

To,
WHOMSOEVER CONCERN

TITLE SEARCH REPORT

Description of Property:

All that piece and parcel of land, an area admeasuring 00H 26Ares i.e. 2600 Sq. Mtrs. of Survey No. 44/1, assessed at Rs. 02.06 Paise, situated, lying and being at village Deolali Taluka & Dist Nashik, within limits of Registration Sub-Registration Taluka Nashik, Dist-Nashik.

From: Adv. Anita Prakash Mungase(Pawar)

Office: B.A.-08, THAKKER'S BUZZ'R,

New C.B.S, Nasik-422002.

Cell No. 9763375860

105/0

इतर पावती

Tuesday, 06 February 2018 5:21 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1300 दिनांक: 06/02/2018

गावाचे नाव: देवळाली

दस्तऐवजाचा अनुक्रमांक: नसन2-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ग्रँड अनिता प्रकाश मुंगसे (पवार)

वर्गानुसार क्र. 324/2018 मौजे देवळाली स.न. 44/1 सन 1989 ते 2018 30 वर्षे

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Nashik 2

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

सह दुसऱ्या नियमक बर्ग - 7

अधिक-2

ANITA PRAKASH MUNGASE(PAWAR)
Advocate,
B.COM. LL.B.,
Mobile No-9763375860

Address: Off: -Basement "A" wing No-8"THAKKER'S BUZZ'R", New C.B.S., Below Savitri

Agencies (Cracker's Shop), Nashik- 422002.

Resi:- Flat NO. B-401, 4th Floor, Hari Sankul Phase -1, Ashoka Marg,Nashik-422006.

Date:06/02/2018

TITLE SEARCH REPORT

To,

WHOMSOEVER CONCERN

Subject: Title Report for property mention herein below.

DESCRIPTION OF PROPERTY:

All that piece and parcel of land, an area admeasuring 00H 26Ares i.e. 2600 Sq. Mtrs. of Survey No. 44/1, assessed at Rs. 02.06 Paise, situated, lying and being at village Deolali Taluka & Dist Nashik, within limits of Registration Sub-Registration Taluka Nashik, Dist-Nashik.

The said property bounded as per record of rights;

The land herein referred to as "Said property.

Sir,

On your oral instructions and information, I the undersigned hereby issuing title report for the aforesaid subject property for that purpose, submitted following document for my perusal.

- 1) 7/12 Extract 1988 to 2017
- 2) Mutation Entries (more particularly described hereunder)
- 3) Agreement for Sale dated 16/10/2007, registered vide Sr. No. NASAN2-07378/2007.
- 4) Sale Deed dated 17/11/2009, registered vide Sr. No. NASNA2-07836/2009.
- 5) Confirmation Deed dated 15/01/2010, registered vide Sr. No. NASNA2-0491/2010.

After going through documents mentioned above, my observations and findings are as under:

- 1) It reveals from **M.E.No. 9028** dated 05/05/1980, that Mr. Mhadu Bhavani Khole died at Village dated 21/01/1980 living behind legal heirs and accordingly the names of his legal heirs entered in the record of rights of the said land and the name of Mr. Mhadu Bhavani Khole deleted from the record of right and accordingly **M.E.No.9028** is certified to that effect

