

Adv. M. D. BODKE

B. Com., LL.B

Office : FD- 02, First Floor, Thakkar's Buzzar, New
C. B. S. Nashik

**TITLE SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN**

Description of Property :

All that piece and parcel of property adm. area 1244.64 sq.mtrs.
of Plot No.469/11+12/01 totally adm. 1300.00 sq.mtrs.,out of S. No.
469/11+12 situated at Nashik, Taluka and District Nashik, within the
limits of Nashik Municipal Corporation, Nashik the said property is
bounded by four sides as under ::

East	:	Adj. S. No. 469/6/2
West	:	15 mtrs. DP road
South	:	Adj. S. No. 469/13.
North	:	Adj. S. No. 469/6/2

Name of Owner : M/s. Aakar Buildwel Parnters :

1. Sau. Trupti Sameer Patil
2. Sau. Priyanka Sanjay Gupta
3. Shri. Hiralal Kashinath Patil
4. Shri. Nikhil Chagan Dhande

म.बोडके (पाटील)
अवैयमचेवर,
ता.बो.एल., नाशिक
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Documents referred :

1. 7/12 extracts
2. 6-d mutation entries as explained below
3. Copy of Sale deed dt. 1/3/1989
4. Copy of Sale deed dt. 26/6/1989

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5. Copy of ULC Order dt. 14/3/1997
6. Copy of ULC Order dt. 14/5/2003
7. Copy of Development Agreement & GPA dt.30/1/2004
Sr. Nos. 941 and 942.
8. Copy of Development Agreement & GPA dt.19/6/2004
Sr. Nos. 5385 and 5386.
9. Copy of Development Agreement & GPA dt.25/5/2007
Sr. Nos. 4526 and 4527.
10. Copy of Development Agreement & GPA dt.25/5/2007
Sr. Nos. 4528 and 4529.
11. Copy of Layout Order dt. 3/11/2015
12. Copy of N.A. Order dt. 10/11/2015
13. Copy of Sale deed dt. 19/12/2015 Sr. No. 6161
14. Copy of Sale deed dt. 31/12/2015 Sr. No. 8427
15. Copy of Commencement Certificate dt. 6/5/2016
16. Copy of Sale deed dt. 6/3/2017 Sr. No. 1363/2017.

As per request of the owner, I have applied to Sub-Registrar Office Nashik seeking permission to take search of Index II registers from the year 1988 to 2017 regarding the above mentioned property and for that purpose, search fee Rs. 750/- has been paid as per Receipt No.10268 dated : 12/10/2017.

On the basis of referred documents and subject to search of available record, my observations are as under :

- a. It is seen from M. E. No. 23461 dt. 21/4/1987 that, land owners Babibai Ranu Kathe and Malati Sadashiv Vidhate have sold land S. No. 469/11 to Vitthal Punjaji Pawar as per Sale deed dated :

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2/2/1987 and land S. No. 469/12 to Sau. Janabai Vitthal Vidhate as per Sale deed dated : 1/12/12986, accordingly names of purchasers have been entered into record of rights.

b. It is seen from M. E. No. 26350 dt. 1/1/1990 that Shri. Vivekanand G. Marwaha had purchased S. No. 469/11 from Shri. Vitthal Punjaji Pawar as per Sale deed dt. 1/3/1989, accordingly his name has been entered into record of rights.

c. It is seen from M. E. No.30752 dt.17/7/1993 that Shri. Satpalsingh Kalyansingh Kohali had purchased S. No. 469/12 from Smt. Janabai Vitthal Vidhate as per Sale deed dt. 26/6/1989, accordingly his name has been entered into record of rights.

d. It is seen that as per Order No. ULC / A 2 / SR / 39 / 97 Nashik dt. 14/3/1997 the property S.No. 469/12 has been declared as Retention land of the owner.

e. It is seen that as per Order No. ULC / A 2 / SR / 23 / 2003 Nashik dt. 14/5/2003 the property S.No. 469/11 has been declared as Retention land of the owner.

f. It is seen from M. E. No. 55257 dt.27/3/2006 that Shri. Vivekanand G. Marwaha had executed Development Agreement and General Power of Attorney for S. No. 469/11 in favour of Shri. Devendra Madhukar Lohate, the said documents were registered in the office of SRO Nashik 1 at Sr. No. 941 and 942 on 30/1/2004 & Shri. Satpalsingh Kalyansingh Kohali had executed Development Agreement and General

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Power of Attorney for S. No.469/12 in favour of Shri. Devendra Madhukar Lohate, the said documents were registered in the office of SRO Nashik 1 at Sr. No. 5385 and 5386 on 19/6/2004, accordingly remark of the same has been taken in other rights column.

g. It is seen from M. E. No. 58405 dt. 6/6/2007 that Shri. Vivekanand G. Marwaha and Shri. Devendra Madhukar Lohate had executed Development Agreement and General Power of Attorney for S. No. 469/11 in favour of Shri. Girish Pandit Choudhary and Gopal Motiram Supe, the said documents were registered in the office of SRO Nashik 5 at Sr. No. 4526 and 4527 on 25/5/2007.

