Nivrutti Damodar Khangal
Advocate, B.Com., LL.B.
Office No. FD-15, First Floor, Thakker's Buzzar Complex, New C.B.S., Nashik-422002.
Cell: 9860005051

Nashik, Date:- 21/08/2018

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject:- Title Report of property mentioned herein below:-

(I) DESCRIPTION OF THE PROPERTY:-

ALL THAT piece and parcel of non-agricultural plot of land bearing **Plot No. 02 admeasuring 671.55 Square Meters**, N.A. assessed @ Rs. 946.88 Paise, from & out of **Gat No. 273/2/B/1**, situate, lying and being at **Village Ambad Khurd**, Taluka & District Nashik, within the limits of Nashik Municipal Corporation and also within Registration District and Sub-Registration Taluka Nashik, and the said plot collectively bounded as under:-

On or towards East	:	Plot No. 03 & 04
On or towards West	:	18.00 Mtrs. wide D.P. Road
On or towards South	:	Plot No. 01
On or towards North	:	9.00 Mtrs. wide Colony Road

Together with right to use open space, colony roads, and appurtenant lands thereto, etc.

(II) NAME OF THE OWNERS:-

Parishram Residency Co-operative housing Society Ltd. Nashik through its Chairman Shri. Kalpesh Karshanbhai Kotadiya, Secretary Shri. Atul Batukbhai Adroja, and other 22 members, all residing at Nashik.

Dear Sir/s,

The said plot owners approached me & requested to issue Title Report of the subject plot property. For that purpose they have submitted following documents for my perusal:-

(III) DOCUMENTS SCRUTINIZED:-

1) 7/12 extracts from 1989-90 to 2017-18.

other plots out of Gat No. 273/2/B/1 & Plot No. 16 & 17 out of Gat No. 273/2/A/1 of Village Ambad Khurd, which is registered in the office of Sub-Registrar of Assurances, Nashik-4 under Serial No. 2629/2013 on 04/03/2013.

6) Society Registration Certificate Dt. 06/05/2013.

7) Original copy of Sale Deed Dt. 20/05/2013 executed by Surya Properties (Nashik) Pvt. Ltd. through its Director Shri. Pradip Madanlal Gupta in favour of Parishram Residency Co-Op. Housing Society Ltd. Nashik through its Chairman Shri. Kalpesh karshanbhai Kotadiya in respect of Plot No. 02 out of Gat No. 273/2/B/1, which is registered in the office of Sub-Registrar of Assurances, Nashik-3 under Serial No. 4402/2013 on 20/05/2013.

8) Xerox copy of TDR Sale Deed Dt. 12/08/2013 executed by B.C.S. Developers through its Director Shri. Vikram Digvijay Kapadiya in favour of Parishram Residency Co-Op. Housing Society Ltd. Nashik through its Chairman Shri. Kalpesh karshanbhai Kotadiya, which is registered in the office of Sub-Registrar of Assurances, Nashik-5 under Serial No. 9430/2013 on 13/08/2013.

9) Xerox copy of Building Plan.

10) Xerox copy of Commencement Certificate Dt. 07/09/2013.

11) Certified copy of Regular Civil Suit No. 721/2013 alongwith its Order Dt. 01/12/2016.

After going through those documents, my observations & findings are as under:-

(IV) <u>HISTORY OF THE PROPERTY:-</u>

1) Originally the land bearing Gat No. 273 was owned & possessed by Shri. Popat, Pandurang & Sakharam Sitaram Datir on or before 1986.

2) M. E. No. 1461 Dt. 25/04/1986 shows that the landowners Shri. Popat Sitaram Datir & others get partitioned amongst them of the said land bearing Gat No. 273 under the provisions of Sec. 85 of MLRC vide the order of Tahasildar of Nashik bearing No. RTS/Watap Case No./44/198 Dt. 04/03/1986. As per said order the land is subdivided into two hissas and Gat No. 273/1 admeasuring 2 H. 64 R + P.K. 0 H. 12.5 R came to the share of Sakharam Sitaram Datir, and Gat No. 273/2 admeasuring 2 H. 64 R + P.K. 0 H. 12.5 R came to the share of Anubai Kondaji Kapse & others.

