



Nashik, Date:- 06/11/2017

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject:- Title Search Report of property mentioned herein below:-

(I) DESCRIPTION OF THE PROPERTY:-

ALL THAT piece and parcel of non-agricultural plot of land bearing **Plot No. 02** totally admeasuring **810.71 Square Meters**, N.A. assessed @ Rs. 390.00 Paise, from & out of **Survey No. 159/2/1/1**, situate, lying and being at **Village Nashik**, Taluka & District Nashik, within the limits of Nashik Municipal Corporation and also within Registration District and Sub-Registration Taluka Nashik, and the said plot bounded as under:-

On or towards East	:	By Plot No. 01
On or towards West	:	By Open Space
On or towards South	:	By 30.00 Mtrs. wide D.P. Road
On or towards North	:	By Survey No. 159

Together with right to use open space, colony roads, and appurtenant lands thereto, etc.

(II) NAME OF THE OWNERS:-

Mr. Mukesh Dhanraj More, PAN- AVJPM4897K, residing at Flat No. A-802, Opal Enclave, Govind Nagar Ring Road, Karmayogi Nagar, Nashik-422009.

(III) PERIOD OF SEARCH:-

From 1988 to 2017 (30 years)

Dear Sir/s,

The said plot owner approached me & requested to issue Title Search Report of the subject plot property. For that purpose he has submitted following documents for my perusal:-

(IV) DOCUMENTS SCRUTINIZED:-

- 1) 7/12 extracts from 1985-86 to 2017-18.
- 2) Certified copies of relevant 6-D Mutation entries.
- 3) Certified copy of Sale Deed Dt. 13/06/1991 executed by Mrs. Khurshed Dinsha Panday & Mr. Jamshed Dinsha Panday in favour of Smt. Radhabai Ramji Zaveri, Chief Promoter of Radhabai Zaveri Co-Op. Housing Society (Proposed) with the consent of Mr. Ratansha Sorabji Luth & Mr. Chhimanlal Gopaldas Parekh, in respect of the land admeasuring 0 H. 74.60 R i.e. 7460.00 Sq.Mtrs. out of Survey No. 159/2 (Plot No. 11), which has been presented for registration on 13/06/1991 in the office of Sub-Registrar of



Assurances, Nashik-1 and subsequently registered under Serial No. 1935/1992 on 30/04/1992.

- 4) Certified copy of Sale Deed Dt. 13/06/1991 executed by Mrs. Khurshed Dinsha Panday & Mr. Jamshed Dinsha Panday In favour of Smt. Harsha Hitesh Zaveri, Chief Promoter of Harsha Hitesh Zaveri Co-Op. Housing Society (Proposed) with the consent of Mr. Ratansha Sorabji Luth & Mr. Chimanlal Gopaladas Parekh, in respect of the land admeasuring 0 H. 87.62 R i.e. 8762.00 Sq.Mtrs. out of Survey No. 159/2 (Plot No. 12), which has been presented for registration on 13/06/1991 in the office of Sub-Registrar of Assurances, Nashik-1 and subsequently registered under Serial No. 1936/1992 on 30/04/1992.
- 5) Xerox copy of Society Registration Certificate Dt. 09/05/2002 of Harsha Hitesh Zaveri Co-Op. Housing Society Ltd. Nashik.
- 6) Xerox copy of Founder Member List of Harsha Hitesh Zaveri Co-Op. Housing Society Ltd. Nashik.
- 7) Certified copy of Transfer Deed Dt. 20/06/2002 executed by Smt. Radhabai Ramji Zaveri, Chief Promoter of Proposed Radhabai Zaveri Co-Op. Housing Society in favour of Radhabai Zaveri Co-Op. Housing Society Ltd. Nashik through it's the then Chairman Shri. Arvind Kantilal Patel, in respect of the land admeasuring 0 H. 74.60 R i.e. 7460.00 Sq.Mtrs. out of Survey No. 159/2 (Plot No. 11), which has been registered in the office of Sub-Registrar of Assurances, Nashik-1 under Serial No. 4457/2002 on 20.06.2002.
- 8) Certified copy of Transfer Deed Dt. 20/06/2002 executed by Smt. Harsha Hitesh Zaveri, Chief Promoter of Proposed Harsha Hitesh Zaveri Co-Op. Housing Society in favour of Harsha Hitesh Zaveri Co-Op. Housing Society Ltd. Nashik through it's the then Chairman Shri. Jivraj Kanji Pokar, in respect of the land admeasuring 0 H. 87.62 R i.e. 8762.00 Sq.Mtrs. out of Survey No. 159/2 (Plot No. 12), which has been registered in the office of Sub-Registrar of Assurances, Nashik-1 under Serial No. 4458/2002 on 20.06.2002.
- 9) Xerox copy of Order Dt. 24/09/2002 under Sec. 8(84) of ULC Act, 1976.
- 10) Xerox copy of N.A. Order Dt. 04/01/2007.
- 11) Xerox copy of Layout Sanction Letter Dt. 28/08/2007.
- 12) Xerox copy of Layout Plan.
- 13) Certified copy of Allotment Deed Dt. 10/01/2017 executed by Harsha Hitesh Zaveri Co-Op. Housing Society Ltd. Nashik through its Chairman Shri. Ashish Bhagwanji Vasani in favour of Shri. Ashish Bhagwanji Vasani & other 3 in respect of Plot No. 1, 2, 8, 9 & 10 out of S.No. 159/2/1/1,



