104/0 इतर पावती Original/Duplicate

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नोंदणी कं. :39म

Regn.:39M

पावती कं.: 14298 दिनांक: 18/09/2018

गावाचे नाव: कामठवाडा

दस्तऐवजाचा अनुक्रमांक: नसत1-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. विशाल शंकरराव मटाले

वर्णन मौजे कामटवाडे स.न. 52/1+2अ/1/17 सन 1989 ते 2018 एकुण 30 वर्ष लीज करीता.

लीज व गिरीवखे रु. 750.00

एकूण: रु. 750.00

Sub Registrar Nashik 1

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

सह.दुय्यम निबंधक
नाशिक-१.

VISHAL SHANKARRAO MATALE
B.S.L., LL.M.,
ADVOCATE

Off.:- Chamber No. 203, Building No. 2, Nashik District Court Compound, Nashik-2

TITLE & SEARCH REPORT

To,
The Manager,

SUBJECT:- Title investigation& Index-II Search Report in respect of the property bearing Survey No. 52/1+2/A, Plot No. 17, area adm. 456.88 Sq.mtr., assessed at Rs. 740.15 Paise situated at village Kamatwade, Tal. & Dist. Nashik.

Name of the owner:-
1. Mr. Shankarrao Punjaji Matale
2. Mr. Balu Punjaji Matale
Both R/o. Ambika Nagar,
Kamatwade, Tal & Dist. Nashik.

Description of Property:- All that piece and parcel of the property having Survey No. 52/1+2/A, Plot No. 17, area adm. 456.88 Sq.mtr., assessed at Rs. 740.15 Paise situated at village Kamatwade, Tal. & Dist. Nashik. bounded as per approved layout plan.

Respected Sir,

As per the request of the owners Mr. Shankarrao Punjaji Matale & Mr. Balu Punjaji Matale of the said property. I am submitting this title report of the property mentioned in the property description and for that purpose they have placed before me the following documents:-

1. 7/12 extracts from the year 1985 to May 2018.
2. Relevant mutation entries No. 249, 651, 819, 1327, 1679, 2496, 3113, 3920, 2478.
3. Letter of approval of layout
4. N.A. Order
5. Commencement Certificate
6. Release Deed, dt. 22/06/2018.

On perusal of the above mentioned documents and revenue records my observation regarding the title of the above said property is as under.

1. M. E. No. 249, dtd. 21/07/1947 shows that, the land owner Bala Tukaram Matale had died at village Kamatwade on 25/01/1947 his only legal heir is son Punja Bala Matale and his name was entered into record of rights, hence M.E. No. 249 was mutated.

2. M. E. No. 637, dtd. 09/01/1973 shows that, the land owner had taken Vihir Tagai Rs. 600/- dtd. 01/07/1953 and later the loan was paid and remark was deleted by order of Tahsildar, Nashik by order/No./Tagai/Vashi/3069/72, dtd. 06/01/1973. Hence the loan remark was deleted and so the M.E. No. 637 may be certified.

3. M. E. No. 651, dt. 01/07/1974 out of Survey number 52A/1 out of this area 40 R. may be sold to Mr. Dayaram Shriram Dhatingan Sale Deed Rs. 5,250/- dtd. 24/01/1974 name of the purchaser entered in record of right and so M.E. No. 651 was certified.

S.No.	area (H=R.)	Assessed (Rs.Paise)	Owner
52A/1A	0=85	2.80	Punja Bala Matale
52A/1B	0=40	1.20	Dayaram Shriram Dhatingan

4. M. E. No. 819, dtd. 16/03/1983 as per the Form No. 12 following S.No. area was changed as follows.

Before		After	
S.No. 52A/1A	0=85	S.No. 52/1+2A	1=11
Rs. 2.80 Punja Bala Matale		Rs. 3.59 Punja Bala Matale	
S.No. 52A/2	0=26		
Rs. 0.87 Punja Bala Matale			
S.No. 52/A/1B	0=40	S.No. 52/A+2B	0=40
Rs. 1.51 Paise		Rs. 1.51 Paise	
Dayaram Shriram Dhatingan		Dayaram Shriram Dhatingan	

And so as per the Form No. 12 correction was made and M.E. No. 819 was mutated.

