



Adv. SATISH R. KHANDELWAL
B.Com. M.M.S. LL.B. (Advocate)

Patel Chawk, Loya Road, Igatpuri, Dist - Nashik. Mob.9226481950

Date : 12th Sept.17

SEARCH REPORT

TO WHOM SO EVER IT MAY BE CONCERN

Subject : Search of Revenue Record and Registry....

With Reference to the noted above, I have to submit that I have taken Search available Records and Registry in the office of Sub-Registrar, Igatpuri, Dist - Nashik for the period of 30 years.

1) **NAMES OF THE OWNER :**

- i) Mr. Sanjeevan Pandit Mali
- ii) Mr. Vijay Pandit Mali

R/o. Igatpuri, Dist - Nashik, Pin-422403.

2) **DESCRIPTION OF PROPERTY :**

Situating at			Survey No.	Plot No.	Area sq.mtrs	Asse. Rs.Ps.	Share
Village	Taluka	Dist					
Igatpuri	Igatpuri	Nashik	7/1/8/1/311/2	10 (24)	345.00	82.80	Full

3) **Boundaries of the Property :**

On or Towards East	Plot No. 11(25)
On or Towards West	Road
On or Towards North	Plot No.1 (40)
On or Towards South	Road

4) Brief History of the property :

i) M.E. No. 362, dt. 03/04/1944 :- Ramdhan Bakshiram Marwadi expired on 09/05/1943 and the name of his legal heirs i.e. one son - Ramdayal Ramdhan Marwadi mutated in record of rights. Accordingly M.E. certified to that effect.

ii) M.E. No. 544, dt. 14/03/1951 :- Ramchandra Jibaji More purchase S.No. 7/1 and 8/1 from Ramdayal Ramdhan Marwadi for Rs. 1000/- on 29/08/1948. Accordingly M.E. certified to that effect

iii) M.E. No. 1131, dt. 28/02/1969 :- Maltibai Wasudev Khare purchase S.No. 7/1 and 8/1 from Ramchandra Jibaji More for Rs. 6000/- on 02/01/1969. Accordingly M.E. certified to that effect.

iv) M.E. No. 1212, dt. 04/11/1972 :- Khurshi Fardoonji Katrak purchase S.No. 7/1 and 8/1 from Maltibai Wasudev Khare for Rs. 17500/- on 30/06/1971. Accordingly M.E. certified to that effect.

v) M.E. No. 1275, dt. 03/09/1975 :- As per order of Deputy Collector, Nashik and District Land Inspector, Nashik, area out of S.No. 7/1, 8/1 acquired for National Highway No.3. Accordingly M.E. certified to that effect.

vi) M.E. No. 1725, dt. 06/04/1987 :- Khurshi Fardoonji Katrak expired on 07/11/1987 and the name of his legal heirs i.e. one brother - Firoz Fardoonji Katrak, and one sister - Tehami Fardoonji Katrak mutated in record of rights. Accordingly M.E. certified to that effect.

vii) M.E. No. 2111, dt. 09/05/1992 :- Ramchandra Nandlal Chandak, Vijay Nandlal Chandak, Ravindra Nandlal Chandak and Balkrishna Nandlal Chandak agreed to purchase S.No. 7/1, 8/1 and 311/2 from Firoz Fardoonji Katrak, Tehami Fardoonji Katrak for Rs. 19,47,000/- . Accordingly on 07/05/1992 registered agreement for

Sale before Sub-Registrar, Igatpuri and M.E. certified to that effect.

viii) M.E. No. 2548, dt. 02/07/1999:- Ramchandra Nandlal Chandak, Vijay Nandlal Chandak, Ravindra Nandlal Chandak and Balkrishna Nandlal Chandak purchased out of (i) S.No. 7/1, area admeasuring H. 0-90 Aare, (ii) S.No. 8/1, area admeasuring H. 0-67 Aare, (iii) S.No. 311/2, area admeasuring H. 1-45 Aare, Rs. 1,95,000/- . Accordingly on 01/07/1999 registered Sale Deed before Sub-Registrar, Igatpuri and M.E. certified to that effect.

ix) M.E. No. 2742, dt. 06/06/2002 :- As per N.A. order No. M/kaksha-3/7/n.a. letter No. 16/2000 of Collector, Nashik and letter of Additional Director Town Planning Nashik No. 480/n.a./layout/Igatpuri/ S.No.7/1, 8/1, 311/2, / ssna/821, dt. 10/04/2000 out of Survey No. 7/1, 8/1, 311/2 area admeasuring 17395 sq.mtrs. permitted for Non-Agricultural use. As per order layout of 40 plots of different area sanctioned. Accordingly M.E. certified to that effect.

