

104/0

इतर पावती

Original/Duplicate

Thursday, 25 October 2018 6:03 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16166 दिनांक: 25/10/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन1-0-2018

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. संजय जगताप

वर्णन मौजे मखमलाबाद स.न. 141/1 ते 2/2 पै /141/1 ते 2/3 प्लॉट न. 2 सन 1989 ते 2018 एकुण 30 वर्ष शोध करिता.

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Nashik1

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

Sanjay Ramesh Jagtap

B.S.L., LL.B., D.C.L.
Advocate

Office :- 112/2, Advocate Chambers, District Court Camp. Nashik.

Residence:- "Matoshri" Bungalow, Pumping Station, Gangapur Road,
Nashik. Mob.No.9021187776

Nashik

Date :25/10/2018

TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

1) Vishawanath Namdev Pingle, 2) Sandip Ashok Pingle & 3) Uttam alias Uttamrao Namdev Pingle all R/o. Mouje Makhmalabad, Tal. & Dist. Nashik requested me to investigate the Title of their property situated at Mouje Makhmalabad, Tal. & Dist. Nashik bearing Survey No. 141/1 to 2/2 P. + 141/1 to 2/3, Plot No. 2 adms 505.05 Sq. Mtrs. which is situated within the limits of Nashik Municipal Corporation.

1) DOCUMENTS PRODUCED BEFORE ME

- A) 7/12 Extract, Since 1987 upto till date.
- B) 6D Mutation Entries
- C) Development Agreement Registered at Sr. No. 9770/2015,
Dtd. 09.11.2015
- D) General Power of Attorney Registered at Sr. No. 9771/2015,
Dtd. 09.11.2015
- E) Search receipt for 30 years issued by Sub-Registrar Office,
Nashik-1 having No. 16166, Dtd. 25.10.2018.

2) DESCRIPTION OF PROPERTY:-

- A) All that piece and parcel of the property bearing 141/1 to 2/2 P. + 141/1 to 2/3, Plot No. 2 adms 505.05 Sq. Mtrs and situated at Mouje Makhmalabad Tal & Dist. Nashik within the limits of Nashik Municipal Corporation Registration Dist. Nashik, Sub-Registration Tal. Nashik & which is bounded as per revenue record.

3) On the basis of aforesaid documents my observations are as under:-

- a) M.E. No 9535:- dtd. 25.02.1986, From the perusal of Said M.E. it appears that, Namdev Dhondi Pingle & Vishwanath Namdev Pingle repaid the loan of Rs. 15500/- with interest to the Maharashtra



S. R. JAGTAP
ADVOCATE

112/2, District Court, Nashik

State Co-Op. Bank Ltd., And as per letter given by bank, the charge of bank is deleted from other rights column and to delete the charge of the bank from other rights column said M.E. is mutated.

- b) **M.E. No 12005:-** dtd. 05.03.1994, From the perusal of Said M.E. it appears that, one Shree Shankar Balaji Kakad died on 16.02.1992. Hence to record his heirs in record of rights column said M.E. is mutated.
- c) **M.E. No 12319:-** dtd. 23.03.1995, From the perusal of Said M.E. it appears that, Shantabai Ramchandra Datrak, Shevantabai Laxman Katkade, Jhunkabai Kacharu Katkade, Tanubai Eknath Avhad & bebibai Ramnath Bodke given an application and an affidavit to delete their names from Survey No. 141/1 to 2/2 and other Survey Numbers. And to delete their names as per application and an affidavit given by all of them said M.E. is mutated.
- d) **M.E. No 12648:-** dtd. 29.12.1995, From the perusal of Said M.E. it appears that, Gabaji Bala Kakad, Bajirao Bala Kakad, Shivram Laxman Wagh, Devram Shankar Kakad & others partitioned their property under order of Hon'ble Collector, Nashik as per order PunarvasanKaksha/10/1/282/95, dtd. 03.04.1995. And to Survey No. which is the subject matter of this title was allotted to Devram Shankar Kakad, Laxman Shankar Kakad, Tukaram Shankar Kakad, Annadibai Shankar Kakad. And to take effect of partition said M.E. is mutated.
- e) **M.E. No 12766:-** dtd. 30.03.1996, From the perusal of Said M.E. it appears that, one Shree Vishwanath Namdev Pingle executed Hakkasod Patra for OH. 05 R. in favour of his brother Hemant Pundlik Pingle. And to mutate name of Hemant Pundlik Pingle in the record of right column said M.E. is mutated.
- f) **M.E. No 14961:-** dtd. 01.06.2000, From the perusal of Said M.E. it appears that, Vishwanath Namdev Pingle repaid entire loan of V.K. Society, Makhmalabad and to delete the charge of V.K. Society from other rights column said M.E. is mutated as per letter given by V.K. Society.
- g) **M.E. No 15120:-** dtd. 11.08.2000, From the perusal of Said M.E. it appears that, Namdev Dhondi Pingle and Vishwanath Namdev

[Signature]
S. R. J
A

112/2 District Col

Pingle partition their property as per order PunarvasanKaksha/ 10(1)309/2000, dtd. 10.08.2000 which is obtained by Jilha Punarvasan Adhikari, Nashik. And the subject matter of this title is allotted to Vishawanath Namdev Pingle. And to take effect of that partition said M.E. is mutated.

