Tibdewala and other prepare a layout of Sv. No. 50/1-3/2 having area 16200.00 sq. mtrs. Sv. No. 50/2(1) having area 12600.00 sq. mtrs. Sv. No. 50/1-3/3 having area 12300.00 sq. mtrs. Sv. no. 50(1B)4 having area 12500.00 sq. mtrs.,

area 3300.00 sq. mtrs, Sv. No. 48/4 having area 3300.00 sq. mtrs, and Sv. No. 86/1 having area 6950.00 sq. mtrs, total area 7850.00 sq. mtrs. and got N.A order for residential use from the sub Divisional Officer Nashik vide No. Jama/M.A.S.R./171/2011 nashik dated 25/07/2014 and sub Divisional officer nashik given permission to the final layout plan vide No. Jamabandi/N.A.S.R./171/2011 nashik dated 30/04/2015 as per the letter of assistant Director Town Planning Department Nashik dated 23/04/2015 and land bearing Sv. No. 48/3+48/4 +50/1+3/2 +50/1+3/3+50/3 +50/4 +50/5 +86/1 plotted into 1 to 104 Plots. Hence separate 7/12 extract made as per the plots as per the order of Tahasildar Nashik vide no. Jama-1/Kavi/34/2005 nashik dated 26/05/2015 and name of the land owner mutated in record of rights of the plot No. 1 to 104 out of Sv. No. 48/3 +48/4 +50/1 +3/2 +50/1 +3/3 +50/3 + 50/4 +50/5 +86/1.

xlii. It seen from the mutation entry no. 5035 dated 05/11/2015 that Shri. Arvindbhai Bavchandbhai Rakholiya Purchase Plot No. 27 having area 429.91 sq. mtrs out of Sv. No. 48/3 +48/4 +50/1 +3/2 +50/1 +3/3 +50/3 + 50/4 +50/5 +86/1 from Shri. Manoj Jaykumar Tibdewala and same transaction register by the Special Power of Attorney Shri. Atul Rasiklal Shaha by register Sale Deed vide no. 6457/2015 dated 21/10/2015. Hence name of the purchaser recorded in the record of rights.

xliii. It seen from the mutation entry no. 6168 dated 05/02/2017 that Shri. Arvindbhai Bavchandbhai Rakholiya land owner of land having Plot No. 69 having area 277.87 sq. mtrs, Plot No. 71 having area 280.00 sq. mtrs and Plot No. 70 having area 280.00 sq. mtrs out of Sv. No. 48/3 +48/4 +50/1 +3/2 +50/1 +3/3 +50/3 + 50/4 +50/5 +86/1 and he was prepare a amalgamation plan of the same land and got order from the Assistant Director Town Planning department vide no. Bhu. Adhimanu. Chandshi Tal. Nashik / Gat no. 48/3 and other Sa.Sa.Na. / 2529 dated 20/09/2016 along with the order of Sub Divisional officer Nashik vide no. JamaBandi/Kavi/419/2016 nashik/ dated 30/11/2016. Hence Plot no. 69 having area 277.87 sq. mtrs, Plot No. 71 having area 429.91 sq. mtrs and Plot No. 70 having area 280.00 sq. mtrs amalgamated and new 7/12 extract made and given a Plot No. 69/70/71 having area 837.870 out of Gat no. 48/3 +48/4 +50/1 +3/2 +50/1 +3/3 +50/3 + 50/4 +50/5 +86/1

b) Register Documents

1. It appear from the Sale Deed of Sv. No. 48/4 Vide no. NSK-45204/2006 dated 25/09/2006 that Shri. Manoj Jaykumar Tibdewala and other 2 have purchase land bearing area 0HL 25.5R out of Sv. No. 86/1 having area 0HL 69.5R from Shri. Santosh Madhukar Rokade and other 2 by register Sale Deed.