4. M. E. No. 1327, dtd. 20/05/1989 shows that, the land owner sold out of S.No. 52/1+2A area 1936.20 Sq.mtr. to Mr. Rambhaji Dagadu Patil the Sale Deed was registered Rs. 98,000/- dt. 29/12/1988. As per the Sale Deed the Hissas were as follows:-

S.No.	Area	Assessed	Owner
52/1+2A/1	9173.80 Sq.mtr.	2.88	Punja Bala Matale
52/1+2A/2	1936.20 Sq.mtr.	0.71	Rambhaji Dagadu Patil

Both are agriculturist and so M.E. No. 1327 was certified.

5. M.E.No. 1679, dt. 02/05/1992, the land owner Punja Bala Matale was dead at village Kamatwade on 18/09/1991 and their legal heirs two son and three daughter as follows:-

Sr. No.	Legal Heirs	Relation	Age
1.	Shankar Punjaji Matale	Son	32
2.	Balu Punjaji Matale	Son	26
3.	Laxmibai Punjaji Matale	Wife	65
4.	Sakhubai Murlidhar Bhor	Daughter	45

5.	Thakubai Kashinath Dhokane	Daughter	38
6.	Yamunabai Motiram Jadhav	Daughter	42

All the legal heirs came on record of rights and so the M.E. No. 1679 was certified.

6. M.E. No. 2496, dt. 18/01/1999 as per the sanction final layout Assistant Director of Town Planning Nashik by order Final/395/5609, dt. 16/01/1999 and The permission of N.A. granted by the Collector of Nashik its order No. Javak No./B.S.P.K.-III/N.A./155/98, dt. 28/12/1998. N.A. permission was granted as per the sanctioning final layout Plan the Plot was increased as follows:-

S.No.	Plot No.	area (Sq.mtr.)	Owner
52/1+2/A	1	522.99	Shankar Punjaji Matale & Others
52/1+2/A	2	511.88	
52/1+2/A	3	511.88	
52/1+2/A	4	163.75	
52/1+2/A	5	164.00	
52/1+2/A	6	162.72	
52/1+2/A	7	161.44	
52/1+2/A	8	326.81	
52/1+2/A	9	409.56	
52/1+2/A	10	349.56	
52/1+2/A	11	346.93	
52/1+2/A	12	127.00	
52/1+2/A	13	158.43	
52/1+2/A	14	334.00	
52/1+2/A	15	305.15	
52/1+2/A	16	137.75	
52/1+2/A	17	456.88	
52/1+2/A	18	533.58	

51/1+2/A/2	870.00	DP Road
51/1+2/A/3	773.00	Open Space
51/1+2/A/4	50.00	MSEB
51/1+2/A/5	1576.48	Road

As per the sanctioned layout Plan M.E. No. 2496 was certified.

7. M. E. No. 3113, dt. 09/11/2000 shows that, as per the Release Deed the owner Shankar Punjaji Matale and Balu Punjaji Matale given the application and Release Deed the name of Laxmibai Punaji Matale, Sakhubai Murlidhar Bhor, Yamunabai Motiram Jadhav and Thakubai Kashinath Dhokane they had released their rights from the above mentioned property. Their names are deleted as per the record of rights and they have also confirmed and given the registered Release Deed in favour of their brothers Shankar Punjaji Matale and Balu Punjaji Matale, dt. 22/06/2018 at Joint Sub Registrar, Class-II, Nashik-5 by registered No. 4821/2018. And Correction Deed was entered at Sub Registrar, Nashik-5 its registered No. 4834/2018 dt. 22/06/2018.

M.E.No. 3757, dt. 07/04/2003 the order passed by Sub Divisional Officer, Nashik the village Talathi Gosavi had made false entries of the village record Kamatwade and so the interim order (Status-quo) was passed by Tahsildar.

M.E.No. 3920 dtd. 27/11/03 as per the sanctioned final lay out plan passed by N.M.C. Nashik in record of right 7/12 extract in other right column the status quo was deleted and plot No. 1 to 17 in other right column the remark of the loan was deleted and M.E. No. 3920 was certified on record of right.

M.E. No. 2478 the Kamgar Talathi Kamatwade wrongly M.E. No. 2478 was entered on 7/12 extract. The land owner challenged this wrong M.E. in the court of Sub Divisional Officer, Nashik by RTS Appeal