TITLE AND SEARCH REPORT

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गावाचे नाव: नाशिक शहर
दस्तऐवजाचा अनुक्रमांक: नसन3-0-2018
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड वु टी घुमाळ
वर्णन मौजे-नाशिक स.नं.864/6/8ते9 प्लॉट नं.8ते9 (30 वर्षे)

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Joint Sub Registrar Nashik3
सह. दुय्यम निबंधक वर्ग-२
नाशिक- ३.

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

UMESH T.DHUMAL
B.Com. LL.B.
Advocate
101, Space Anthem, Behind Samrat Hotel, CBS, Nashik.

TITLE AND SEARCH REPORT
TO WHOM SOEVER IT MAY CONCERN

Subject : Title investigation in respect of the property bearing Plot no. 8 to 9 admeasuring 500 sq.mtrs. out of Survey no.864/6/8 to 9 situated at Nashik Taluka & District Nashik and within the limits of Nashik Municipal Corporation Nashik owned and possessed by Venus Construction, a Partnership Firm.

Sir,

DHUMAL
ADVOCATE

Venus Construction, a Partnership Firm, requested me to investigate into the title of the property mentioned in the subject and for that purpose they have placed before me the following documents.

1. 7/12 Extract of last 30 years.
2. Relevant Mutation Entries of last 30 years.
3. N.A. Order dt.19/04/2010.
4. Sale Deed dt.28/11/2008.
5. Lis-pendance Cancellation Deed dt.21/12/2009.
6. Sale Deed dt.18/01/2012.
7. Sale Deed dt.26/05/2017.
8. Other relevant documents/Letters or permission etc.

On perusal of the above mentioned documents and revenue record, my observations regarding the title of the above said property as under,

1. That M.E.8015 was in torn condition.
2. That as per order of Collector, Nashik for acquisition of the area admeasuring 0.H 21 R out of Survey No.864 for Gangapur Canal M.E.No.8277 was made and certified.
3. That Amirsaheb Mohammad Saheb Kokni and Nijamoddin Mohammad Saheb Kokni had mortgaged Survey No.864 with Nashik Jilha Sahakari Jamin Vikas Bank Ltd., for Rs.2500/- and which will be repaid in 10 years, hence the names of the said owner were inserted into other rights column and name of the said Bank was entered into holders column of the record of rights and accordingly M.E.No.11259 was made and certified.
4. That Government of Maharashtra implemented the Weight and Measurement Act and Indian Coinage Act in State all measurement were changed to decimal system and Hissa Form No.12 were changed and accordingly M.E. No.12378 was duly made and certified.
5. That M.E. No.15005 was in torn condition.
6. That M.E. No.15215 was in torn condition.

7. That Nijamoddin Mohammad Saheb Kokni died on 17/03/1986 leaving behind legal heir wife Bibibai Nijamoddin Kokni. Accordingly name of the wife were brought on possessors column and M.E. No.22712 was made and certified.

8. That Amirsaheb Mohammadsaheb Kokni had repaid the loan of the Maharashtra State Co. Op. land Development Bank Ltd., Mumbai hence charge was deleted and M.E. No.22713 was made and certified.

9. That Amirsaheb Mohammadsaheb Kokani died on 21/01/1987 living behind legal heirs sons Gulammohammad, Mushtaq, Iqubal, and daughters Shakira, Jakira, Jaheda, Abeda, and Faimeda and accordingly name of the sons were brought on possessors column and daughters name were mutated in other right column and accordingly M.E. No.24441 was made and certified.

10. That Mrs. Bhavana Kamalkishore Palod and others had purchased area admeasuring 2 H 230 Sq. Mtrs out of Survey No.864 from Bibibai Nijamoddin Kokni and others 8 by way of Sale Deed dt.30/11/1989 and accordingly name of purchasers entered into record of rights and M.E. No.27193 was made and certified.

11. That Mr. Jaman Haridas Thakkar, Chairman Jay Yogeshwar Co. Op. Hsg. Society had purchased area admeasuring 10122.36 Sq. Mtrs out of Survey No.864/1 from Bibibai Nijamoddin Kokni and others 8 by way of 12 different Sale Deeds and accordingly name of the society entered into record of rights and accordingly M.E.No.28105 was made and certified.