x) M.E. No. 2803, dt. 10/10/2003 :- As per N.A. order No. M/kaksha-3/7/n.a. letter No. 16/2000 of Collector, Nashik and letter of Taluka Nirikshak Bhumi Abhilekh, Igatpuri dt. 06/10/2003 and as per survey No.09, N.A. Survey No. 43/2003 out of Survey No. 7/1, 8/1, 311/2 area of 40 plots and previous numbers are changed and corrected in revenue record. Accordingly M.E. certified to that effect.

xi) M.E. No. 2808, dt. 14/11/2003 :- Sanjeevan Pandit Mali and Vijay Pandit Mali had purchased out of Survey No. 7/1, 8/1, 311/2, plot No.10 (24) area admeasuring 345.00 sq.mtrs. from Ramchandra Nandlal Chandak, Vijay Nandlal Chandak, Ravindra Nandlal Chandak and Balkrishna Nandlal Chandak for Rs. 94,000/- on 21/10/2003. Accordingly M.E. certified to that effect.

xii) Index-II, dt. 29/04/2016 :- It appears from the record that and as per Index-II dt. 29/04/2016 of document No. 1129/2016, Sanjeevan Pandit Mali and Vijay Pandit Mali transferred development rights in favour of Shree Balaji Infra Enterprises and its parters Sushil Shankar Gadakh, Yogesh Madanlal Pardeshi and Swapnil Suresh Bhadange by registered Development Agreement.

xiii) Its appears from the documents, which are provided me for carrying out search Sanjeevan Pandit Mali and Vijay Pandit Mali transferred development rights alongwith General Power of Attorney on 29/04/2016 by Document No. 1130/2016 in favour of Shree Balaji Infra Enterprises and its parters Sushil Shankar Gadakh, Yogesh Madanlal Pardeshi and Swapnil Suresh Ehadange.

* Its appears from the records that, as per construction permission No. BPA/00014/2016-17 dt. 02/05/2016 Igatpuri Municipal Council sanctioned Building construction plan.

4. Documents Produce Before me :

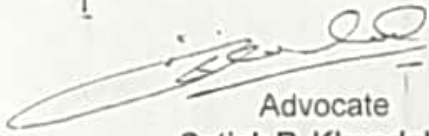
- i) 7/12 extract of Survey No. 7/1, 8/1 from 1974-75 to 1997-98
- ii) 7/12 extract of out of Survey No. 7/1+8/1+311/2 Plot No. 10 dt. 09/08/2017.
- iii) M.E. No. 362, 544, 1131, 1212, 1275, 1725, 2111, 2548, 2742, 2803, 2808.
- iv) Development Agreement and Power of Attorney dt. 29/04/2016.
- ii) N.A. order No. M/kaksha-3/7/n.a. letter No. 16/2000
- iv) N.A. Layout
- v) Construction permission of Igatpuri Nagar Parishad.

I have investigated the title of said property and I have taken search in the office of Sub-Registrar, Igatpuri as per Search Receipt No. 3326 /2017, dt. 12/09/2017 and this Search Report on the basis of documents which provide me for carrying out search.

OPINION

During my search from the Sub-Registrar Office, Igatpuri and on the perusal above referred documents and observation. I did not found any defect in the Title out of 7/1+8/1+311/2, Plot No. 10(24) area admeasuring 345.00 sq.mtrs. situated at Igatpuri, Tal. Igatpuri, Dist - Nashik, which belongs to Mr.Sanjeevan Pandit Mali and Vijay Pandit Mali , R/o. Igatpuri, Dist - Nashik and Developer Shree Balaji Infra Enterprises.

This report on dt. 12/09/2017
Igatpuri.


Advocate
Satish R. Khandelwal



110/0

इतर पावती

Original/Duplicate

Tuesday, 12 September 2017 5:29 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3326 दिनांक: 12/09/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: इगत-0-2017

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड.एस.आर.खडेलवाल

वर्णन गट नं. 7/1+8/1+311/2 यापैकी प्लॉट नं. 10 सन 1988 ते 2017

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

दुरुस्त निवेदनक श्रेणी - १
इगतपुरी

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

