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इतर पावती

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Friday, 29 March 2019 3:38 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4409 दिनांक: 29/03/2019

गावाचे नाव: आनंदवल्ली

दस्तावेजाचा अनुक्रमांक: नसन1-0-2019

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. रिता भरत जाधव

वर्णन मीजे आनंदवल्ली गट नं 35/5/2+3, प्लॉट नं 7, क्षेत्र 602.74 चौ मी, सन 1987 ते 2019, 30 वर्ष शोध करिता

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

सह. 3 Sub Registrar Nashik-2

वाहक-१.

1): देयकाचे ठिकाण: By Cash रकम: रु 750/-

Office :- B-1, Meghdoot Shopping Center
Opp. Chetana Dining Hall, Near C.B.S. and
District Court Nashik, Cell No. 9822173576

NANDKISHOR H. LAHOTI

B.Com. LL.B.
Advocate

TITLE CERTIFICATE

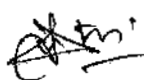
(To whomsoever it may concerned)

- I. Description of Property :-** All that piece and parcel of Non-Agricultural land bearing **Revenue Survey No. 35/5/2+3 Plot No. 7** admeasuring **602.74 sq. mtrs.**, assessed at N.A. assessment of Rs. 180.82 Ps., situated, lying & being at **Village Anandvalli, Tal & Dist. Nashik**, within the Limits of Nashik Municipal Corporation, Nashik, (hereinafter referred to as the said Property for the sake of brevity).
- II. Present Owners of the Said Property:-** **Siddhi Construction** A Partnership Firm through its Partner **Shri. Jagdish Vishwanath Kankrej**, R/o. Siddhipooja Regency, Behind Vihar Hotel, Old Gangapur Naka, Gangapur Road, Nashik.
- III. Documents Perused :-**
- a) 7/12 Extracts & Mutation entries for the period between 1973-74 & 2017-2018.
 - b) Layout Plan and Permission.
 - c) Non Agricultural Permission.
 - d) Sale Deed dtd. 25/11/1999.
 - e) Deed of Confirmation dtd. 23/10/2002.
 - f) Sale Deed dtd. 15/06/2018.
 - g) Public Notice dtd. 07/05/2018 in daily Deshdoot.
 - h) Public Notice dtd. 08/05/2018 in daily Divya Marathi.
 - i) Public Notice dtd. 09/05/2018 in daily Lokmat.
 - j) T.D.R. Sale Deed dtd. 29/08/2018.
 - k) Building Plan & Commencement Certificate.
 - l) Letter dtd. 26/09/2018 & order dtd. 27/07/2018 of Nashik Municipal Corporation Nashik.
- IV. History of Title :-**
- A)** It appears from M.E. No. 204 that Geetabai Dhondo Rayarikar adopted Balkrushna Dhondo on 06/05/1938. Accordingly name of Balkrushna Dhondo Rayarikar minor through guardian Geetabai Dhondo Rayarikar was entered into ownership

NANDKISHOR H. LAHOTI
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column of land bearing S. No. 35 & 62 (Inam Class 6B) & S. No. 72 of village Anandvalli, Tal. & Dist. Nashik.