which is duly registered in the office of Joint Sub-Registrar of Assurances, Class-II, Nashik-3 under Serial No. 217/2017 on 11/01/2017.

- 14) Certified copy of Rectification Deed Dt. 16/10/2017 executed by Harsha Hitesh Zaveri Co-Op. Housing Society Ltd. Nashik through its Chairman Shri. Ashish Bhagwanji Vasani in favour of Shri. Ashish Bhagwanji Vasani & other 3 in respect of Plot No. 1, 2, 8, 9 & 10 out of S.No. 159/2/1/1, which is duly registered in the office of Joint Sub-Registrar of Assurances, Class-II, Nashik-7 under Serial No. 2063/2017 on 16/10/2017.
- 15) Xerox copy of Society Dissolution Order Dt. 06/05/2017 of Dy. Registrar, Co-Operative Society, Nashik Taluka, Nashik.
- 16) Xerox copy of N.A. Tax Receipt Dt. 20/09/2017.
- 17) Xerox copy of Sale Deed Dt. 23/10/2017 executed by Shri. Nandkishor Ganpatlal Sevak, Shri. Ashish Bhagwanji Vasani & Mrs. Heena Pramod Vasani in favour of Shri. Mukesh Dhanraj More in respect of Plot No. 02 admeasuring 810.71 Sq.Mtrs. out of S.No. 159/2/1/1, which is duly registered in the office of Joint Sub-Registrar of Assurances, Class-II, Nashik-5 under Serial No. 5846/2017 on 23/10/2017.

After going through those documents, my observations & findings are as under:-

(V) HISTORY OF THE PROPERTY:-

- 1) M. E. No. 6571 Dt. 08/11/1954 shows that Survey No. 159/2 admeasuring 5 H. 06 R + 0 H. 12 R totally admeasuring 5 H. 18 R was owned & possessed by Khanbahaddur Malkam Ratanji Kothawala, who donated the said land alongwith other lands against Rs. 20,000/- to Jamshed Dinsha Panday through natural guardian Khurshedbai Dinsha Panday & Smt. Khurshedbai Dinsha Panday vide Gift Deed Dt. 10/09/1954. Accordingly the names of Jamshed Dinsha Panday through natural guardian Khurshedbai Dinsha Panday & Smt. Khurshedbai Dinsha Panday has been mutated to the record of rights of S.No. 159/2 and other lands.
 - 2) M. E. No. 12378 Dt. 19/05/1971 shows that the effect of Maharashtra State Weight Enforcement Act, 1958 & Indian Coinage Act has been given to the entire lands of Village Nashik.
 - 3) M. E. No. 14086 Dt. 15/02/1974 shows that Hira Dinsha Panday, Jamshed Dinsha Pande & Khurshedbai Dinsha Panday has applied Talathi by an application to record separate Anewari to the lands bearing S.No. 159/1, 159/2 & 161/2. Accordingly separate Anewari has been recorded to the record of rights of S.No. 159/2 admeasuring 5 H. 06 R, as Jamshed Dinsha Panday having 8 Ane share & Khurshedbai Dinsha Panday having 8 Ane share. According the effect has been brought on record.
- M. E. No. 29378 Dt. 01/07/1992 shows that Smt. Radhabai Ramji Zaveri, Chief Promoter of Radhabai Zaveri Co-Op. Housing Society (Proposed) has purchased an area measuring 0 H. 74.60 R i.e. 7460.00 Sq.Mtrs. out of S.No. 159/2 (Plot No. 11) from Mrs. Khurshed Dinsha Panday & Mr.