- 2) It reveals from **M.E.No. 10222** dated 02/02/1986, that Mr. Mhadu Bhavani Khole died and his son Mr. Laxman Mhadu Khole also died hence, as per the application by Tahhubai Laxman Khole and others 2, the names of the legal heirs of Laxman Mhadu Khole (dead) viz. Mrs. Yashodabai Rajaram Aadhav, Mrs. Mangal Damodhar Khatale and Shrimati Tanhubai Laxman Khole entered in the record of rights of the said land and accordingly **M.E.No.10222** is certified to that effect.
- 3) It reveals from **M.E.No. 13381** certified on 25/09/1995, that Mr. Rangnath Lahanu Khole died on 18/10/1994 living behind 1 Son, 2 Daughters and widow viz Mr. Nitin Rangnath Khole, Jyoti Rangnath Khole, Deepali Rangnath Khole and Shrimati Suman Rangnath Khole as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleted from the record of the said land and names of his legal heirs entered in the record of rights of the said land and accordingly **M.E.No.13381** is certified to that effect
- 4) It reveals from **M.E.No. 15169** dated 01/09/1998 that Mr. Kashinath Mhadu Khole obtained a loan of Rs. 2,26,000/- from the The Nasik Road Deolali Vyapari Bank Ltd., Nasik Road. Hence as per the letter of the The Nasik Road Deolali Vyapari Bank Ltd., Nasik Road., the charge of the said bank entered in the other rights column of the said land and accordingly **M.E.No. 15169** certified to that effect.
- 5) It reveals from **M.E.No. 19494** certified on 31/05/2005, that Mr. Shankar Mhadu Khole died on 25/04/2004 living behind 2 Sons and 5 Married Daughters viz Mr. Suresh Shankar Khole, Mr. Raghunath Shankar Khole, Shrimati Punjabai Haribhau Palade, Shrimati Mandabai Nivrutti Gaikwad, Shrimati Rajubai Tanaji Pekhle Shrimati Kalpana Rajaram Dhongade and Shrimati Sunita Shantaram Kank as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleted from the record of the said land and names of his legal heirs entered in the record of rights of the said land and accordingly **M.E.No.19494** is certified to that effect
- 6) It reveals from **M.E.No. 22713** Certified on 05/02/2010 that Mr. Santu Mhadu Khole and others repaid all the loan taken from the Deolali Vivid Karyakari Vikas Seva Sanstha Ltd. Deolali. Hence as per the letter of the Deolali Vivid Karyakari Vikas Seva Sanstha Ltd. Deolali, the charge of the said sanstha deleted from the other rights column of the said land and accordingly **M.E.No. 22713** certified to that effect.
- 7) It reveals from **M.E.No. 22714** Certified on 05/02/2010 that Mr. Kashinath Mhadu Khole repaid all the loan taken from the The Nasik Road Deolali Vyapari Bank Ltd., Nasik Road. Hence as per the letter of the The Nasik Road Deolali Vyapari Bank Ltd., Nasik Road., the charge of the said bank deleted from the other rights column of the said land and accordingly **M.E.No. 22714** certified to that effect.
- 8) It reveals from **M.E.No. 22723** certified on 20/02/2010, that Mr. Santu Mhadu Khole died on 03/11/2005 living behind 3 Sons, 1 Married Daughter and Widow viz Mr. Dnyaneshwar Santu Khole, Mr. Uttam Santu Khole, Mr. Balasaheb Santu Khole, Mrs. Hirabai Aatmaram Shelke and Shrimati Parvatabai Santu Khole as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleted from the record of the said land



and names of his legal heirs entered in the record of rights of the said land and accordingly **M.E.No.22723** is certified to that effect

- 9) It reveals from **M.E.No. 23003** dated 06/05/2010, that the said **M.E.** cancelled.
- 10) It reveals from **M.E.No. 23004** certified on 30/06/2010, that Sunderabai Mhadu Khole died on 10/04/2003 living behind 5 Sons, out of which 4 sons also died and so their legal heirs viz 1)Mr.Shankar Mhadu Khole(dead) his legal heirs,Suresh Shankar Khole, Raghunath Shankar Khole, Punjabai Haribhau Palade, Mandabai Nivruti Gaikwad, Rajubai Tanaji Pekhile, Kalpana Rajaram Dhongade and Sunita shantaram Kank, 2) Mr. Santu Mhadu Khole(dead) his legal heirs, Mr. Dnyaneshwar Santu Khole, Mr. Uttam Santu Khole, Mr. Balasaheb alias Babasaheb Santu Khole, Mrs. Hirabai Aatmaram Shelke and Shrimati Parvatabai Santu Khole, 3) Mr. Laxman Mhadu Khole(dead) his legal heirs,Tahnubai Laxman Khole, Yashodabai Rajaram Aadhav and Mangal Damodhar Khatale,4) Mr. Kashinath Mhadu Khole, and Mr. Lahanu Mhadu Khole(dead) his legal heirs,Devram Lahanu Khole, Rangnath Lahanu Khole also dead his legal heirs,Suman Rangnath Khole, Nitin Rangnath Khole, Jyoti Rangnath Khole, Deepali Rangnath Khole and Manda Kashinath Nichit, as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleted from the record of the said land and names of his legal heirs entered in the record of rights of the said land and accordingly **M.E.No.23004** is certified to that effect

