



SUNIL RAMBHAU SASLE

B.S.L., LL.B.
ADVOCATE

❖ OFFICE : OFFICE NO. 231/A, SECOND FLOOR, MEGHDOOT SHOPPING CENTRE, OPP. C.B.S., NASHIK. MOB. 9422258350.
❖ RESI. : RAJSHREE APARTMENT, FLAT NO. 2, FIRST FLOOR, OPP. JANLAXMI BANK, ASHOK NAGAR, SATPUR, NASHIK.

REF. :

DATE : 12/3/2018

TITLE SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN

Subject :- Title Search Report in respect of the property bearing **PLOT NO. 47** Adm. 240.00 Sq.Mtrs. and **PLOT NO. 48** Adm. 240.00 Sq.Mtrs. out of **SURVEY NO. 980/4 + 14** (Previous Survey No. 1237) from **SINNAR**, Tal. Sinnar, Dist. Nashik within the limits of Zilha Parishad Nashik & Sinnar Municipal Council owned by **VIVEK CONSTRUCTION THROUGH PROPRIETOR SHRI. DIPAK BHAGWAN MOULE**.

Respected Sir,

As per the request of Shri. Dipak Bhagwan Moule, Proprietor of Vivek Construction, I had investigated the title in respect of the above mentioned property. I had investigated the title from the Revenue Records, 7/12 Extracts, Index-II Registers and other Relevant papers. After perusing all these papers & documents, my opinion is as under :-

A] AS PER REVENUE RECORDS :-

1. In the year 1969, Maharashtra State Enforcement of Measurement Act, 1958 and Indian Coinage Act was made applicable to the village. Accordingly M.E. No. 8747 was made and certified.
2. Previously in the year 1970 the concerned property Survey No. 980 was numbered as Survey No. 1237 and belongs to Patil Inam Class 6-B. In the year 1970 the said property Survey No. 1237 was granted towards "New Undivided Tenure" on certain terms & conditions. Accordingly M.E. No. 8754 was made and certified.
3. In the year 1975 the concerned property Survey No. 1237/10 and Survey No. 1237/15 was regranted on "Old Tenure" as per the order of Tahsildar, Sinnar on certain terms & conditions as the owner Shri. Pandharinath Anandrao Deshmukh had paid the 20 times of Nazrana Amount in the Govt. Treasury on Dt. 29/5/1972. Accordingly M.E. No. 9610 was certified.



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4. In the year 1984 the concerned property Survey No. 1237 was newly numbered as "Survey No. 980" as per the order of Collector, Nashik as the said village Sinnar was converted towards the "Revenue Village". Accordingly M.E. No. 12127 was made and certified.
5. On Dt. 25 / 7 / 1999 Shri. Ganpat Aatyaba Deshmukh was expired. After his death the Heirship Enquiry was conducted. He had left behind only one son Shri. Dilip Ganpat Deshmukh and widow Smt. Kamalabai Ganpat Deshmukh as his legal heirs. Hence, their name was entered in the Ownership Column of the concerned Survey No. 980 / 4 and Survey No. 980 / 14. The mother of the deceased Savitrabai Ganpat Deshmukh was already expired on On Dt. 6 / 11 / 1975 and she had also left behind the same legal heirs. Hence, her name was deleted from the record. Effecting the Heirship Enquiry M.E. No. 19193 was made and certified.
6. In the year 2000 the names of Shri. Khanderao Balwant, Savitrabai Aatyaba and Pandhrinath Anandrao were deleted from the Other Rights Column of the concerned property Survey No. 980 / 4 and Survey No. 980 / 14 as per the application filed by Shri. Dilip Ganpat Deshmukh alongwith the Payment Receipt. Accordingly M.E. No. 19194 was made and certified.
7. In the year 2010 the concerned property Survey No. 980(1237) / 4 and Survey No. 980(1237) / 14 was regranted on "Old Tenure" as per the order of Tahsildar, Sinnar and Govt. Resolution of Revenue & Forest Department bearing No. 1099/5C 223/ L.4, Mantralaya, Mumbai, Dt. 9/7/2002 as the owner Shri. Dilip Ganpat Deshmukh had paid the 50% of Nazrana Amount of Current Market Rate. Accordingly M.E. No. 32623 was made and certified.
8. On Dt. 22 / 8 / 2011 Shri. Sanjay Vinayak Deshpande, Shri. Shivaji Vishwanath Deshmukh and Shri. Tushar Vijay Sankalecha had purchased the concerned Survey No. 980 / 4 and Survey No. 980 / 14 alongwith the other properties from Kamalabai Ganpatrao Deshmukh, Shri. Dilip Ganpatrao Deshmukh, Usha Dilip Deshmukh, Sangaram Dilip Deshmukh, Suvarna Dilip Deshmukh and Shraddha Dilip Deshmukh by way of

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Registered Sale Deed. Effecting the sale transaction M.E. No. 33821 was made and certified.