12. That as per application and consent letter of Gulam Mohommad Amir Saheb Kokni, his name was deleted and name of his wife Husnabano and son Gulam Khwaja was mutated in record of rights column and accordingly M.E.No.30210 was made and certified.

13. That Mr. Vasantrao Madhavrao Bedse and other 7 had purchased area admeasuring 2 H 20 R out of Survey No.864 from Bibibai Nijamoddin Kokni and other 8 by way of Sale Deed dt.05/11/1990 and accordingly names of purchaser entered into record of rights and accordingly M.E.No.30364 was made and certified.

14. That as per application of land owners Survey No.864/1 has been partitioned between the owners which are as under.

Survey No.	Area	Assessment	Name of the owner
864/1P	0 H.53 R Pk 0.01 R	1.43	Bibijan Nijamoddin Kokni
864/1P	0 H.53 R Pk 0.01	1.43	Mustaqe Amiesaheb Kokni
864/1P	0 H. 53 R Pk 0.01	1.43	Iqbal Amirsaheb Kokni
864/1P	0 H. 53 R Pk 0.01	1.43	Husnabano Gulammohammad Kokni Gulam Khawaja Gulammohammad Kokni

Accordingly as per application and Affidavit M.E.No.30931 was made and certified.

15. That Jakira Gulam Gaus executed release Deed in favour of Mr. Mushtaq Amirsaheb Kokni of Survey No.864/1 and accordingly M.E.No.30949 was made and certified.

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16. That as per application and affidavit Survey No. 864/1 has been partitioned between the Jai Yogeshwar Co.Op. Hsg. Society Ltd. and Vasantrao Bedse and others which are as under:

Survey No.	Area	Assesment	Name of the owner
864/1/2	10122.36	2.50	Jai Yogeshwar Co.Op. Hsg. society Ltd.
864/1/1	10177.00	2.50	Vasant Bedse and other 7

Accordingly as per application M.E.No.31794 was made and certified.

17. That Bibibai Nijamoddin Kokni repaid the loan of The United Western Bank ltd. and accordingly charge of said bank was deleted from other rights column of Survey No.864 and accordingly M.E. No.34181 was made and certified.

18. That Smt. Faimida Abdul Rauf Kokani and others made Release Deed in favour of Mr. Gulam Khawaja Gulammohammad Kokni and Husnabano Gulammohammad Kokni and accordingly M.E.No.61705 was made and certified on 15/07/2008.

DHUMAL
ADVOCATE

19. One Dulhanbi Malangsaheb Kokni and others has filed a Regular Civil Suit no. 350/2002 before The Hon'ble Civil Judge Senior Division Nashik, at Nashik.

20. That in the above mentioned suit plaintiffs had registered a Lis-pendence Notice for R.C.S.No.350/2002 on 01/08/2002 and same is registered with the Sub Registrar Nashik-1 at Sr.No. 5882 on 02/08/2002.

21. That as per Lis-pendence Notice entry of Lis-pendence of R.C.S.No.350/2002 is made as per M.E.No.56121 on 18/08/2006.

22. That Mr. Kazi Shakeel Ahmed Abdul Gafur has purchased area adm. 0.H. 54 R. out of Survey No. 864/6 from Mr. Gulam Khawaja Gulammohammad Kokni and Husnabano Gulammohammad Kokni by way of Sale Deed dt.28/11/2008.Which is duly registered in the office of Sub-registrar Nashik at Sr.No.524 on 22/01/2009.It appears from the contents of this Sale Deed that it is executed by the vendors /original owners in favor of purchasers Mr. Kazi Shakeel Ahmed Abdul Gafur in pursuance of agreement to Sale dt.31/12/2007 entered into between the parties, for which requisite stamp duty of Rs. 6,66,500/- has been paid as impounded by the Collector of stamp Nasik in the Govt. treasury, and the confirmation deed thereof dt. 07/11/2008 which confirmation deed is registered in the office of sub-registrar Nashik at Sr. No. 9269/2008 on 07/11/2008 and accordingly name of purchaser was entered into Record of Rights and accordingly M.E.No. 63585 was duly made and certified on 23/02/2009.