Jamshed Dinsha Panday for total consideration of Rs. 1,17,660/- under a Sale Deed Dt. 13/06/1991, which is executed by Mrs. Khurshed Dinsha Panday & Mr. Jamshed Dinsha Panday in favour of Smt. Radhabai Ramji Zaveri, Chief Promoter of Radhabai Zaveri Co-Op. Housing Society (Proposed) with the consent of Mr. Ratansha Sorabji Luth & Mr. Chimanlal Gopal Das Parekh, and the said Sale Deed is presented for registration on 13/06/1991 in the office of Sub-Registrar of Assurances, Nashik-1 and subsequently registered under Serial No. 1935/1992 on 30/04/1992 after receiving Zone Certificate Dt. 30/04/1992. Accordingly the name of Smt. Radhabai Ramji Zaveri, Chief Promoter of Radhabai Zaveri Co-Op. Housing Society (Proposed) has been mutated to the record of rights of said land for area measuring 0 H. 74.60 R i.e. 7460.00 Sq.Mtrs.

- 5) M. E. No. 29379 Dt. 01/07/1992 shows that Smt. Harsha Hitesh Zaveri, Chief Promoter of Harsha Hitesh Zaveri Co-Op. Housing Society (Proposed) has purchased an area measuring 0 H. 87.62 R i.e. 8762.00 Sq.Mtrs. out of S.No. 159/2 (Plot No. 12) from Mrs. Khurshed Dinsha Panday & Mr. Jamshed Dinsha Panday for total consideration of Rs. 1,17,660/- under a Sale Deed Dt. 13/06/1991, which executed by Mrs. Khurshed Dinsha Panday & Mr. Jamshed Dinsha Panday in favour of Smt. Harsha Hitesh Zaveri, Chief Promoter of Harsha Hitesh Zaveri Co-Op. Housing Society (Proposed) with the consent of Mr. Ratansha Sorabji Luth & Mr. Chimanlal Gopal Das Parekh, and the said Sale Deed is presented for registration on 13/06/1991 in the office of Sub-Registrar of Assurances, Nashik-1 and subsequently registered under Serial No. 1936/1992 on 30/04/1992 after receiving Zone Certificate Dt. 30/04/1992. Accordingly the name of Smt. Harsha Hitesh Zaveri, Chief Promoter of Harsha Hitesh Zaveri Co-Op. Housing Society (Proposed) has been mutated to the record of rights of said land for area measuring 0 H. 87.62 R i.e. 8762.00 Sq.Mtrs.
- 6) M. E. No. 31411 Dt. 07/01/1994 shows that Shri. Natwarlal Chimanlal Shah, Dinesh Kanhaiyalal Manwani & Kedu Nathu Bachhav has been purchased an area measuring 0 H. 73.10 R i.e. 7310.00 Sq.Mtrs. from Shri. Jamshed Dinsha Panday & Smt. Khurshed Dinsha Panday for total consideration of Rs. 1,17,660/- under a Sale Deed Dt. 21/12/1993. Accordingly the names of Shri. Natwarlal Chimanlal Shah, Dinesh Kanhaiyalal Manwani & Kedu Nathu Bachhav has been mutated to the said land for area 0 H. 73.10 R i.e. 7310.00 Sq.Mtrs.
- 7) M. E. No. 34963 Dt. 14/09/1996 shows that Shri. Natwarlal Chimanlal Shah, Dinesh Kanhaiyalal Manwani & Kedu Nathu Bachhav owned an area measuring 7310.00 Sq.Mtrs. out of S.No. 159/2, and they have filed a statement u/Sec. 6(1) of ULC Act before Dy. Collector & Competent Authority, ULC, Nashik vide Letter No. ULC/A-1/162/94 Dt. 29/04/1994. As per said statement 5300.00 Sq.Mtrs. declared as Retention & 2010.00 Sq.Mtrs. for D.P. Road. For the retention area the Collector of Nashik has given non-agricultural permission vide Order No. Maha/Kaksha-Bhi.She.Pa.Kra./722/95 Dt. 19/08/1996. Accordingly two Hissas were created and S.No. 159/2 Hissa No. 1 admeasuring 4 H. 32.9 R + P.K. 0 H.



