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इतर पावती

Original/Duplicate

Tuesday, 27 February 2018 10:51

नोंदणी क्र. :39म

AM

Regn.:39M

Sonar
B.A., L.L.B.
ADVOCATE

अर्ज क्र. ५९७९८

पावती क्र.: 2490

दिनांक: 27/02/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन4-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: Adv. P. G. Sonar.

वर्णन Mauje Nashik, S. no. 837/1+2/7, Plot no. 7, Year-1989 to 2018 Total-30 Years.

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Nashik 4
सह. दुय्यता निबंधक वर्ग-४

नाशिक-४.

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



Padmakar G. Sonar

B.A., L.L.B.
ADVOCATE

Off.- FG-11, Thakkar Bazzr's, Tryambak Naka, Nashik - 422 002.
Resi. : , Rajlaxmi Society, Indira Nagar Nashik - 9. Mob. : 9823548987

Ref. No.

Date: / /201

Date : 27th FEBRUARU' 2018

T I T L E S E A R C H R E P O R T

(1) NAME OF THE OWNER : MRS. VIDYA BALKRISHNA AMRUTKAR.

(2) NAME OF THE DEVELOPER : SHREE RACHANA CONSTRUCTIONS,
through it's Partner –
MR. MAHENDRA VASANTAO SALUNKHE,
R/o - 4/9, Mansi Park, Dr. Bhabha Nagar,
Mumbai Naka, Nasik – 422011.

(3) DESCRIPTION OF THE PROPERTY :

All that piece & parcel of non-agricultural plot property, bearing Plot No. 7, admeasuring 447-60 Sq. Mtrs. out of Survey No. 837 / 1 + 2, situated at village **Nasik**, Taluka and District Nasik, within the limits of Nasik Municipal Corporation, Nasik and Registration and Sub Registration Taluka and District Nasik and said plot is bounded as follows :-

On or towards

East : By adjacent S. No. 838.

West : By 07-50 Mtrs. colony road.

North : By S. No. 837/3.

South : By Plot Nos. 8 and 10.

Together with existing rights of easements, access, ways, common roads, open spaces with rights of ownership.

(4) DOCUMENTS PRODUCED BEFORE ME FOR ISSUING THIS TITLE CERTIFICATE :-

- 1) 7/12 Extracts and Mutation entries (6-D Entries), since 1971 to 2018.
- 2) N. A. Order. and Layout final letter.
- 3) Registered Sale deed of present and previous owner.
- 4) Development Agreement and General Power of Attorney of present Developer
- 5) Other related documents.
- 6) Commencement Certificate and Building Plan of Ishan Height - Shree Rachana Constructions.

(5) OBSERVATIONS AND FINDINGS :-

On the request of Mr. Mahendra Vasantrao Salunkhe, - Partner – Shree Rachana Constructions, R/o Office No. 5, R/o - 4/9, Mansi Park, Dr. Bhabha Nagar, Mumbai Naka, Nasik – 422011. I have taken search from 1971 to 2016 and investigated the revenue record of above mentioned non-agricultural plot property for issuing this Title Search Report. For this purpose, he has collected 7/12 extracts and 6-D entries of early forty five years, which he has received from Talhathi and Tahasil Office, Nasik.



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This Title Search Report has prepared and issued on strength of documents produced before me by Mr. Mahendra Vasantrao Salunkhe and after taking search my observations and findings are as under -

(A) **M. E. No. 12378**, dated 19-05-1971 shows that the Government of Maharashtra enforced the Weights and Measurement Act and Indian Coinage Act in the State of Maharashtra and as per order of Special District Inspector, Land Records, Thane (South) has changed the measurements into " Decimal System " and the same is entered in the Hissa Form No. 12 accordingly.

(B) **M. E. No. 29899**, dated 13-11-1992 is related with S. No. 837 / 2 and shows that Mr. Sumant Gopal Naik has sold the aforesaid property to Mr. Rajendra Rasiklal Shah, Mr. Chandrashekhar Babulal Shah and Smt. Shardaben Shantilal Shah by saledeed dated : 26-03-1990, with the consent of Mr. Dushyant and Vishwaniyant Gopal Naik.

(C) **M. E. No. 32669**, dated 03-03-1995 is related with S. No. 837 / 1 P and S. No. 837 / 4 and shows that Mr. Dushyant Gopal Naik Thakur has sold the aforesaid property to the aforesaid purchaser as given below .