23. That the plaintiff of the above suit filed an application at Exh.95, requested to delete the area admeasuring 54 R of Survey No.864/6 and to delete the name of Defendant no.24 Mr. Kazi Shakeel Ahmed Abdul Gafur from the said suit. Therefore order has been passed in that regard in the suit on 17/12/2009.

24. Legal heirs of plaintiff of R.C.S. 350/2002 Mr. Gafursaheb Malangsaheb Kokani, Mr. Gulamgaus Malangsaheb Kokani and Mr.

Salimoddin Malangsaheb Kokani had made a registered Lis-pendance Cancellation Deed for Survey No.864/6 adm.54R on 21/12/2009 and same is registered in the office of Sub-Registrar Nashik-3 at Sr.No.9114 on 22/12/2009.

25. That land owners of Survey No.864/6 Mr. Kazi Shakeel Ahmed Abdul Gafur prepared a layout plan and same has been approved by Nashik Municipal Corporation, Nashik as per letter No./Town Planning /final/A-4/36/10 dated 14/09/2010 and also N.A. permission has been granted by Collector Nashik vide letter No. Mah/Kaksha-3/4/N.A.P.K./93/2010 dt.19/04/2010 and as such the said survey numbers has been laid into various plots out of which plot no.8 & 9 was shown in the name of land owner and accordingly M.E. No.68842 was made and certified on 11/10/2010.

26. That Venus Construction, a Partnership Firm through partner Mr. Khan Riyaz Jabbar & Mrs. Khan Wahida Riyaz had purchased Plot No.9 from Mr. Kazi Shakeel Ahmed Abdul Gafur by way of Sale Deed dt.18/01/2012 and same is registered with the Sub Registrar Nashik-5 at Sr.No.579/2012 and accordingly name of purchaser is entered into Record of Rights and M.E. No.78097 was duly made and certified.

27. That K.M. Construction, a Partnership Firm through partner Mr. Khan Riyaz Jabbar & Mr. Mahajan Sudhakar Garbad had purchased Plot No.8 from Mr. Kazi Shakeel Ahmed Abdul Gafur by way of Sale Deed dt.18/01/2012 and same is registered with the Sub Registrar Nashik-5 at Sr.No.580/2012 and accordingly name of purchaser is entered into Record of Rights and M.E. No.78103 was duly made and certified.

28. That Venus Construction, a Partnership Firm through partner Mr. Khan Riyaz Jabbar & Mrs. Khan Wahida Riyaz had purchased Plot No.8 from K.M. Construction, a Partnership Firm through partner Mr. Khan Riyaz Jabbar & Mr. Mahajan Sudhakar Garbad by way of Sale Deed dt.26/05/2017 and same is registered with the Sub Registrar Nashik-3 at Sr.No.3473/2017 and accordingly name of purchaser is entered into Record of Rights and M.E. No.400227 was duly made and certified.

29. That Plot No.8 out of Survey No.864/6/8 and Plot No.9 out of Survey No.864/6/9 were amalgamated by NMC vide their letter no.Nashik/Land/Amalgamation/S.S.N.R./Municipal Corporation/52 dt/15/12/2017 and accordingly M.E.No.400573 was made and certified on 21/02/2018.

30. That Venus Construction, a Partnership Firm had prepared a building plan for Plot no.8 & 9 and commencement certificate has been given by NMC vide its letter No.LND/BP/ Nashik/ DCR /0040/2018/39 dt.13/03/2018.

31. No adverse entry affecting the title of the said property i.e. Plot no.8 to 9 and construction thereon has been found from the revenue records and also after search taken from last 30 years in the Sub Registrar, Nashik in respect of said property, no adverse entry was found under search.

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ADVOCA[illegible]

Opinion:

On perusal of the above documents referred to me and on the strength of the same, I am of the opinion that Venus Construction, a Partnership Firm bears a clear and marketable title for the subject property i.e. Plot no. 8 to 9 admeasuring 500 sq.mtrs. out of Survey no.864/6/8 to 9 and the construction going on as per commencement certificate of Nashik Municipal Corporation and same is free from all encumbrance of whatsoever in nature.

Nashik

Date :- 11/06/2018

Advocate

UMESH T DHUMAL
ADVOCATE