2. It appear from the Sale Deed of Sv. No. 483 Vide no. NSK-45208/2006 dated 25/09/2006 that San. Jyoti Vishnuprasad Poddar and Ayush Vishnuprasad Poddar have purchase land bearing Sv. No. 483 having area 01L 30R +Pot Kharaba 01L 03 R total area 01L 33R from Shri. Ashok Shankar Rokade and other 6 by register Sale Deed.
3. It appear from the Sale Deed of Sv. No. 484 Vide no. NSK-45209/2006 dated 25/09/2006 that Shri. Manoj Jaykumar Tibdewala and other 1 have purchase land bearing Sv. No.484 having area 01L 33R from Anjana Ashok Rokade and other 6 by register sale Deed.
4. It appear from the Sale Deed of Sv. No. 50/1 (1C) Vide no. NSK-34168/2007 dated 19/05/2007 that Shri. Khushalchandra Lalitprasad Poddar and other 2 have purchase land bearing area 01L 66R out of Sv. No. 50/1(1C) having area 01H. 69R +Pot Kharaba 01L 02 R total area 01H. 69R from Shri. Rambhau Balvant Kadam and other 6 by register Sale Deed.
5. It appear from the Sale Deed of Sv. No. 50/1 (1C) Vide no. NSK-34169/2007 dated 19/05/2007 that Shri. Manoj Jaykumar Tibdewala and other 3 have purchase land having area 01L 66R out of Sv. No. 50/1C having area 01H. 69R from Shri. Shri. Rambhau Balvant Kadam and other 6 by register sale Deed. The said document register before Sub registrar Nashik 3 vide no. NSK-34169/2007 dated 19/05/2007.
6. It appear from the Sale Deed of Sv. No. 50/1 (1C) Vide no. NSK-59770/2007 dated 03/11/2007 that Shri. Gopal Ratanlal Tibdewala and other 1 have purchase land bearing area 01L 44.25R out of Sv. No. 50/1 (1C) having area 01L 69.5R from Shri. Santosh Madhukar Rokade and other 2 by register Sale Deed.
7. It appear from the Sale Deed of Sv. No. 86/1 Vide no. NSK-53845/2008 dated 21/04/2008 that Shri. Vishnuprasad Lalitprasad Poddar and San. Jyoti Vishnuprasad Poddar have purchase land bearing area 01L 25.25R out of Sv. No. 86/1 having area 01L 69.5R from Shri. Manoj Jaykumar Tibdewala and other 6 by register Sale Deed.
8. It appear from the Sale Deed of Sv. No. 50/1 (1B)4 Vide no. NSK-4/1481/2010 dated 11/02/2010 that Shri. Manoj Jaykumar Tibdewala have purchase old Sv. No. 50(1B)4 having area 1H.25R out of that land having area 01L 40R. from Shri. Suresh Nivrutti Mandalik and other 4 by register sale Deed The said document register before Sub registrar Nashik 4 vide no. NSK-4/1481/2010 dated 11/02/2010
9. It appear from the Sale Deed of Sv. No. 50/1 Vide no. NSK-13060/2010 dated 05/04/2010 that Shri. Khushalchandra Lalitprasad Poddar and other 2 have purchase land bearing area

N.D.

0H. 30R out of Sv. No. 50/1 having area 03H. 38R +Pot Kharaba 0H. 04 R total area 01H. 69R from Shri. Rambhan Balvant Kadam and other 4 by register Sale Deed.

10. It appear from Sale Deed of Sv. No. 86/1 Vide no. NSK-4/7335/2010 dated 10/08/2010 that Smt. Gunwanti Jaykumar Tibdewala have purchase land bearing area 0H. 44.25 R out of Sv. No. 86/1 having area 0H. 36.5R from Shri. Gopal Ratanlal Tibdewala and other 1 by register Sale Deed.
11. It appear from the Sale Deed of Sv. No. 50/3 (2/2) Vide no. NSK-4/7469/2010 dated 12/08/2010 that Shri. Manoj Jaykumar Tibdewala purchase old Sv. No. 50/2/2 having area 2H. 48R and new Sv.no. 50/3(2/2) having area 1H.22R +pot Kha. 0H. 01R total area 1H. 23R from Shri. Umaji Nivrutti Mandalik Through General power of Attorney Balu Umaji Mandalik, Sau. Sakhubai Umaji Mandalik, Shri. Balu Umaji Mandalik Shri. Kiran Umaji Mandalik, Sunita Balasaheb Fulsunder and Anjali Balasaheb Fulsunder, Shri. Umaji Nivrutti Mandalik through General Power Attorney Shri Balu Umaji Mandalik by Register Sale Deed. The said document register before Sub Registrar Nashik-4 vide no. NSK-4/7469/2010 dated 12/08/2010.
12. It appear from the Gift Deed of Sv. No. 48/3 Vide no. NSK-5/9729/2010 dated 03/12/2010 that Sau. Jyoti Vishnu Prasad Poddar have gifted land having area 0H. 16.5 R + Pot Khara. 0H. 01 R out of Sv. No. 48/3 having area 0H. 30R +Pot Kharaba 0H. 03 R total area 0H. 33R to Ayush Vishnu Prasad Poddar and other 6 by register Sale Deed.
13. It appear from the Sale Deed of Sv. No. 50/2(1) Vide no. NSK-5/1951/2011 dated 01/03/2011 Shri. Bhojraj Shankarlal Manchanda have purchase eastern southern Side land bearing area 0H. 34 R out of Sv. No. 01H. 26R out of Sv. No. 50/2(1) having area 01H. 22R +Pot Kharaba 0H. 04 R total area 01H. 26R from Shri. Bharat Nivrutti Mandalik and other 1 by register Sale Deed.
14. It appear from the Sale Deed of Sv. No. 50/3(2/2) Vide no. NSK-5/4049/2011 dated 10/05/2011 that Shri. Deepak Shankarlal Manchanda have purchase northan Side land bearing area 0H. 20R out of owners land area 0H. 48 R out of Sv. No. 50/3(2/2) having area 01H. 22R +Pot Kharaba 0H. 01 R total area 01H. 23R from Shri. Manoj Jaykumar Tibdewala and other 6 by register Sale Deed.
15. It appear from the Partition Deed of Sv. No. 50/(1A)5, Sv. No. 48/2B, Sv. No. 48/1C, Vide no. NSK-3/8601/2013 dated 08/10/2013 that Shri. Bhagirath Nivrutti Mandalik and other 3 made a partition of land bearing Sv. No. 50/(1A)5, SV. No. 48/2B and SV. no.