<u>SR. NO.</u>	<u>SURVEY NO.</u>	<u>AREA (H. - R.)</u>	<u>DATE OF SALEDEED</u>	<u>NAME OF THE PURCHASER</u>
1)	837 / 1P	00-12-9	Rs 30,000 / 31-05-1990	Ashok Kacharu Pingale
2)	837 / 2P 837 / 1P	00-13-9 00-06	Rs 81,000 / 26-03-1990	Valu Ramu Jadhav.
3)	837 / 1P	00-03		Chandrashekhar Babulal Shah
4)	837 / 1P	00-05		Ashok Kacharu Pingale.
5)	837 / 4 837 / 1P	00-36-02 00-06	Rs 1,09,000 / 26-03-1990	Muralidhar Kacharu Pingale. Vitthal Kacharu Pingale. Ashok Kacharu Pingale.

(D) **M. E. No. 35229**, dated 27-11-1996 is related with S. No. 837 / 1 + 2 and shows that the joint owners of the said property Mr. Ashok Kacharu Pingle and others have prepared the layout and got approved by Nasik Municipal Corporation, Nasik, vide it's letter No. : Nagar Rachana Vibhag / Antim / 287 / 2994, dated : 04-11-1996 and has also obtained non agriculture order by the Collector, Nasik vide it's Order No. - Mah / Kaksha-1 / Bi. She. P. Kra. / 501/95, Dated : 10-01-1996 and made separate 7/12 extracts for those plots of said layout. The above said non agriculture plot no. 7 is also of the said layout.

(E) **M. E. No. 42797**, dated 14-09-2000 is related with Plot No. 7, out of S. No. 837 / 1 + 2 and shows that Sau. Vidya Balkrishna Amrutkar has purchased the above said plot no. 7 from Mr. Ashok Kacharu Pingale and others by sale deed dated : 7-08-2000 and said sale deed has registered in the office of the Sub Registrar Nasik-1 at Sr. No. 10164 on 07-08-2000.



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(F) Sau. Vidya Balkrishna Amrutkar has allotted her above said Plot No. 7 out of S. No. 837 / 1 + 2 to Shree Rachana Constructions, through it's Partner - Mr. Mahendra Vasantrao Salunkhe by Development Agreement and General Power of Attorney dated : 22-10-2013 and those documents have registered in the office of Sub Registrar, Nasik-1 at Sr. No. 12027 and 12028 on 22-10-2013. By virtue of these two registered documents, the above said Developer has acquired the developmental rights over the above said non agriculture plot no. 7. With he help of rights acquired by these registered documents, the Developer - Shree Rachana Constructions, through it's Partner - Mr. Mahendra Vasantrao Salunkhe has prepared the building plan and got approved by the Nasik Municipal Corporation, Nasik, by it's appropriate authority - Executive Engineer, Town Planning, Nasik, by it's Commencement Certificate No. : LND / BP / CD / A2 / 2649 / 89, Dated : 05-08-2016 and going to construct the project named as " Ishan Height " on the said non agriculture plot property.

(5) OPINION :-

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that title of aforesaid Developer - Shree Rachana Constructions, through it's Partner - Mr. Mahendra Vasantrao Salunkhe to the aforesaid property is clear, negotiable and marketable without any charge, encumbrance or defect and he can use the same as the " Developer ".



Padmakar G. Sonar
PADMAKAR GOVINDRAO SONAR
(ADVOCATE)

नक्कल करिता
गां. न. नं. ७, ७३अ, व १२

गांव -
तालुका -

भूमापन क्रमांक
हि.क्र.
धारणा प्रकार

बू.का.क्रमांक
स्थानिक नाव

लागवडी योग्य क्षेत्र

एकर मुंढे

हेक्टर अर

चौरस मिटर

जिरायत

बागायत

भात शेती

एकूण

पो.ख.

वर्ग (अ)

वर्ग (ब)

एकूण

आकार बिनशेती

जुडी किंवा विशेष

आकार पाण्याबाबत

एकूण

भोगवटदाराचे नाव

विद्या बाळकृष्ण केळकर

खाते क्रमांक

कुळाचे नांव

इतर अधिकार

गां.नं. क्र. ७ अ

गां.नं. क्र. १२

वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशील									पडीत पिकास निरूपयोगी जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अ मिश्र पिकाचे क्षेत्र			प्रकार	क्षेत्र		
				मि. पी. संकेतांक	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२०१७																
१८																

नक्कल फी

अस्सल प्रमाणे खरी नक्कल तयार ता.

३१/२/२०१८

नक्कल फी
ता. जि. नाशिक