h. It is seen from M. E. No. 58405 dt. 6/6/2007 that Shri. Satpalsingh Kalyansingh Kohali and Shri. Devendra Madhukar Lohate had executed Development Agreement and General Power of Attorney for S.No. 469/12 in favour of Shri. Girish Pandit Choudhary and Gopal Motiram Supe, the said documents were registered in the office of SRO Nashik 5 at Sr. No. 4528 and 4529 on 25/5/2007.

i. It is seen from record that a joint layout of S.No. 469/11 and S. No. 469/12 has been approved by NMC Nashik as per Letter Javak No. / Nagar Rachana / East / 10 / 15 dt. 3/11/2015.

j. It is seen from record that Collector Nashik has given NOC for conversion of land into N.A. use as per Letter No. Mah / Kaksha 3 / 4 / Na.Ha.Da.Pra.Kra. / 141 / 2015 dt. 10/11/2015 and Tahasildar Nashik has given Sanad as per Letter No. Jama 1/Reg. No./50/2016.

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k. It is seen from M. E. No. 99801 dt. 21/12/2015 that C. P. M. Developers through partners Harshal Chagan Dhande etc. 4 have purchased property S.No. 469/11+12 adm. 1300.00 sq.mtrs. including area of DP road adm. 55.36 sq.mtrs. from Shri. Vivekanand G. Marwaha, Satpalsingh Kalyansingh Kohali, Devendra Madhukar Lohate, Pulind Motiram Mahajan, Girish Pandit Choudhary and Gopal Motiram Supe as per Sale deed dt. 19/12/2015 registered in the office of SRO Nashik 6 at Sr. No. 6161/2015, accordingly name of purchaser has been entered into record of rights.

l. It is seen from M. E. No. A-1476 dt. 19/5/2016 that a joint building plan of S.No. 469/11 and S. No. 469/12 has been approved by NMC Nashik as per Commencement Certificate No. LND / BP / A 2 / 02 / 04 dated : 6/5/2016, accordingly survey number has been changed as S. No. 469/11+12, Plot No. 469/11+12/01.

m. It is seen from M. E. No. A-1477 dt. 19/5/2016 that sale deed of DP road area adm. 55.36 sq.mtrs. out of S. No. 469/11+12 has been registered in the office of SRO Nashik 5 at Sr. No. 8427/2015, accordingly name of Nashik Municipal Corporation Nashik has been entered into record of rights for area adm. 55.36 sq.mtrs.

n. It is seen from M. E. No. A-1883 dt. 24/6/2016 that C. P. M. Developers through partners Harshal Chagan Dhande etc. made an application with NOC of Collector Nashik bearing No. Mah / Kaksha 3 / 4 / Na.Ha.Da. Pra.Kra. / 141 / 2015 dated : 10/11/2015 issued under the Ordinance No. XVII of Mah. Govt. Gazzatte published on 22 August 2014 for amendment in Maharashtra Land Revenue Code 1966 with

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Sanad of Tahasildar bearing No. Jama 1 / Reg. No. / 50 / 2016 Nashik dated 17/5/2016, accordingly remark of N.A. has been taken in other rights column and N.A. assessment has been shown into record of rights.

p. It is seen from record that C. P. M. Developers through partners Harshal Chagan Dhande etc. 4 have sold property S.No. 469/ 11+12 adm. 1244.64 sq.mtrs. to present owner M/s. Aakar Buildwel Partner Sau. Trupti Sameer Patil, Sau. Priyanka Sanjay Gupta, Shri. Hiralal Kashinath Patil and Shri. Nikhil Chagan Dhande as per Sale deed dt. 6/2/2017 registered in the office of SRO Nashik 4 at Sr. No. 1363/2017, accordingly name of owner has been entered into record of rights and application to insert the name of owner into record of rights has been forwarded to concerned Talathi office, and it is in process.

q. I have taken search for the period of year 1988 to 2003-04 in the office of Sub-registrar Nashik, it is seen that some record of index entries is not available, and sent for computerised data processing, on-line record has been maintained on computer system from the period of year 2003-04 to 2017, and as per record available on the portal, I have not found adverse entry affecting the title of said property.

OPINION :

On the basis of the referred documents and subject to search of available record, I am of the opinion that, the title of property adm. area 1244.64 sq.mtrs. of Plot No.469/11+12/01 totally adm. 1300.00 sq.mtrs.,out of S. No. 469/11+12 situated at Nashik, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik is clear, marketable and free from encumbrances of whatsoever nature.

Nashik

Dated : 13/10/2017


Advocate

(For Adv. M.D. Bodke)

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Original/Duplicate

Thursday, 12 October 2017 4:03

PM

नोंदणी क्र.: 39म

Regn.: 39M

अ.क्र. 3048/90

पावती क्र.: 10268

दिनांक: 12/10/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन4-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: Adv. M. D. Bodake.

वर्णन Mauje Nashik, S. no. 469/11+12, Plot no. 469/11+12/01, Year-1988 to 2017

Total-30 Years.

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रु. 750.00

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Joint Sub Registrar Nashik 4
सह. दुय्यम निबंधक तम-२

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