16. It appear from the Special Power of Attorney of Plot no. 71 Vide no. NSK-3238/2015 dated 29/05/2015 that Shri. Marjiyan Housi Patel appoint General Power Attorney to Shri. Atul Rasiklal Shaha in relation to the property bearing plot No. 11 to B3 and Plot no. 71 and amenity plot No. 104 out of Sv. No. 48/3 + 48/4 + 50/1 + 3/2 + 50/1 + 3/3 + 50/3 + 50/4 + 50/5 + 86/1 by register Special Power of attorney.
17. It appear from the Sale Deed of Plot no. 71 out of Sv. No. 48/3+ 48/4 + 50/1+3/2 + 50/1 + 3/3 + 50/2 50/4 + 50/5 + 86/1 Vide no. NSK-5/4896/2015 dated 10/07/2015 that Shri. Arvindbhai Bavchandbhai Rakholiya have purchase land bearing Plot No. 71 having area 280.00 sq. mtrs out of Sv. No. 48/3 +48/4 +50/1 +3/2 +50/1 +3/3 +50/3 + 50/4 +50/5 +86/1 from Shri. Marjiyan Housi Patel and other 6 by register Sale Deed.
18. It appear from the Sale Deed of Plot no. 69 and 70 out of Sv. No. 48/3+ 48/4 + 50/1+3/2 + 50/1 + 3/3 + 50/2 50/4 + 50/5 + 86/1 Vide no. NSK-5/4897/2015 dated 10/07/2015 that Shri. Arvindbhai Bavchandbhai Rakholiya have purchase land bearing Plot No. 69 having area 277.87 sq. mtrs and Plot No. 70 having area 280.00 sq. mtrs out of Sv. No. 48/3 +48/4 +50/1 +3/2 +50/1 +3/3 +50/3 + 50/4 +50/5 +86/1 from Smt. Gunwanti Jaykumar Tibdewala. and other 6 by register Sale Deed.

c) Other Documents

- i. **N.A. order :-** it appear from the N.A. order that it Issued by the Sub Divisional officer Nashik Vide no. Jama/NASR/171/2011 Nashik dated 25/07/2014.
- ii. **Layout Plan :-** it appear from the plan that it approved by the Sub Divisional officer Nashik Vide no. Jama/NASR/171/2011 Nashik dated 30/04/2015.
- iii. **Amalgamated order :-** it appear from the order that it approved by the Assistant collector Adhoc Sub officer Nashik Vide no. Jamabandi/kavi/419/2016 Nashik dated 30/11/2016.
- iv. **Commencement Certificate :-** it appear from the Plan that it approved by the Town Planner, Town Planning Department Nashik Municipal Corporation Nashik Vide no. Outward No. Na. m. Pra. Vi. Pra. /Ba. Pra./ Mau. Chandshi/Sv. No. 48/3 and other/Bhu. Kral.69+70+71/127 dated 02/01/2018.
- v. **N.A receipt :-** as per the N.A. receipt N.A. Tax paid During the year of 2016-2017

INDEX SEARCH

I have taken test search of Index II register in the office of Sub Registrar of Nashik on available Register from last 30 Years and No adverse entry seen affecting the title of the said owner.

OPINION

After Scrutiny of relevant Revenue records and Search of the Sub Registration Office I verify that the title of the Present Plot no. 69,70+71 having total area 837.870 Sq. mtrs. out of Sv. No. 483 +48/4 +50/1 +3/2 +50/1 +3/3 +50/3 + 50/4 +50/5 +86/1 Situated at Chandshi Nashik, Within the limits of Nashik Zilha Parshad and Chandshi Grampanchayat, Upon that constructed building namely Rushiraj Apartment which is Owned and possessed by the Shri. Arvindbhai Bavchandbhai Rakholiya is clear, marketable and legal Which is free from all encumbrances and no any charge appears on it as per the record shown to me.

Hence This Title Search Report

Place : Nashik

Date : 27/02/2018



Adv. Nitin D. Shinde
B.Com., LL.B., D.L.L. & W
Mob.No.9850339333

395/0

Monday, 26 February 2018 6:28 PM

इतर पावती

Original/Duplicate

नोटणी क्र. 39M

Regn. 39M

पावती क्र. 1666 दिनांक 26/02/2018

माग्याचे नाव:

दस्तावेजाचा अनुक्रमांक: नसन 5-0-2018

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड नितीन दादासाहेब शिंदे

वर्णन अर्ज नं 157/18 मौजे चांदशी येथील गट नं 43/3, 48/4, 50/1/3/2, 50/2, 50/4, 50/5,
86/1 प्लॉट नं 69 + 70 + 71 सदर मिळकतीचा 1989 ते 2018 एकूण 30 वर्षांचा शोध पावती

SEARCH FEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Nashik 5

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

दुरुयम निबंधक वर्ग-५
बाशिक-५.