9. In the year 2011 the owners of the said property i.e. Shri. Sanjay Vinayak Deshpande, Shri. Shivaji Vishwanath Deshmukh and Shri. Tushar Vijay Sankalecha had sub-divided the property Survey No. 980 / 4 and Survey No. 980 / 14 into various plots by way of Joint lay-out. As per the approved lay-out plan the said property was sub-divided and re-numbered. As per the approved lay-out plan the concerned Plot No. 47 and 48 out of Survey No. 980(1237) / 4 + 14 were shown in the names of Shri. Sanjay Vinayak Deshpande, Etc. 3. Effecting the approved lay-out plan M.E. No. 38082 was made and certified.
10. On Dt. 21 / 10 / 2014 Shri. Dinesh Vasant Borse, Shri. Suresh Gangadhar Boraste, Shri. Rajendra Abhiman Pawar and Shri. Jivram Sitaram Mahajan had purchased the concerned Plot No. 47 from Shri. Tushar Vijay Sankalecha, Shri. Sanjay Vinayak Deshpande and Shri. Shivaji Vishwanath Deshmukh by way of Registered Sale Deed. Effecting the sale transaction M.E. No. 40141 was made and certified.
11. On Dt. 9 / 5 / 2014 Shri. Dinesh Vasant Borse, Shri. Suresh Gangadhar Boraste, Shri. Rajendra Abhiman Pawar and Shri. Jivram Sitaram Mahajan had purchased the concerned Plot No. 48 from Shri. Tushar Vijay Sankalecha, Shri. Sanjay Vinayak Deshpande and Shri. Shivaji Vishwanath Deshmukh by way of Registered Sale Deed. Effecting the sale transaction M.E. No. 40142 was made and certified.
12. On Dt. 27 / 2 / 2018 Vivek Construction Through Proprietor Shri. Dipak Bhagwan Moule had purchased the concerned Plot No. 47 and 48 from Shri. Dinesh Vasant Borse, Shri. Suresh Gangadhar Boraste, Shri. Rajendra Abhiman Pawar and Shri. Jivram Sitaram Mahajan by way of Registered Sale Deed.

As per the said Sale Deed, the said Purchaser had already filed an application alongwith Affidavit in the office of Talathi, Sinnar, Tal. Sinnar, Dist. Nashik for entering his name in Ownership Column of the said Plot



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No. 47 and Plot No. 48. But till today his name is not entered on record in the Ownership Column of the said Plot No. 47 and Plot No. 48.

In this way the title of the Plot No. 47 and Plot No. 48 out of Survey No. 980 / 4 + 14 is transferred upto the name of the present owner i.e. Vivek Construction Through Proprietor Shri. Dipak Bhagwan Moule.

B) AS PER 7/12 EXTRACTS :-

I had also perused the 7/12 Extracts of the said property from the year 1997-98 to 2016 - 2017 upto Dt. 5 / 3 / 2018. At present the concerned Plot No. 47 and 48 are shown in the names of Shri. Dinesh Vasant Borse, Shri. Suresh Gangadhar Boraste, Shri. Rajendra Abhiman Pawar and Shri. Jivram Sitaram Mahajan. No charge is shown in the other rights column of the said property.

But as mentioned above, Vivek Construction Through Proprietor Shri. Dipak Bhagwan Moule had already purchased the said Plot No. 47 and Plot No. 48 from Shri. Dinesh Vasant Borse, Shri. Suresh Gangadhar Boraste, Shri. Rajendra Abhiman Pawar and Shri. Jivram Sitaram Mahajan. But till today his name is not entered on record of the said Plot No. 47 and Plot No. 48.

C) AS PER INDEX-II REGISTERS :-

I had also searched the title of the said property from the Index-II Registers from the Sub Registrar, Office - Sinnar, for the last 30 years. Most of the Registers are not found available for perusal. And most of the Registers are found in a torned condition. Hence, they cannot be properly perused. No adverse entry was found.