- B) It appears from M.E. No. 375 that Yesu Genu was sold as protected tenant in other rights column of land bearing S. No. 35, 62 & 72 of village Anandvalli.
- C) It appears from M.E. No. 535 that Shri. Balkrushna Dhondo Rayarkikar, Smt. Geetabai Dhondo Rayarikar, Sau. Vijayatai Balkrushna Rayarikar & Smt. Champatai Bhalchandra Waghlikar partition land bearing S. No. 35/1 & accordingly land bearing S. No. 35/1 allotted to the share of Geetabai Dhondo Rayarikar & land bearing S. No. 35/2 allotted to the share of Shri. Balkrushna Dhondo Rayarikar.
- D) It appears from M.E. No. 626 that provisions of Mulki Patil Abolition Act 1962 of Government of Maharashtra was made applicable from 01/01/1963 & accordingly agricultural lands known as Patil Watan Lands were deleted from Inam Column & full assessment was made applicable to the said lands. Accordingly land bearing S. No. 35/1 of village Anandvalli was shown in the name of Geetabai Dhondo Rayarikar & land bearing S. No. 35/2 of village Anandvalli was shown in the name of Shri. Balkrushna Dhondo Rayarikar vide order of Mamlatdar bearing No. 1/1714/62 dtd. 21/12/1962.
- E) It appears from M.E. No. 670 that Shri. Balkrushna Dhondopant Rayarikar deposited amount of Rs. 165/- which is equal to six times of assessment & amount of Rs. 550/- towards Nazarana which is equal to twenty time of assessment in Nashik Treasury on 19/09/1964 as per the Government Resolution & hence remark of Inam Class 6B Patil Inam, appearing in other rights column of agricultural land bearing S. No. 35/2 of village Anandvalli was deleted & the said land was re-granted to the land owner on Old Tenure for Agricultural purpose only as per the Order of Mamlatdar Nashik bearing No. Watan/Patil/Re-grant/20/65 dtd. 03/03/1965 on the conditions mentioned therein.


NANDKISHOR H. LAHOTI
 B.Com., LL.B., ADVOCATE
 B-1, Meghdoot Shopping Centre,
 Opp. District Court, C.B.S., Nashik-1,
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- F) appears from M.E. No. 741 that Shri. Rangnath Mahadu Jadhav was cultivating land bearing S. No. 35/2 as Tenant & is in possession continuously for 2 years & hence his name was entered as Tenant in other rights column of the said property.
- G) It appears from M.E. No. 747 that the effect of Indian Coinage Act, and Inforcement Act 1958 was given to all the lands of Village Anandvalli and hence measurements of the said land was converted to decimal system.
- H) appears from M.E. No. 964 that Shri. Parasnath Rameshwar Gupta purchased land bearing S. No. 35/3 of village Anandvalli from Shri. Balkrushna Dhondopant Rayarikar and Shri. Raghunath Mahadu Jadhav vide Sale Deed dtd. 07/05/1975 & hence his name was entered into ownership column of the said property. It is also made in the said Mutation Entry that wrong Survey Number was mentioned in the revenue record & hence proper correction is made thereof.
- I) appears from M.E. No. 1071 that Bunding Boja was entered into other rights column of land bearing S. No. 35/2 vide order of Tahsildar Nashik bearing No. Bunding 156/78 dtd. 20/11/1978. However entry of the said Bunding Boja was deleted vide Mutation Entry No. 1170 on the basis of Order of Tahsildar Nashik dtd. 21/07/1982 as the same has been fully repaid.
- J) appears from M.E. No. 1125 that name of Shri. Parasnath Rameshwar Gupta was appearing on land bearing S. No. 35/2. However name of Shri. Ranganath Mahadu Jadhav was appearing as ordinary tenant in other rights column of the said property. However Shri. Ranganath Mahadu Jadhav is not in possession nor is cultivating the said land. He also signed as consenting party in the Sale Deed of the said land executed in favour of Shri. Parasnath Rameshwar Gupta & hence name of tenant Shri. Ranganath Mahadu Jadhav was deleted from other rights column of the said property.

- K) It appears from M.E. No. 1171 that Shri. Parasnath Rameshwar Gupta sold land bearing S. No. 35/2 by creating separate Hissa & accordingly names of the purchasers were entered according to the portions purchased by them from the land owner & the name of land owner was entered into land bearing S. No. 35/2/1.
- L) It appears from M.E. No. 1568 that Shri. Pratap Narayan Sonawane & Shri. Prakash Shankarrao Mate & other 4 persons given an application with the Tahsildar Nashik to enter their names according to Index-II as the Hissa No. was not properly entered as per Mutation Entry No. 1171 & hence following effect was entered into record of rights of land bearing S. No. 35/2 vide order of Tahsildar bearing No. 737/1988 dtd. 19/12/1987 :-