- 11) It reveals from **M.E.No.23005** certified on 20/01/2011 that , Mr. Balwidersingh Paramjeetsingh Lamba and Mr. Amit Shivshankar Gupta purchased an area admeasuring 00H 26Ares of Survey No. 44/1, situated, lying and being at village Deolali Taluka & Dist Nashik, within limits of Registration Sub-Registration Taluka Nashik, Dist-Nashik. from 1)Mr. Kashinath Mhadu Khole, 2) Mr. Santu Mhadu Khole (Dead) his legal heirs, a)Mr. Dnyaneshwar Santu Khole, b)Mr. Uttam Santu Khole,and c) Mrs. Hirabai Aatmaram Shelke, 3) Mr. Devram Lahanu Khole, 4) Suman Rangnath Khole, 5) Nitin Rangnath Khole, 6) Jyoti Rangnath Khole, 7)Deepali Rangnath Khole,8)Mr. Raghunath Shankar Khole 9)Punjabai Haribhau Palade,10) Mandabai Nivruti Gaikwad,11)Rajubai Tanaji Pekhile,12)Kalpana Rajaram Dhongade 13)Sunita Shantaram Kank,14)Manda Kashinath Nichit,15)Suresh Shankar Khole,16)Balasaheb alias Babasaheb Santu Khole, Sr. No. 15 & 16 for themselves and as G.P.A. holder of Sr. No. 1 to 14 for the consideration of Rs.3,50,00,000/- by way of sale deed dated 17/11/2009 registered at Sr. No.7836/2009, but in the aforesaid sale deed document by default the name of Shrimati Parvatabai Santu Khole's name was not entered in amongst the names of sellers, hence a confirmation deed stating her confirmation to the aforesaid sale deed and the said confirmation deed was registered dated 15/1/ 2010, vide document Sr. No. 491/2010 and accordingly purchaser names was brought on record of the said land and accordingly **M.E.No.23005** is certified to that effect.(Note:- With reference to the aforesaid Sale Deed dated 17/11/2009, vide document Sr. No. 1836/2009, it is been observed that the consideration not paid to all the seller's. And also the said Sale Deed registered through G.P.A. holder's vide notarized G.P.A. document.)

Handwritten signature/initials

Thus, I am of the opinion that:-

Mr. Balwindersingh Paramjeetsingh Lamba and Mr. Amit Shivshankar Gupta are the absolute owner of all that piece and parcel of land, an area admeasuring 00H 26Ares i.e. 2600 Sq. Mtrs. of Survey No. 44/1, assessed at Rs. 02.06 Paise, situated, lying and being at village Deolali Taluka & Dist Nashik, within limits of Registration Sub-Registration Taluka Nashik, Dist-Nashik.

And also these property is clean, Marketable and Free from all Encumbrances.

The above narration and findings are on the strength of available documents only submitted by M/s. Karda Construction Ltd.

Note:- As per 7/12 Extract, the remark of R.C.S. No. 312/1907 and R.C.S. No. 313/1907 needs to be deleted from the records of rights of the said land by obtaining order from the Hon'ble Tahsildar Nasik, Tal. & Dist. Nasik.

Hence, this Title Search Report

Place: Nasik

Date: 06/02/2018



Advocate

Anita Prakash Mungase (Pawar)

Advocate

Office - Basement 'A' Wing No - 08,
"Thakker's Bazzar" Near C.B.S.

Below Savitri Agencies (Cracker Shop), Nasik - 422002
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