- h) **M.E. No 18957:-** dtd. 25.05.2005, From the perusal of Said M.E. it appears that, one Smt. Anandibai Shankar Kakad died on 08.12.2001 and to record her heirs in record of rights column said M.E. is mutated.
- i) **M.E. No 19381:-** dtd. 12.12.2005, From the perusal of Said M.E. it appears that, Shantabai Ramchandra Dattrak, Shevantabai Laxman Katkade, Jhunkabai Kacharu Katkade, Tanubai Eknath Avhad & bebibai Ramnath Bodke executed Hakkasod Patra registered at Sr. No. 6868/2005 dtd. 05.12.2005 infavor of Devram Shankar kakad, Laxman Shankar Kakad & Tukaram Shankar Kakad. And to delete their names from record of rights said M.E. is mutated.
- j) **M.E. No 19502:-** dtd. 21.01.2006, From the perusal of Said M.E. it appears that, Devram Shankar Kakad repaid loan of Rs. 5,00,000/- obtained from V.K. Society, Makhmalabad and to delete the name of V.K. Society, Makhmalabad from other rights column said M.E. is mutated as per letter given by V.K. Society, Makhmalabad.
- k) **M.E. No 19581:-** dtd. 04.03.2006, From the perusal of Said M.E. it appears that, the charge of V.K. Society, Makhmalabad over Survey No. 143/5/1, 141/1+2+3, 143/5/2 & 107/2 is deleted by letter issued by V.K. Society as the land holder repaid the loan obtained by respective land holders. And to delete the charge of V.K. Society from other rights column said M.E. is mutated.
- l) **M.E. No 20157:-** dtd. 08.12.2006, From the perusal of Said M.E. it appears that, out of Survey No. 141/1 to 2/2 adms. 00H. 72 R + P.K.00H. 02 R was purchased by Jayantilal Kanhayyalal Lahoti and others for Rs. 9,99,000/- on 04.12.2006 and to record the names of purchasers said M.E. is mutated.
- m) **M.E. No 22386-** dtd. 31.05.2008, From the perusal of Said M.E. it appears that, one Shree Dr. Vishwas Vitthal Savkar filed a Spl. Civil Suit 154/2008 against Vishwanath Namdev Pingle and 9 others in

the court of Civil Judge Senior Division, Nashik. And to create charge of court over Survey No. 141/1+2/3 Dr. Vishwas Vitthal Savkar executed registered lis-pondance notice at Sr. No. 5148/2008, dtd. 22.05.2008. And to take effect of lis-pondance notice said M.E. is mutated.

- n) **M.E. No 22596:-** dtd. 25.07.2008, From the perusal of Said M.E. it appears that, one Shree Dr. Vishwas Vitthal Savkar executed lis-pendency cancellation deed registered at Sr. No. 7329/2008 dtd. 23.07.2008 which was created over the property bearing Survey No. 141/1+2/3. As per said M.E. it also appears that, there was compromise between Dr. Vishwas Vitthal Savkar & Vishwanath Namdev Pingle and as per registered lis-pendency cancellation deed the charge of court is deleted from other rights column and to take that effect said M.E. is mutated.
- o) **M.E. No 23437-** dtd. 24.04.2009, From the perusal of Said M.E. it appears that, one Shree Hemant Pundlik Pingle who was owner of 00H.05R out of Survey No. 141/1+2+3 given an application and an affidavit to delete his name from this property as he was not able to obtain MSEB electric connection, hence he wants to return 00H.05R out of Survey No. 141/1+2+3 to his brother Vishwanath Namdev Pingle. And to take that effect said M.E. is mutated.
- p) **M.E. No 24888-** dtd. 08.05.2010, From the perusal of Said M.E. it appears that, one M/s. Bagad properties through its partner Deepak Ramchandra Bagad purchased 00H. 74 R out of Survey No. 141/1 to 2/2 from Jayantilal Kanhyalal Lahoti and other 3 by sale deed registered at Sr. No. 4195/2010, Dtd. 06.05.2010. And to record name of purchasers in record of rights column said M.E. is mutated.
- q) **M.E. No 32407-** dtd. 16.05.2015, From the perusal of Said M.E. it appears that, owner of Survey No.141/1 to 2/2 P. + 141/1+2/3 i.e. Mr. Vishwanath Ramchandra Pingle obtained N.A. permission from Collector of Nashik vide letter No. MAH/Kaksha/3/4/N.A.Pra.Kra./295/2012, dtd. 20.09.2012 and prepared layout plan and sanctioned the layout from town planning department of N.M.C.