S. No.	Hissa No.	Name of Land owner
35/2	2	Shri. Babanrao Daulatrao Bhamare
35/2	3	Smt. Sudha Narayan Sonawane
35/2	4	Shri. Pratap Narayan Sonawane
35/2	5	Shri. Sudhakar Rajaram Pingale
35/2	6	Shri. Trimbak Rajaram Pingale
35/2	7	Shri. Prakash Shankarrao Mate

- M) It appears from M.E. No. 1788 that Shri. Prakash Shankarrao Mate obtained Bedawa Patra on 19/11/1990 in respect of land bearing S. No. 35/2/6 from Shri. Trimbak Rajaram Pingale. Accordingly name of Shri. Prakash Shankarrao Mate was entered into ownership column of S. No. 35/2/6 by deleting the name of Shri. Trimbak Rajaram Pingale.
- N) It appears from M.E. No. 2187 that on the application of Shri. Nemichand Lalitaprasad Poddar & Shri. Jagannath Lalitaprasad Poddar & as per the order of DILR necessary changes in Survey Number & Area was effected as per Hissa Form No. 11 (Aakar Phod Patra) & Hissa Form No.4 as under :-

S. No.	Hissa No.	Name
35	1	Shivkumar Mahadeo Gupta & others

NANDKISHOR H. LAHOTI
 B.Com., LL.B., ADVOCATE
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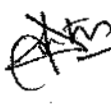
35	2	Jagannath Lalitaprasad Poddar & others
35	3	Rajendra M. Developers
35	4	Shivram Keshav Kadlag & others
35	5	Prakash Shankarrao Mate
35	6	Nemichand Lalitaprasad Poddar & others
35	7	Kailas Shankarrao Sawant
35	8	Sudha Narayan Sonawane
35	9	Pratap Narayan Sonawane

- O) It appears from M.E. No. 2429 that land owner Shri. Prakash Shankarrao Mate informed that land bearing S. No. 35/5/1, 35/5/2 & 35/5/3 were having separate 7/12 extracts as he has purchased the said lands from different land owners. However as per mutation entry No. 2187 all the said lands were amalgamated & hence as per the order of Tahsildar Nashik bearing No. 66/1996 dtd. 11/01/1996 the said lands were sub-divided in to three parts as under :-

S. No.	Area	Assessment	Names
35/5/1	00.76 Ares + P. K. 00.04 Ares total 00.80 Ares	02.11	Shri. Prakash Shankarrao Mate
35/5/2	00.76 Ares + P. K. 00.04 Ares total 00.80 Ares	02.12	Shri. Prakash Shankarrao Mate
35/5/3	00.80 Ares	02.12	Shri. Prakash Shankarrao Mate

- P) It appears from M.E. No. 2770 that the land owner Shri. Prakash Shankarrao Mate deposited 50% Nazarana amount in respect of land bearing S. No. 35/5/2 & 35/5/3 & hence as per the order of Collector of Nashik bearing No. Desk-4/Watan/SR/1331/97 Nashik dtd. 18/10/1997 the land owner was permitted to use the said lands for non-agricultural use for construction of houses mentioned therein.
- Q) It appears from M.E. No. 3662 that entry of loan of The Nashik Peoples Co. Op. Bank Ltd. appearing in other rights column of land baring S. No. 35/5/2 was deleted vide Letter of Bank dtd. 28/02/2001.

