

Ramkrishna Panditrao Chitodkar

Advocate

Office :- B E-6, Thakkar Bazar, New CBS Nashik

:: TITLE & SEARCH REPORT ::

TO WHOM SOEVER IT MAY CONCERN

SUBJECT :- Title & Search report of Property bearing Plot No. 29 area 224.75 Sq.Mtrs. and Plot No. 30 area 222.17 Sq.Mtrs. out of S.No. 424/ 6/2/2+424/ 6/2/2/1 and constructed / to be constructed building thereon known as Guruprasad Apartment situated at Village Makhmalabad Tal & Dist Nashik within the limits of NMC Nashik and Sub Registration office Nashik which is owned by 1) Ramnath Baburao Jadhav 2) Prashant Prabhakar Gurule 3) Gopinath Sonu Chavan 4) Vijay Raosaheb Kapse 5) Nanasaheb Prakash Holkar 6) Satish Ramchandra Bombale 7) Dilip Bhikaji Jadhav 8) Sunil Sudhakar Aaghav

Sir,

As per request of the owner , I am submitting my title search report for 30 years in respect of above property

DOCUMENTS PRODUCED BEFORE ME

- i 7/12 extract
- ii 6 D Mutation entries
- iii NA order
- iv Layout plan
- v Sale deed dtd. 3.10.2012 Sr.No. 9696/ 2012
- vi Sale deed dtd 12. 2.2015 Sr.No. 1451
- vii Sale deed dtd 12. 2.2015 Sr.No. 1452
- viii TDR sale deed dtd. 27.4.2018 Sr.No. 3333/2018
- ix Building plan dtd 8.5.2018
- x Commencement certificate dtd. 8.5.2018

OBSERVATION

ME No. 10904 dtd. 30.11.1990 shows that the owner of S.No. 424/ 6 has repaid the loan of Makhmalabad VKSS hence charge was deleted from other right column.

ME NO. 10361 dtd. 10.3.1989 shows that measurement was carried out by DILR Nashik and issued hissa form No. 4. Hence area, assement was corrected.

ME No. 10822 dtd. 3.9.1990 shows that 1) Shakuntala Prabhakar Pawar 2) Shobha Chandrakant Pawar has purchased area 1 H 60 R Asst Rs 2.00 paise from Sukdeo Mahadeo Pingle on 23. 7.1981 by way of sale deed. Hence name of purchaser was mutated in owners column.

ME No. xx 31 dtd. 8.7.1991 shows that 1) Bhojraj Shankarlal Manchanda 2) Deepak Shankarlal Manchanda has purchased aera 3 H 43 +PK 0.20 total 3 H 63 R from Gitabai Sukdeo Pingle , Hirabai Sukdeo Pinlge on 5.7.1991 by way of sale deed. Hence assessment was mutated.

ME No. 11988 dtd. 10. 2. 1994 shows that 1) Shakuntala Prabhakar Pawar 2) Shobha Chandrakant Pawar 3) Malitbai Madhukar Pawar through GPA Holder Salim Rafique Menan has sold S.No. 424/6/1 to Shivaji Madhukar Pawar and Aarti Shivaji Pawar on 17.9.1991 by way of sale deed.

ME No. 13522 dtd. 2.1.1998 shows that Tushar Prataprao Sonawane has purchased area 0 H 60.5 R out of S.No. 424/ 6/2/2 from Kishor Shankarlal Manchanda with consent of Bhojraj and Deepak Shankarlal Manchanda on 29.4.1997 by way of sale deed.

ME No. 13546 dtd. 24.1.1998 shows that Shilpa Diliprao Wagh has purchased south side area 0 H 57 R + 0.03.5 R total 0 H 60.5 R from Kishor Shankarlal Manchanda on 29.4.1997 by way of sale deed. Hence name of purchaser was mutated in owners column and ME was sanctioned accordingly.

ME No. 17906 dtd. 6.4.2004 shows that Tushar Prataprao Sonwane through GPA Anup Mohbansi has prepared layout plan of area 6000 Sq.Mtrs. which is sanctioned by Asst Director Town Planning Nashik vide letter No. Nagar rachna/ Antim/ 155 Panchvati dtd. 24.3.2004 and Collector of Nashik has granted NA permission vide letter No. Mah/ Kaksha 3/ 4/ NA / 19/ 2004

Nashik dtd. 6.4.2004 for residential purpose . Hence S.No. 424/ 6/2/2 was divided into plots.

ME no. 19415 dtd. 21. 12. 2005 shows that Alka Daulatrao Aher has purchased ara 1 H 15 R +PK 0.06 R out of S.No. 424/6/2/1 from Bhojrao Shankarlal Manchanda on 28.11. 1996 by way of sale deed. Hence name of purchaser was mutated in owners column and ME was sanctioned accordingly.