S. RUM
11212 Dist
11214, District Gen

vide letter No. J.N./T.P./Final/C-2/04, Dtd. 13.05.2015. and as per order said Survey No. divided into 8 Plots.

- r) **M.E. No 32819-** dtd. 23.09.2015, From the perusal of Said M.E. it appears that, owner of Survey No.141/1 to 2/2 P. + 141/1+2/3, Plot No. 2 adms. 500.05 Sq. mtrs¹executed gift deed for 100.00 Sq. mtrs. registered at Sr. No. 8434/2015 dtd. 22.09.2015, in favour of Sandip Ashok Pingle. And to mutate name of gift holder in record of rights column said M.E. is mutated.
 - s) **M.E. No 32820-** dtd. 23.09.2015, From the perusal of Said M.E. it appears that, owner of Survey No.141/1 to 2/2 P. + 141/1+2/3, Plot No. 2 adms. 500.05 Sq. mtrs executed gift deed for 100.00 Sq. mtrs. registered at Sr. No. 8432/2015 dtd. 22.09.2015, in favour of Uttam alias Uttamram Namdev Pingle. And to mutate name of gift holder in record of rights column said M.E. is mutated.
 - t) **M.E. No 32957-** dtd. 10.11.2015, From the perusal of Said M.E. it appears that, owner of Survey No.141/1 to 2/2 P. + 141/1+2/3, Plot No. 2 adms. 500.05 Sq. mtrs i.e. Vishwanath Namdev Pingle, Uttamrao Namdev Pingle and Sandip Ashok Pingle executed a registered development agreement in favour of M/s. Royal Realtors through its partners Ninad Walmik Nikhade & Harshal Karunasagar Patil vide Sr. No. 9770/2015, dtd. 04.11.2015. And to mutate name of developers in other rights column said M.E. is mutated.
 - u) **M.E. No 34949-** From the perusal of said M.E., it appears that, under the project of E-Pherphar and digitization project several Survey Numbers, names of purchasers of several lands etc. are corrected including the subject matter of said title. And said M.E. is mutated by the Order of Tahasildar, Nashik Dated 23.06.2017.
- 4) I have also verified the record of Sub Registrar, Nashik from Index II register which was available since 1988, vide receipt no. 16166, dated 25.10.2018 but I have not found any transaction in respect of said property which may cause defect in the title of the subject matter of present title.
 - 5) I have also perused development agreement registered at Sr. No. 9770/2015, dated 04.11.2015 executed by 1) Vishawanath Namdev Pingle,

ap.
22
11/11

2) Sandip Ashok Pingle & 3) Uttam alias Uttamrao Namdev Pingle in favour of Royal Realtors. From the perusal of said Development Agreement it appears that, owners of Survey No. 141/1 to 2/2 P. + 141/1+2/3, Plot No. 2 adms. 500.05 Sq. mtrs situated at Mouje Makhmalabad gave development rights of the said property to Royal Realtors. Also the owners of said property executed a General Power of Attorney registered at Sr. No. 9771/2015, dtd. 04.11.2015 in favour of Royal Realtors to do all the works to develop said property.

6) From the perusal of record made available before me for verification of title, I am of the opinion that, said present owners are having clear and marketable title and free from encumbrances.

Hence I am issuing this title certificate.

CERTIFICATE

THIS IS TO CERTIFIED THAT FROM PERUSAL OF RECORD PRODUCED BEFORE ME, I AM OF THE OPINION THAT 1) VISHAWANATH NAMDEV PINGLE, 2) SANDIP ASHOK PINGLE & 3) UTTAM ALIAS UTTAMRAO NAMDEV PINGLE ALL R/O. NASHIK , TAL. & DIST. NASHIK ARE HAVING CLEAR AND MARKETABLE TITLE TO THE ABOVE SAID PROPERTY, SITUATED AT MOUJE MAKHMALABAD, TAL. & DIST. NASHIK BEARING SURVEY NO. 141/1 TO 2/2 P. + 141/1+2/3, PLOT NO. 2 ADMS. 500.05 SQ. MTRS.

Hence this certificate.

Nashik

Dated : 25/10/2018

(Sanjay Ramesh Jagtap)
Advocate.

S. R. JAGTAP
ADVOCATE
112/2, District Court, Nashik