

341/0

इतर पावती

Original/Duplicate

Wednesday, 15 March 2017 1:14

PM

नोंदणी क्र.: 39म

Regn.: 39M

फाई. 1088196

पावती क्र.: 2355

दिनांक: 15/03/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन4-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: वकिल जे.बी.घुमरे

वर्णन शोध 30 वर्ष 1988 ते 2017 मौजे पायडी स.न.319/2अ+2ब/1 प्लॉट नं.7

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Nashik 4
सह. मुख्य निबंधक वर्ग-२

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

नाशिक-४.

Dt.17/03/2017

TITLE & SEARCH REPORT

(TO WHOMSOEVER IT MAY CONCERN)

A] Description of the property:- All that piece, parcel & structure of the Plot property bearing Plot No. 7 out of S.No.319/2A+2B/1 admeasuring 630.00 Sq.Mts., situated, being & lying within the village limits of Pathardi, Tal & Dist:Nashik.(Hereinafter referred to as the "said Plot")

B] Name Ownerer:- Aditya Buildcon through Partners 1)Mr.Dattu Kisan Nawale & 2)Mr.Mohan Madhukar Borade

C] Documents perused & record inspected:-

- 1)All the relevant 7/12 extracts & mutation entries for the last 30 years.
- 2)All the Index-II record search for the last 30 years
- 3)N.A. order Dt.13/8/1997
- 4)Lay-Out sanction Dt.7/11/1996
- 5)Development Agreement & Power of Attorney Dt.27/12/2006
- 6)Sale Deeds Dt.19/9/2002, 25/3/2009 & 20/4/2015

D] Brief History & Findings:- After the perusal of all the abovelisted documents & after the inspection of all abovementioned Index-II record , I found that:-

1) The lands bearing S.No.319/2A & 319/2B were owned by Bansilal Jugraj Jain, The said owner got sanctioned a lay-out plan on 8000.00 Sq.Mts. of area out of the total area of both the said land combined. This change was mutated vide M.E.No. 3617.

2) A correction was carried out in the survey numbers of the said lay-out & it was changed as S.No.319/2. This change was mutated vide M.E.No.4723.

3) A Talegaon Dabhade Pattern scheme was sanctioned in the excss area of 46,200.00 Sq.Mts. of the said lands bearing S.No. 319/2A & 319/2B, as per the provisions of the ULC Act-1976. It was effected on 7/12 of the said lands vide M.E.No.5366.

4) A remark of "Excess land" was made in the other rights column of the said lands for the excess area of 46,200.00 Sq.Mts. vide M.E.No. 5399.

5) The area of 8000.00 Sq.Mts. under previous lay-out was corrected as 8020.00 Sq.Mts. as per the hissa form No. 12 from the DILR, Nashik. And this change was effected vide M.E.No.6331.

6) An area of 46,200.00 Sq.Mts. out of the total area of S.No.

319/2A+2B was declared as excess land as per the provisions Sec 8(4) & 9(3) of the ULC Act-1976 & it was effected vide M.E.No.6574.

7) The name of Govt. of Maharashtra was mutated on the 7016.00 Sq.Mts area out of the total area of S.No.319/2A+2B & this change was mutated vide M.E.No.6647.

8) The area surrendered to the Govt. of Maharashtra was corrected as 7046.00 Sq.Mts. vide M.E.No.6787.

9) The owners of the said lands got sanctioned a lay-out plan on the said lands from Nashik Municipal Corporation vide Letter No.LND/WS/304/3072 Dt.7/11/1996 & the Collector of Nashik granted a non-agricultural use permission to the said lands vide N.A. Order No. Mah/Kkasha-3/BSPK/385/1997 Dt.13/8/1997. As a result of the said lay-out Plan the total area of the said lands was divided into various plots, out of which Plot No. 7 bearing S.No. 319/2A+2B/1 admeasured 630.00 Sq.Mts. (hereinafter referred to as 'the said plot') This change was mutated vide M.E.No.7101.

10) Thereafter, Mr.Saumitra Shamsundar Aurangabadkar purchased the said plot from bansilal Jugraj Jain with the consent of M/S. Hemant Enterprises through Partner Mr.Hemant Arjun Hirani by a sale deed registered with the Sub-Registrar, Nashik-2 at Sr.No.4267 Dt. 19/9/2002. This change was mutated vide M.E.No.8672.

11) Mr.Saumitra Shamsundar Aurangabadkar executed a Development Agreement & General Power of Attorney about the said plot, in favour of Mr.Premchand Hargovindrai Singhal & both the said documents are registered with the Sub-Registrar, Nashik at Sr.No. 7090 & 7091 Dt.27/12/2006. It was effected on 7/12 extract vide M.E.No.11401.

12) Thereafter, Ravindar Basheshardas Singla through G.P.A. Ramkumar Gyaniram Goel purchased the said plot alongwith a house thereon admeasuring 12.31 Sq.Mts., from Mr.Saumitra Shamsundar Aurangabadkar through G.P.A. Mr.Premchand Hargovindrai Singhal through G.P.A. Ramkumar Gyaniram Goel with the consent of Mr.Premchand Hargovindrai Singhal, by a sale deed registered with the Joint Sub-Registrar, Class-II, Nashik-1 at Sr.No. 2170 Dt.25/3/2009. This change was mutated vide M.E.No.14394.

13) Thereafter, Aditya Buildcon through Partners 1)Mr.Dattu Kisan Nawale & 2) Mr. Mohan Madhukar Borade purchased the said plot alongwith a house thereon admeasuring 12.31 Sq.Mts., from Mr.Ravindar Basheshardas Singla by a sale deed registered with Joint Sub-Registrar, Class-II, Nashik-4 at Sr.No.3081 Dt.20/4/2015. This change was mutated vide M.E.No.23329.

Thus, at present, Aditya Buildcon through Partners 1)Mr.Dattu Kisan

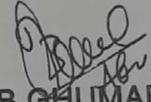
-3-

Nawale & 2)Mr.Mohan Madhukar Borade is the absolute owners of the said plot.

E) Opinion:- After the perusal of all the abovelisted documents & after the inspection of all the Index-II record & after the discussion above, I am of the opinion that Aditya Buildcon through Partners 1)Mr.Dattu Kisan Nawale & 2) Mr. Mohan Madhukar Borade is the absolute owner of Plot No. 7 bearing S.No.319/2A+2B/1 admeasuring 630.00 Sq.Mts., alongwith a constructed house admeasuring 12.31 Sq.Mts., situated, being & lying within the village limits of Pathardi, Tal & Dist.Nashik. and that the said owner is having a clear & good marketable title to the said property, free from all types of encumbrances, whatsoever, subject to the above findings.

Nashik

Dt.17/03/2017


J.B.GHUMARE
(ADVOCATE)

J. B. GHUMARE
ADVOCATE
Chamber No.502, Building No.3,
District Court Compound, Nashik


Asw