ME No 1446 dtd. 8.8.2011 shows that as per order of Collector Nashik vide No. Mah/ Kaksha 3/ 4/ NA/ 149 / 2011 dtd. 21.7.2011 for residential purpose . Hence in other right column the remark of NA was mutated and ME was sanctioned.

ME No. 28995 dtd. 21.7. 2012 shows that As per order of Collector Nashik vide letter No. Mah/ Kaksha 3/ 4/ NA/ 149/ 2011 dtd. 21.7. 2011 the NA permission is granted for residential purpose . And Nashik Municipal Corporation has granted layout plan vide letter No. Nagar rachna/ Antim/ Panchvait/ C-2/ 46/ dtd. 6.6.2012 . Hence S.No. 424/ 6/ 2/1 was divided into plot NO. 1 and S.No. 424/ 6/ 2 was divided into plots.

ME No. 29338 dtd. 15. 10.2012 shows that Shilpa Diliprao Wagh has purchased Plot No 1 to 41 from Tushar Prataprao Sonwane on 3.10.2012 by way of sale deed which is registered at Sr.No. 9696 . Hence name of purchaser was mutated in owners column and ME was sanctioned accordingly.

ME No. 29730 dtd. 7. 2. 2013 shows that 1) Alka Daulatrao Aher 2) Shilpa Diliprao Wagh has sold Plot No. 23 to Prakash Jamnadas Ahuja , Plot No.23 to Anil Jamnadas Ahuja , Plot No. 25, 26 to Jyoti Sanjay Pawar by way of sale deed on 29.12.2012.

ME No. 32104 shows that 1) Ramnath Baburao Jadhav 2) Prashant Prabhakar Gurule 3) Gopinath SOnu Chavan 4) Vijay Raosaheb Kapse 5) Nanasaheb Prakash Holkar 6) Satish Ramchandra Bombale 7) Dilip Bhikaji Jadhav 8) Sunil Sudhakar Aaghav has purchased Plot No. 30 area 222. 17 Sq. Mtrs. from 1) Alka Daulatrao Aher 2) Shilpa Diliprao Wagh on 12. 2. 2015 vide Sr.No. 1452/ 2015 in the office of Sub Registrar Nashik .

ME No. 32105 shows that 1) Ramnath Baburao Jadhav 2) Prashant Prabhakar

Gurule 3) Gopinath Sonu Chavan 4) Vijay Raosaheb Kapse 5) Nanasaheb Prakash Holkar 6) Satish Ramchandra Bombale 7) Dilip Bhikaji Jadhav 8) Sunil Sudhakar Aaghav has purchased Plot No. 29 area 224. 75 Sq.Mtrs. from 1) Alka Daulatrao Aher 2) Shilpa Diliprao Wagh on 12. 2. 2015 vide Sr.No. 1451/ 2015 in the office of Sub Registrar Nashik .

That Ramnath Baburao Jadhav and other has purchased TDR area 11.36 Sq.Mtrs. from Thakkar Developers Ltd. through Abhishek Narendra Thakkar on 27.4.2018 vide SR.No. 3333/ 2018 . And then after prepared building plan which is sanctioned by Nashik Municipal Corporation vide letter No. LND/ BP/ C2/ 43/ 1761 dtd. 8.5.2018 for residential purpose. And commenced the construction of building on said plot property.

Search :- I have carried search of Index II register in the office of Sub Registrar Nashik for last 30 years. But I have not found any adverse entry affecting the title of said property

Opinion

After perusal of revenue records and documents produced before me I am of the opinion that Plot No. 29 area 224.75 Sq.Mtrs. and Plot No. 30 area 222.17 Sq.Mtrs. out of S.No. 424/ 6/2/2+424/ 6/2/2/1 and constructed building thereon known as Guruprasad Apartment situated at Village Makhmalabad Tal & Dist Nashik within the limits of NMC Nashik and Sub Registration office Nashik which is owned by 1) Ramnath Baburao Jadhav 2) Prashant Prabhakar Gurule 3) Gopinath Sonu Chavan 4) Vijay Raosaheb Kapse 5) Nanasaheb Prakash Holkar 6) Satish Ramchandra Bombale 7) Dilip Bhikaji Jadhav 8) Sunil Sudhakar Aaghav has clear and marketable title

Nashik

Date :-14.5. 2018

R. P. Chitodkar

Advocate

रामकृष्ण चंडित चितोडकर

बी.एस.एल., एल.एल.बी.

अॅडवोकेट

ऑफीस: बीई-६, ठाकर वझार,
नविन सिविएस. नाशिक