3) M. E. No. 2407 Dt. 02/02/1998 shows that Shri. Vishwas Nathu Sonaje & others purchased 0 H. 80 R i.e. 8000.00 Sq.Mtrs. out of Gat No.273/1 from Shri. Sakharam Sitaram Datir through his GPA holder Chandrakant

Vishwas Nathu Sonaje & others has been mutated by giving separate pot hissa to the purchased area as Gat No. 273/1/2 admeasuring 0 H. 80 R, and for remaining area Gat No. 273/1/1 admeasuring 1 H. 84 R + P.K. 0 H. 12.5 R which is shown in the name of landowner Shri. Sakharam Sitaram Datir.

4) M. E. No. 3174 Dt. 17/05/2001 shows that as per letter of Taluka Inspector, Land Records, Nashik bearing No. Bhumapan/Ambad Khurd/Pot Hissa No. 156/2001 Dt. 15/05/2001 alongwith the letter of Tahasildar of Nashik bearing No. Adhi/Abhi/Kavi/1178/2001 Dt. 16/05/2001, three pot hissas were created of Gat No. 273, and out of which Gat No. 273 Pot Hissa No. 2 admeasuring 2 H. 23 R + P.K. 0 H 11 R totally 2 H 34 R has been created & shown in the name of Shri. Sakharam Sitaram Datir.

5) M.E. No. 3616 Dt. 18/02/2003 shows that Shri. Sakharm Sitaram Datir has repaid the loan amount with the interest to Indian Bank. As per the letter of said Bank Dt. 18/02/2003, the loan charge of said bank has been deleted from other rights column of Gat No. 273/2.

6) M. E. No. 3704 Dt. 25/09/2003 shows that Shri. Sakharam Sitaram Datir, Chandrakant Sakharam Datir, Bhausaheb SakharamDatir, Chandrabhagabai Namdev Kapse, Sarubai Raghunath Rikame, Manubai Eknath Ukhade, Indubai Bhagwanta More has entrusted the said land bearing Gat No. 273/2 for development against the cash consideration of Rs. 350000/- & 79% plotted area to Dharati Developers, a Partnership Firm through its Partners Shri. Digambar Sadashiv Goverdhane & Prakash Punjaji Tidke under a Development Agreement Dt. 18/11/2002. Accordingly the name of said developers has been recorded in other rights column of Gat No. 273/2.

7) M. E. No. 3819 Dt. 03/03/2004 shows that the landowner Shri. Sakharam Sitaram Datir has filed a statement under the provisions of ULC Act and in the said statement, the Additional Collector & Competent Authority, ULC, Nashik has passed an order under the provisions of Sec. 6(1) & prepared a statement under the provisions of Sec. 9(3) and declared 12000.00 Sq.Mtrs. area as a Retention Land, 7400.00 Sq.Mtrs. area as a Excess Land and 4000.00 Sq.Mtrs. for D.P. Road. Accordingly the remark of same has been recorded in other rights column.

8) Further it appears from M.E. No. 3908 that separate 7/12 extracts of retention land, excess land & D.P. Road has been created and accordingly rentention area 12000.00 Sq.Mtrs. numbered as Gat No. 273/2A, and excess area & D.P. road area 11400.00 Sq.Mtrs. numbered as Gat No.

9) Further it appears from record that after the death of Sakharam Sitaram Datir, the name of his wife namely Savitrabai Sakharam Datir, two sons namely Chandrakant Sakharam Datir & Bhausaheb Sakharam Datir, two daughters namely Vandana Sampat Khatale & Lalita Kailas Kapse has been brought on record vide M. E. No. 6077.

10) M. E. No. 7152 Dt. 22/10/2010 shows that in other rights column of Gat No. 273/2/B, the remark of excess land admeasuring 7400.00 Sq.mtrs. has been recorded. But in the order Dt. 17/07/2007 under Sec. 8(4) of ULC passed by Dy. Collector and Competent Authority, ULC, Nashik has been corrected vide Order No. ULC/A-1/105/2008 Dt. 26/09/2008 and declared the said area as a Retention Land. Accordingly the remark of excess land has been deleted from other rights column.

