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इतर पावती

Saturday,21 April 2018 3:33 PM

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

क्रांति/९८३१९८

पावती क्रं.: 5106 दिनांक: 21/04/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन4-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: वकिल मनोज मुरलीधर चव्हाण

वर्णन शोध 30 वर्ष सन 1989 ते 2018 मौजे पाथर्डी स नं 327/1 पै 15,16 व 17 प्लॉट नं 15,16,व 17

शोध व निरीक्षणे रु. 2250.00

एकूण: रु. 2250.00

Joint Sub Registrar Nashik 4

सह. दुय्यम निबंधक वर्ग-२

नाशिक-४.

1); देयकाचा प्रकार: By Cash रक्कम: रु 2250/-

Manoj Murlidhar Chavan
B.Com., LL.B,
ADVOCATE

OFFICE : C/o. Chamber No. 309, Building No.1, Maruti Chambers, District Court, Nashik-422 002. Cell : 9960634501, 9028680501
RESI. : N-31/H-1/10/14, Datta Chowk, Opp. Santoshi Mata Temple, Cidco, New Nashik-422 009. ■ E-mail : manojchavan.1440@yahoo.com

Date : Date–23/04/2018

// SHRI SWAMI SAMARTH //

TITLE / SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

(I) Description of properties : -

ALL THAT piece and parcel of "Non-Agricultural/Residential" belowmentioned plot properties, from & out of sanctioned layout of **S.No.-327/1P./15,16 & 17**, situated at : **PATHARDI**, within the limits of Municipal Corporation, Regn. & Sub-Regn., Tal. & Dist. Nashik and the details are as under : -

Plot Nos.	Area (Sq.mtrs.)	Assessment (Rs.-Ps.)
15	270.00	0.03
16	270.00	0.03
17	304.20	0.04

Total area 844.20Sq. mtrs. & the said plots are jointly bounded as under-

On or towards		By
East	:	Plot No.-14
West	:	Open Space
South	:	Adj. S.No.- 308/A P.
North	:	9.00 mtrs. wide Colony Road

All the said plot properties, together with existing rights of easements, access, ways, common roads, open spaces with right of ownership.

(II) Name of the Owners/Holders of said plot properties : -

1) Smt. Laxmibai Ramdas Jangale (Jangale)
2) Mr. Nitin Ramdas Jangale (Jangale)
3) Mr. Sayyadali Mohammad Liyas Siddiki
alias Mr.Shehajadali Mohammad Illiyas Siddiki
All R/o.: Nashik

(III) Name of the G.P.A. Holder/Developer of said plot properties :
CHAITANYARAJ BUILDTECH PRIVATE LIMITED
A Registered Company, Through its Directors –
01) Mr. Samadhan Hanumant Sonawane
02) Mrs. Rekha Samadhan Sonawane

(IV) Documents produced before me for inspection : -

01) Relevant 7/12 Extracts
02) Relevant Mutation Entries
03) Copies of Agreement to Sale, dtd. 28/07/2008
04) Copy of N. A. Permission, dtd. 12/02/2009
05) Copy of final layout permission, dtd. 26/05/2010
06) Copies of Sale-Deeds, dtd. 05/07/2010
07) Copy of Release Deed, dtd.17/10/2016
08) Copy of Certificate of Incorporation, dtd. 26/12/2016
09) Copies of Development Agreement & General Power of Attorney, dtd. 06/09/2017
10) Copy of T.D.R. Sale –Deed, dtd. 12/10/2017
11) Copy of Commencement Certificate, dtd. 18/01/2018
12) Copy of Search Receipt, dtd. 21/04/2018
13) Other Related Papers

(V) Observations & findings : -

As per the request of Mr. Samadhan Hanumant Sonawane & one other, Directors of Chaitanyaraj Buildtech Pvt. Ltd., I have verified into the title of abovesaid plot properties.For that purpose,I have perused the abovesaid necessary available revenue records & other related papers /permissions etc. and my observations & findings are as under : -

(01) Originally abovesaid Survey No.-327/1 owned and possessed by Mrs. Shailaja Dnyandev Patil & others before the year 1992.

(02) M.E.No.5530, dtd. 10/08/1992 shows that, land owners, Mrs. Shailaja Dnyandev Patil & Mrs.Sushilabai Sitaram Patil, through their Special G.P.A. Holder Mr.Baburao Dagadu Patil had sold out an area 4000 Sq. mtrs., from & out of S.No.327/1, situated at Pathardi to Mr.Laxmandas Pahilajray Samnani & 3 others by way of Regd. Sale-Deed on 6/06/1989. The purchasers are Agriculturist. By virtue of said

a clear and marketable title over abovesaid N.A. **Plot Nos.-15,16 & 17**, total area 844.20 Sq. mtrs., from & out of **S.No.-327/1P./15,16 & 17** of Village – **Pathardi**, Tal. & Dist. Nashik and which are free from all encumbrances/charges whatsoever nature, subject to above observations & findings & **Chaitanyaraj Buildtech Pvt. Ltd., A Regd. Company, Through its Director Mr. Samadhan Hanumant Sonawane & Mrs.Rekha Samadhan Sonawane** have acquired the development rights for the development & disposal of said Plot Nos.-15,16 & 17 by virtue of Regd. Development Agreement & General Power of Attorney, as referred above.

This Title/Search Report is issued only upon the strength of available documents/papers/permissions etc. produced before me by Mr. Samadhan Hanumant Sonawane & one other, Directors of Chaitanyaraj Buildtech Pvt. Ltd..

Hence this Title / Search Report.

Place : Nashik.
Date : 23/04/2018.

M Chavan 23/4/18.

MANOJ M. CHAVAN
(ADVOCATE)

मनोज मुरलीधर चव्हाण
ॲडव्होकेट
३०९/१, मारुती चेंबर्स, जिल्हा न्यायालय,
नाशिक-४२२ ००२. मो.९९६०६३४५०१