12 R is shown in the name of original landowners, & S.No. 159/2 Hissa No. 2 admeasuring 7310.00 Sq.Mtrs. is shown in the name of Shri. Natwarlal Chimanlal Shah, Dinesh Kanhaiyalal Manwani & Kedu Nathu Bachhav. Accordingly the said effect is brought on record.

- 8) It appears from record that both the above proposed societies were duly registered in the office of Dy. Registrar, Co-Operative Society, Nashik Taluka, Nashik. And accordingly the Harsha Hitesh Zaveri Co-Op. Housing Society Ltd. Nashik has been registered under Registration No. NSK/(NSK)/HSG/(TC)/3955/2002 Dt. 09/05/2002 and Radhabai Zaveri Co-Op. Housing Society Ltd. Nashik has been registered under Registration No. NSK/(NSK)/HSG/(TC)/3956/2002 Dt. 09/05/2002.
- 9) Further it appears from record that Jivraj Kanji Pokar, Harsha Hitesh Zaveri, Lalji Shamji Patel, Ashish Bhagwanji Vasani, Ramesh Narayan Dewani, Narayan Ganpatlal Sevak, Nandkishor Ganpatlal Sevak, Shamsunder Ganpatlal Sevak, Javaharlal Ruprajji Sharma, Hitesh Rameshlalji Sevak & Heena Vishram Ramani were founder members of said society i.e. Harsha Hitesh Zaveri Co-Op. Housing Society Ltd. Nashik, and there names were recorded in bye-laws of said society.
- 10) M. E. No. 46616 Dt. 09/07/2002 shows that Smt. Radhabai Ramji Zaveri, Chief Promoter of Proposed Radhabai Zaveri Co-Op. Housing Society executed a Transfer Deed Dt. 20/06/2002 in favour of Radhabai Zaveri Co-Op. Housing Society Ltd. Nashik through it's the then Chairman Shri. Arvind Kantilal Patel, in respect of the land admeasuring 0 H. 74.60 R i.e. 7460.00 Sq.Mtrs. out of Survey No. 159/2 (Plot No. 11), which has been registered in the office of Sub-Registrar of Assurances, Nashik-1 under Serial No. 4457/2002 on 20.06.2002. Accordingly the words of Smt Radhabai Ramji Zaveri Chief Promoter & proposed were deleted and the name of Chairman, Radhabai Zaveri Co-Operative Housing Society Ltd. Nashik has been mutated to the record of rights.
- 11) M. E. No. 46616 Dt. 09/07/2002 shows that Smt. Harsha Hitesh Zaveri, Chief Promoter of Proposed Harsha Hitesh Zaveri Co-Op. Housing Society executed a Transfer Deed Dt. 20/06/2002 in favour of Harsha Hitesh Zaveri Co-Op. Housing Society Ltd. Nashik through it's the then Chairman Shri. Jivraj Kanji Pokar, in respect of the land admeasuring 0 H. 87.62 R i.e. 8762.00 Sq.Mtrs. out of Survey No. 159/2 (Plot No. 12), which has been registered in the office of Sub-Registrar of Assurances, Nashik-1 under Serial No. 4458/2002 on 20.06.2002. Accordingly the words of Chief Promoter & Proposed were deleted and the name of Chairman, Harsha Hitesh Zaveri Co-Operative Housing Society Ltd. Nashik has been mutated to the record of rights.
- 12) Further it appears from record that Chairman of Harsha Hitesh Zaveri Co-Operative Housing Society Ltd. Nashik have filed a Statement u/Sec. 15(1) of ULC Act on 22/07/2002. In the said matter the said society is registered and having 10 founder members & each member owns 577.20 Sq.Mtrs. out of total area. Thus, out of total area 5775.00 Sq.mtrs. is declared as