11) M. E. No. 7154 Dt. 25/10/2010 shows that the landowners Smt. Savitrabai Sakharam Datir & others 4 through their Power of Attorney and as a Developer Dharti Developers through its Partners D. S. Goverdhane & P. P. Tidke has get prepared a layout plan on S.No. 273/2/B admeasuring 7400.00 Sq.Mtrs. which is duly approved by the Assistant Director of Town Planning, Nashik Municipal Corporation, Nashik vide letter Outward No. Town Planning Department/Final/B-4/67 Dt. 26/07/2004 and the said land is converted into non-agricultural use for residential purpose by the Collector of Nashik vide Order No. Maha/Kaksha-3/Bhi.She.Pra.Kra./4/142 /2003 Dt. 08/10/2003. As per said approved plan & N.A. Permission, the said land is divided into Plot No. 1 to 36 by giving them Gat No. 273/2B/1, and D.P. Road area numbered as Gat No.273/2B/2, open space area numbered as Gat No. 273/2B/3, colony road area numbered as Gat No. 273/2B/4 & M.S.E.B. area numbered as Gat No. 273/2B/5. Accordingly the 7/12 extracts of each plots were separated & shown in the name of landowners Smt. Savitrabai Sakharam Datir & others 4 and in other rights column the name of Developer Dharti Developers, a Partnership Firm has been recorded.

12) M. E. No. 7532 Dt. 02/08/2011 shows that Surya Properties (Nashik) Pvt. Ltd. through its Director Shri. Pradip Madanlal Gupta has filed a Special Civil Suit No. 421/2011 on 19/05/2011 before the Hon'ble Civil Judge Senior Division, Nashik for specific performance against Smt. Savitrabai Sakharam Datir & others, and pursuance to the said suit has registered a Notice of Lis Pendency in the office of Sub-Registrar of Nashik-4 under

13) M.E. No. 8172 Dt. 07/01/2012 shows that the Gat No. 273/2/A/1 admeasuring 2 H 34 R has been entrusted for development to Dharti Developers, a Partnership Firm and in other rights column the name of said developer has been recorded. The said Developer has get approved layout plan on the said lands and completed the work of development, and get partitioned the plots amongst them in pursuance to the development agreement. Accordingly the said Developer and landowners Smt. Savitrabai Sakharam Datir has executed a Confirmation Deed on 03/01/2012 which is registered in the office of Sub-Registrar of Assurances, Nashik-4 under Serial No. 172/2012 on 05/01/2012. Accordingly the name of said Developer has been deleted from other rights column of Gat No. 273/2/A/1 Plot No. 1 to 13, 16, 17 & 30, and Gat No. 273/2/B Plot No. 1 to 29 which are came to the share of landowners.

14) M. E. No. 9079 Dt. 10/10/2012 shows that the Plaintiff Surya Properties (Nashik) Pvt. Ltd. through its Director Shri. Pradip Madanlal Gupta and Defendants Savitrabai Sakharam Datir & others get settled the Special Civil Suit No. 421/2011 by amicably, and accordingly the said suit has been disposed off in pursuance to Compromise Pursis. Accordingly the remark of Notice of Lis Pendency under M.E. No. 7532 has been deleted from other rights column of Plot No. 1 to 27 of Gat No. 273/2/B/1.

15) M. E. No. 9313 Dt. 05/03/2013 shows that Plot No. 2, 6, 7, 8 & others out of Gat No. 273/2/B/1 and Plot No. 16 & 17 out of Gat No. 273/2/A/1 has purchased by Surya Properties (Nashik) Pvt. Ltd. through its Director Shri. Pradip Madanlal Gupta from Savitrabai Sakharam Datir & others under a Sale Deed Dt. 28/12/2012, which is duly registered in the office of Sub-Registrar of Assurances, Nashik-4 under Serial No. 2629/2013 on 04/03/2013. Accordingly the name of Surya Properties (Nashik) Pvt. Ltd. through its Director Shri. Pradip Madanlal Gupta has been mutated to the record of rights of abovesaid plots.

16) It appears from record that Shri. Kalpesh Karshanbhai Kotadiya & others 23 formed a Co-Operative Housing Society in the name & style as "Parishram Residency Co-Operative Housing Society Ltd. Nashik" and the said cooperative society is duly registered under the provisions of Sec. 9(1) of the Maharashtra Co-Operative Societies Act, 1960 in the office of Deputy Registrar, Co-operative Societies, Nashik Taluka, Nashik having its Registration No. NSK/NSK/HSG/TC/5498/2013 Dt. 06/05/2013.