- R)** It appears from M.E. No. 3837 that M/s. Satguru Developers through Shri. Deepak Ramchandra Bagad purchased an area admeasuring 14735.50 sq. mtrs. out of land bearing S. No. 35/5/2 & 35/5/3 from Shri. Prakash Shankarrao Mate vide Sale Deed dtd. 04/10/2001. Accordingly name of the purchaser was entered into ownership column of the said lands.
- S)** It appears from M.E. No. 4057 that layout plan of land bearing S. No. 35/5/2 & 35/5/3 was finally approved by Assistant Director, Town Planning, Nashik Municipal Corporation Nashik vide Order No. Nagarrachana/Final/15 (Satpur) dtd. 01/08/2002. The Collector of Nashik granted non-agricultural permission for non-agricultural use of all the 7 plots of the said layout plan vide Order No. Masha/Desk-3/N.A.S.R./2001 Nashik dtd. 08/05/2001. Accordingly separate 7/12 extracts of all the 7 plots out of the said layout has been created in the record of rights of the said property. It further appears from the said Mutation Entry that Plot No.7 out of S. No. 35/5/2+3 admeasuring 630.12 sq. mtrs. has been recorded in the name of Shri. Prakash Shankarrao Mate.
- T)** It appears from M.E. No. 4106 that Shri. Vinod Gangadhar Shete & Sau. Shraddha Vinod Shete have purchased Plot No. 7 out of S. No. 35/5/2+3 admeasuring 630.12 sq. mtrs. from Shri. Prakash Shankarrao Mate & hence the names of the purchasers were entered into ownership column of the said plot.
- U)** It appears from M.E. No. 11212 & Deed of Confirmation dtd. 23/10/2002 bearing Registration No. 5103/2002 dtd. 24/10/2002 that in the Sale Deed entered into between Shri. Prakash Shankarrao Mate as seller & Shri. Vinod Gangadhar Shete & Sau. Shraddha Vinod Shete as purchasers on 25/11/1999 bearing Registration No. 9386/1999 the property described therein is as per Tentative sanctioned layout plan bearing S. No. 35/5/2+3 Plot No. 31 admeasuring 630.00 sq. mtrs. However while giving effect in the revenue record of the

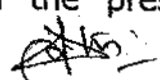

NANDKISHOR H. LAHOTI
 B.Com., LL.B., ADVOCATE
 B-1, Meghdoot Shopping Centre,
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said property in Mutation Entry No. 4106 the property is described as S. No. 35/5/2+3 Plot No. 7 admeasuring 630.12 sq. mtrs. The said Plot No. 7 was created as per revised Final Layout Permission No. 24 dtd. 22/10/2003 & as per Deed of Confirmation dtd. 23/10/2002. However matter relating to revised Final Layout Permission & Deed of Confirmation was not mentioned in the said Mutation Entry No. 4106. This mistake was came to the knowledge of present plot owners Advocate at the time of making search and verifying revenue record of the said plot. Accordingly all the concerned persons to the Deed of Confirmation dtd. 23/10/2002 preferred an application with the Talathi/Circle Officer of village Anandvalli on 28/05/2018 for making new & corrected Mutation Entry about the matter of revised final layout permission & Deed of Confirmation. Accordingly M.E. No. 11212 was made & certified in the record of rights of the said plot.

- V) It appears from M.E. No. 11269 & copy of Sale Deed dtd. 15/06/2018 that the present owner of the said property Siddhi Construction through its Partner Shri. Jagadish Vishwanath Kankrej purchased Non-Agricultural land bearing Revenue Survey No. 35/5/2+3 Plot No. 7 admeasuring 630.12 sq. mtrs., assessed at N.A. assessment of Rs. 189.03 Ps., situated, lying & being at Village Anandvalli, Tal & Dist. Nashik, within the Limits of Nashik Municipal Corporation, Nashik from Shri. Vinod Gangadhar Shete & Sau. Shraddha Vinod Shete vide registered Sale Deed dtd. 15/06/2018 bearing registration No. 4414/2018. Accordingly name of the purchaser was entered into ownership column of the said property.
- W) It appears from M.E. No. 11436 that as per the letter No. Na.Ni.Vi./Vashi/424/18 dtd. 26/09/2018 received from Nashik Municipal Corporation Nashik along with Transfer Deed dtd. 26/09/2018 that an area admeasuring 27.38 sq. mtrs. transferred from Plot No. 7 for Road Widening as per Rule No. 13.2.12 of Sanctioned Development Control Regulation of