Retention area by the Dy. Collector & Competent Authority, ULC, Nashik vide Order No. ULC/A-1/SR-54/2002 Dt. 24/09/2002.

- 13) M. E. No. 59750 Dt. 06/11/2007 shows that Harsha Hitesh Zaveri Co-Operative Housing Society Ltd. Nashik & Radhabal Zaveri Co-Operative Housing Society Ltd. Nashik owned an area measuring 8762.00 Sq.mtrs. & 7460.00 Sq.Mtrs. respectively, and get prepared a collective layout plan on the said total area admeasuring 16222.00 Sq.Mtrs. out of S.No. 159/2/1, which is tentatively approved by the Assistant Director of Town Planning, Nashik vide letter No. TPD/100/Panchavati Dt. 30/10/2002. And the said land is converted into non-agricultural use for residential purpose by the Collector of Nashik vide his Order No. Maha/Kaksha-3/4/Bhl.She.Pra.Kra./106/2006 Dt. 04/01/2007. Further the said layout is finally approved by the Assistant Director of Town Planning, Nashik Municipal Corporation, Nashik vide letter Outward No. /Town Planning Department/Final/Panchavati/ 56/1001 Dt. 28/08/2007. As per said final approved layout plan & N.A. permission, the said land is sub-divided into Plot No. 1 to 21. And D.P. Road area is numbered as Plot No. 22, open space area numbered as Plot No. 23 & colony road area numbered as Plot No. 24 & MSEB area numbered as Plot No. 25. Out of the said plots, Plot No. 1, 2, 7 to 15 have been given to the share of Harsha Hitesh Zaveri Co-Operative Housing Society Ltd. Nashik, and Plot No. 3 to 6, 16 to 21 have been given to the share of Radhabal Zaveri Co-Operative Housing Society Ltd. Nashik as per partition held between them. And 7/12 extracts of each plots were separated & shown accordingly as per mutual partition by giving them new S.No. 159/2/1/1.
- 14) Further it appears from record that Harsha Hitesh Zaveri Co-Operative Housing Society Ltd. Nashik has allotted Plot No. 1 & 8 to Shri. Aashish Bhagwanji Vasani & Mrs. Heena Pramod Vasani (Heena Vishram Ramani), Plot No. 2 admeasuring 810.71 Sq.Mtrs. to Shri. Nandkishor Ganpatlal Sevak, Shri. Aashish Bhagwanji Vasani & Mrs. Heena Pramod Vasani (Heena Vishram Ramani), Plot No. 9 to Shri. Javaharlal Kunprajji Sharma & Plot No. 10 to Shri. Nandkishor Ganpatlal Sevak. Accordingly the said society through its Chairman executed an Allotment Deed Dt. 10/01/2017 of abovesaid plots in favour of Shri. Aashish Bhagwanji Vasani, Mrs. Heena Pramod Vasani (Heena Vishram Ramani), Shri. Nandkishor Ganpatlal Sevak & Shri. Javaharlal Kunprajji Sharma, which is duly registered in the office of Joint Sub-Registrar of Assurances, Class-II, Nashik-3 under Serial No. 217/2017 on 11/01/2017.
- 15) Further it appears from Allotment Deed Dt. 11/01/2017, area measuring 433.71 Sq.mtrs. is owned & possessed by Shri. Nandkishor Ganpatlal Sevak, and area measuring 377.00 Sq.Mtrs. is owned & possessed by Shri. Aashish Bhagwanji Vasani, Mrs. Heena Pramod Vasani (Heena Vishram Ramani), out of total area of Plot No. 02 of S.No. 159/2/1/1. Further it appears from record that in the Allotment Deed Dt. 11/01/2017, the name of Shri. Nandkishor Ganpatlal Sevak has been wrongly typed as Shri. Nandkishor Sharma on Page No. 4 in sub-clause b) of Clause No. 1