17) M. E. No. 9433 Dt. 21/05/2013 shows that Shri. Kalpesh Karshanbhai Kotadiya & others 23 members decided to purchase a plot property for constructed residential premises for living them and accordingly the said

society Parishram Residency Co-Operative Housing Society Ltd. Nashik through its Chairman Shri. Kalpesh Karshanbhai Kotadiya purchased the Plot No. 2 admeasuring 671.55 Sq.Mtrs. out of Gat No. 273/2/B/1 from Surya Properties (Nashik) Pvt. Ltd. through its Director Shri. Pradip Madanlal Gupta under a Sale Deed Dt. 20/05/2013 which is duly registered in the office of Sub-Registrar of Assurances, Nashik-3 under Serial No. 4402/2013 on 20/05/2013. Accordingly the name of said society is mutated to the record of rights of said Plot No. 2.

18) Further it appears from the record that Parishram Residency Co-Operative Housing Society Ltd. Nashik through its Chairman Shri. Kalpesh Karshanbhai Kotadiya has purchased a TDR admeasuring 270.00 Sq.mtrs. out of Development Right Certificate No. 546 Dt. 12/12/2011 which is granted by Nashik Municipal Corporation in respect of the land bearing S.No. 120/1 admeasuring 7100.00 Sq.mtrs. of Village Chehedi which is acquired for Truck Terminal, from B.C.S. Developers through its Director Shri. Vikram Digvijay Kapadiya under a TDR Sale Deed Dt. 12/08/2013, which is duly registered in the office of Joint Sub-Registrar of Assurances, Nashik-5 under Serial No. 9430/2013 Dt. 13/08/2013.

19) Further it appears from record that Parishram Residency Co-Operative Housing Society Ltd. Nashik through its Chairman Shri. Kalpesh Karshanbhai Kotadiya get deducted the said TDR area 270.00 Sq.mtrs. from DRC No. 546 and get prepared a building construction plan by utilizing the said TDR area for construction of residential purpose on Plot No. 02 from Architect Yogesh Gaikwad & Structural Engineer B. P. Bhavsar and submitted it for approval to the Nashik Municipal Corporation. Accordingly the said building plan is duly approved & sanctioned by the Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik vide its Commencement Certificate No. LND/BP/B-5/241/2430/13 Dt. 07/09/2013.

20) Further it appears from record that Parishram Residency Co-Operative Housing Society Ltd. Nashik through its Chairman Shri. Kalpesh Karshanbhai Kotadiya has commenced the construction work of a residential building on the said plot in the name & style as "PARISHRAM RESIDENCY" as per approved building plans.

21) Further it appears from record that Plaintiffs Shri. Devidas Khandu Datir & others 5 filed a Regular Civil Suit No. 721/2013 against Smt.Savitribai Sakharam Datir & others 22 in respect of Plot No. 1 to 30 out of Gat No.

which is filed by the said Plaintiffs against Smt. Savtribai Sakharam Datir & others 4 in respect of specific performance of Agreement for Sale Dt. 29/09/2005 registered in the office of Sub-Registrar of Assurances, Nashik3 under Serial No. 4875/2005 in respect of the land bearing Gat No. 154/1 of Village Vilholi. In pursuance to the said Regular Civil Suit No. 721/2013, the said Plaintiffs Shri. Devidas Khandu Datir & others has registered a Notice of Lis Pendency in the office of Sub-Registrar of Assurances, Nashik-1 under Serial No. 3736/2014 on 22/04/2014. Accordingly in other rights column of abovesaid plot properties, the remark of Regular Civil Suit No. 721/2013 is pending has been recorded vide M.E. No. 10230 which is made on 19/09/2014 and certified on 03/07/2015 as per order passed in Complaint Register.

22) M. E. No. 11446 shows that for tally the hand written & computerized revenue record (Village Form No. 7/12) by using Edit Module under E-mutation projects, the Tahasildar of Nashik vide his Order in pursuance to the Govt. Notification No. Ra.Bhu.A./Pra.Kra./180/L-1 Dt. 07/05/2016, some necessary corrections made in 7/12 extract of Gat No. 273/2/B/1 Plot No. 2 and other properties.

23) Further it appears from the certified copies of Regular Civil Suit No. 721/2013 & its Order that the Hon'ble Civil Judge Senior Division, Nashik vide order Dt. 01/12/2016, the said suit has been cancelled under Order 7 Rule 11 of Civil Procedure Code. Accordingly the remark of Regular Civil Suit No. 721/2013 is pending which is recorded in other rights column under M.E. No. 10230 has been deleted from other rights column vide M.E. No. 11464.