D) I had also perused the order of Sub-Divisional Officer, Niphad bearing No. JAMA / NA / SR / 234 / 2011, NIPHAD, DT. 4 / 11 / 2011 by which the said property is converted towards the Non-Agricultural purpose as per the provisions of Section 44 of Maharashtra Land Revenue Code, 1966.



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- E) I had also perused the order of Chief Officer, Sinnar Nagar Parishad bearing No. **VASHI / 3 / 183 / ANTIM / 2013, DT. 28 / 8 / 2013** by which Lay-out plan of the concerned property Survey No. 980 (1237) / 4 + 14 is "Finally" approved.
- F) I had also perused the copy of Sale Deed by which Shri. Dinesh Vasant Borse, Shri. Suresh Gangadhar Boraste, Shri. Rajendra Abhiman Pawar and Shri. Jivram Sitaram Mahajan had purchased the concerned **Plot No. 47** from Shri. Tushar Vijay Sankalecha, Shri. Sanjay Vinayak Deshpande and Shri. Shivaji Vishwanath Deshmukh. The said Sale Deed is registered in the Office of Sub-Registrar, Class-1, Sinnar-2 on **Dt. 21 / 10 / 2014 at Sr. No. 505 / 2014.**
- G) I had also perused the copy of Sale Deed by which Shri. Dinesh Vasant Borse, Shri. Suresh Gangadhar Boraste, Shri. Rajendra Abhiman Pawar and Shri. Jivram Sitaram Mahajan had purchased the concerned **Plot No. 48** from Shri. Tushar Vijay Sankalecha, Shri. Sanjay Vinayak Deshpande and Shri. Shivaji Vishwanath Deshmukh. The said Sale Deed is registered in the Office of Sub-Registrar, Class-1, Sinnar-1 on **Dt. 9 / 5 / 2014 at Sr. No. 2899 / 2014.**
- H) I had also perused the copy of Sale Deed by which Vivek Construction Through Proprietor Shri. Dipak Bhagwan Moule had purchased the concerned Plot No. 47 and Plot No. 48 from Shri. Dinesh Vasant Borse, Shri. Suresh Gangadhar Boraste, Shri. Rajendra Abhiman Pawar and Shri. Jivram Sitaram Mahajan. The said Sale Deed is registered in the Office of Sub-Registrar, Class-1, Sinnar-1 on **Dt. 27 / 2 / 2018 at Sr. No. 811 / 2018.**
- I) I had also perused one Receipt Dt. 18 / 12 / 2017 issued by Talathi, Sinnar, Tal. Sinnar, Dist. Nashik by which the Owners of the said Plot No. 47 and Plot No. 48 had paid the N.A. Tax for the Current Revenue Year 2017 - 2018.



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J) I had also perused the Sanction of Building Permit & Commencement Certificate bearing No. **197 / BPA / 00166 / 2017 - 18, DT. 26 / 2 / 2018** by which Building Plan of the said property is approved by Chief Officer, Sinnar Nagar Parishad, Sinnar.

After perusing all the above mentioned papers and documents, I am of the opinion that the title in respect of the property bearing **PLOT NO. 47** Adm. 240.00 Sq.Mtrs. and **PLOT NO. 48** Adm. 240.00 Sq.Mtrs. out of **SURVEY NO. 980/4 + 14** (Previous Survey No. 1237) from **SINNAR**, Tal. Sinnar, Dist. Nashik within the limits of Zilha Parishad Nashik & Sinnar Municipal Council owned by **VIVEK CONSTRUCTION THROUGH PROPRIETOR SHRI. DIPAK BHAGWAN MOULE** is clear, marketable and free from all encumbrances.

VIVEK CONSTRUCTION THROUGH PROPRIETOR SHRI. DIPAK BHAGWAN MOULE is the Lawful owner of the said Plot No. 47 and Plot No. 48. But, as mentioned above, his name is not entered on record in the Ownership Column of the said Plots till today. Hence, the names of previous Plot Owners i.e. Shri. Dinesh Vasant Borse, Shri. Suresh Gangadhar Boraste, Shri. Rajendra Abhiman Pawar and Shri. Jivram Sitaram Mahajan are shown in the ownership column of the current 7/12 Extracts of the said plots.

Thanking you,

Nashik.

Date : 12 / 3 / 2018.

Sasle
Adv.

SUNIL R. SASLE
(ADVOCATE)