Description of Property, and there is also typographical mistake in name of Shri. Javaharlal Kunprajji Sharma & his address. The said mistakes were corrected & accordingly a Rectification Deed is executed by Harsha Hitesh Zaveri Co-Operative Housing Society Ltd. Nashik through its Chairman in favour of Shri. Aashish Bhagwanji Vasani, Mrs. Heena Pramod Vasani (Heena Vishram Ramani), Shri. Nandkishor Ganpatlal Sevak & Shri. Javaharlal Kunprajji Sharma, which is duly registered in the office of Joint Sub-Registrar of Assurances, Class-II, Nashik-7 under Serial No. 2063/2017 on 16/10/2017.

- 17) Further it appears from record that the objects of Harsha Hitesh Zaveri Co-Operative Housing Society Ltd. Nashik were fulfilled & said society has allotted plot properties to the founder members, so the members resolved to cancel the registration & dissolve the said society by passing a resolution, and submitted a proposal to the Dy. Registrar, Co-operative Societies, Nashik Taluka, Nashik. Thus, the Dy. Registrar, Co-operative Societies, Nashik Taluka, Nashik has cancelled the registration & dissolve the said society on 06/05/2014 by its Order Outward No. V-1/Harsha Hitesh Housing/Ka-21/No.Radda Adesh/17 Dt. 06/05/2017.
- 18) Further it appears from record that Shri. Mukesh Dhanraj More has purchased the Plot No. 2 admeasuring 810.71 Sq.mtrs. from Shri. Nandkishor Ganpatlal Sevak, Shri. Aashish Bhagwanji Vasani & Mrs. Heena Pramod Vasani under a Sale Deed Dt. 23/10/2017, which is duly registered in the office of Joint Sub-Registrar of Assurances, Class-II, Nashik-5 under Serial No. 5846/2017 on 23/10/2017.
- 19) Thus, the present owner Shri. Mukesh Dhanraj More has acquired a right, title and interest in the subject plot property by way of Sale Deed Dt. 23/10/2017 and the said plot property is in his possession.

(VI) ENCUMBRANCES OVER THE PROPERTY:-

Nil, as per available documents, latest 7/12 extract & information furnished by the present owner.

(VII) AS PER THE INDEX II REGISTERS:-

Online search, as well as Index-II search is taken in the office of Sub-Register, Nashik-5 vide vide Challan No. MH006905872201718E for the period of 30 years from 1988 to 2017. On the basis of available Registers, some Registers are sent for binding, some Registers are in torn condition, some could not be read at all & some Registers are in loose papers. Sub-Register Offices at Nashik are situated at seven different places, so it is not possible to take search and change in system is made and a document can be registered in any one office amongst the seven offices of the Sub-Registrar. It is not physically probable, convenient and expedient to take search in all the offices. Hence, Online and Index-II search is taken only in office of Sub-Registrar, Nashik-5 on available records. No adverse entries are seen in the available record which will affect the ownership of the present owners to subject property.



(VIII) FINAL CERTIFICATE AND LEGAL OPINION:-

This is to certify that the present owner Shri. Mukesh Dhanraj More has acquired right, title and interest in the subject plot property on the basis of Sale Deed Dt. 23/10/2017, and his title to the subject plot property is clean, clear, saleable, transferable, marketable and free from all encumbrances. The said owner is entitled to sell, or develop the said plot property by constructing a building/row-house scheme thereon by obtaining prior permission from Nashik Municipal Corporation, Nashik.

This report is issued on the basis of documents produced before me & Search. The said documents are returned to him. This Title Search Report contains 08 (Eight) pages.

Place: Nashik.

Date: 06/11/2017



[Nivrutti Damodar Khangal]

Advocate, Nashik.