Nashik Municipal Corporation Nashik. It further appears that the Commissioner of Nashik vide its Order No. 515/2018 dtd. 27/07/2018 approved the said proposal of transfer of area for Road Widening out of the aforesaid plot. The said area has been transferred by the plot owner Siddhi Constructions through its Partner Shri. Jagdish Vishwanath Kankrej in favour of Assistant Director, Town Planning Department, Nashik Municipal Corporation Nashik vide Transfer Deed dtd. 26/09/2018. Hence the area required for Road Widening has been entered into the name of Nashik Municipal Corporation Nashik in the revenue record of the said plot. After deducting the said Road Widening area out of the said plot the remaining area admeasuring 602.74 sq. mtrs. is entered into the name of the present owner & developer of the said property.

- X) I have published Public Notice in the Newspaper Daily Deshdoot dtd. 07/05/2018 & Daily Divya Marathi dtd. 08/05/2018 for verification of title of the said property. I have not received objections in writing in respect of title of the said property within the time limit mentioned in the said Public Notice. On the request of the previous plot owners Shri. Vinod Gangadhar Shete & Sau. Shraddha Vinod Shete I have published a Public Notice in the Newspaper Daily Lokmat dtd. 09/05/2018 about lost of original Sale Deed dtd. 25/11/1999 & original Deed of Confirmation dtd. 24/10/2002 from the custody of the plot owners Shri. Vinod Gangadhar Shete & Sau. Shraddha Vinod Shete. The plot owners also lodged complaint in respect of lost of original documents with concerned Police Station. However I have not received any objection in writing from any person about the custody or possession of Original Sale Deed dtd. 25/11/1999 & Original Deed of Confirmation dtd. 24/10/2002.
- Y) I have already issued Title Certificate dtd. 10/08/2018 in respect of the said property. I am relying upon the said title certificate & the observations made in the present Title

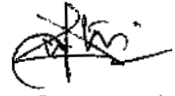

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Certificate are based on the aforesaid earlier Title Certificate dtd. 10/08/2018.

- Z)** The present Developers purchased TDR area admeasuring 230.00 sq. mtrs. out of D.R.C. No. 773 dtd. 04/08/2017 vide Formula $230 \times 32500 / 57500 = 130.00$ sq. mtrs. from Estate Co. Op. Housing Society Ltd. Through Member M/s. Manasi Farms Pvt. Ltd. Through Shri. Nishant Rajendra Thakkar vide TDR Sale Deed dtd. 29/08/2018 bearing Registration No. 6657/2018. The said TDR has been used & utilized for construction of building on the said property.
- AA)** The present owners & developer have prepared building plan of the proposed building on the said property and got it sanctioned from the Nashik Municipal Corporation, Nashik vide Commencement Certificate No.LND/BP/Anandvalli/DCR/0148/2019, dtd. 05/02/2019.
- V) Opinion :-** From the perusal of aforesaid revenue records, mutation entries, deeds, documents & various permissions, I am of the opinion that, the title of **Siddhi Construction A Partnership Firm** through its Partner **Shri. Jagdish Vishwanath Kankrej** in respect of Non-Agricultural land bearing **Revenue Survey No. 35/5/2+3 Plot No. 7 admeasuring 602.74 sq. mtrs.**, assessed at N.A. assessment of Rs. 180.82 Ps., situated, lying & being at **Village Anandvalli, Tal & Dist. Nashik**, within the Limits of Nashik Municipal Corporation, Nashik, is clear, marketable and without any encumbrances whatsoever.

Place :- Nasik.

Date :- 27/03/2019


Nandkishor H. Lahoti
Advocate.

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B.Com., LL.B., ADVOCATE
B-1, Meghdoot Shopping Centre,
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