24) Thus, the present owner Parishram Residency Co-Operative Housing Society Ltd. Nashik through its Chairman Shri. Kalpesh Karshanbhai Kotadiya has acquired a right, title and interest in the subject plot properties by way of Sale Deed and entitled to construct & complete the residential building on the said plot as per approved building plan, and also entitled to allot the constructed residential premises/flats to its members.

(V) <u>ENCUMBRANCES OVER THE PROPERTY:-</u>

Nil, as per available documents, latest 7/12 extracts & information furnished by the present owner.

plot properties on the basis of Sale Deed, and their title to the subject plot property is clean, clear, saleable, transferable, marketable and free from all encumbrances. The said owner is entitled to construct & complete the residential building on the said plot property as per approved building plan & permission, and also entitled to sell/allot the constructed premises to its members.

This report is issued on the basis of documents produced before me. The said documents are returned to them alongwith this report. This Title Report contains 08 (Eight) pages.

Place: Nashik.
Date: 21/08/2018

NIVRUTTI DAMODAR KHANGAL ADV.

[Nivrutti Damodar Khangal]
Advocate, Nashik.

NIVRUTTI DAMODAR ADV.

सूची क्र.2

दुय्यम निबंधक : नाशिक 4

दस्त क्रमांक : 172/2012

नोंदणी :

Regn:63m

/8/2018

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

गावाचे नाव : अंबड (खुर्द)

(1)विलेखाचा प्रकार	मान्यता पत्र
(2)मोबदला	रु.1
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु. 1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :मौजे अंबड खुर्द येथील गट नं 273/2 यांसी एकुण क्षेत्र हे 02.34 आर यांसी आकार 3.26 पै.
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:-सखाराम सिताराम दातीर मयत करीता वारस - 1) सावित्राबाई सखाराम दातीर , रा. अंबड खु. ता. जि. नाशिक - - , 2) चंद्रकांत सखाराम दातीर , रा. अंबड खु. ता. जि. नाशिक - - , 3) भाऊसाहेब सखाराम दातीर , रा. अंबड खु. ता. जि. नाशिक - - , 4) जनाबाई उर्फ वंदना संपत खातळे, रा. नांदडगाव ता. इगतपुरी. - - , 5) ललिता कैलास कापसे, रा. अंबड, नाशिक - - ,
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-धरती डेव्हलपर्स तर्फे भागीदार - 1) दिगंबर सदाशिव गोवर्धने - - , 2) प्रकाश पुंजाजी तिडके - - ,
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/01/2012
(10)दस्त नोंदणी केल्याचा दिनांक	05/01/2012
(11)अनुक्रमांक,खंड व पृष्ठ	172/2012
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	-

21/08/2018

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशि

दस्त क्रमांक : 2629/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) अंबड (खुर्द)

(1)विलेखाचा प्रकार	फरोक्तखरेदीखत
(2)मोबदला	4295000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	16209000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन :, इतर माहिती: १) तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे अंबड खुर्द या गावचे शिवारातील गट नं.२७३/२/ब/१, मधील प्लॉट न.२ यांसी क्षेत्र ६७१.५५ चौ.मी., प्लॉट नं.६ यांसी क्षेत्र १८०.०० चौ.मी.,प्लॉट न.७ यांसी क्षेत्र १८०.०० चौ.मी.,प्लॉट न.८ यांसी क्षेत्र ३५३.७९ चौ.मी.,प्लॉट न.९ यांसी क्षेत्र १३८.१७ चौ.मी., प्लॉट नं.१० यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं.११ यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं. १२ यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं.१३ यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं.१४ यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं.१५ यांसी क्षेत्र ९६.४० चौ.मी., प्लॉट नं.१६ यांसी क्षेत्र ९८.४० चौ.मी., प्लॉट नं.१७ यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं.१८ यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं.१९ यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं.२० यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं.२१ यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं.२२ यांसी क्षेत्र १३०.६६ चौ.मी., प्लॉट नं.२३ यांसी क्षेत्र १२७.८५ चौ.मी., प्लॉट नं.२४ यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं.२५ यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं.२६ यांसी क्षेत्र ८०.०० चौ.मी., प्लॉट नं.२७ यांसी क्षेत्र ८०.०० चौ.मी., अश्या एकूण २३ प्लॉटस मिळकती यांसी एकूण क्षेत्र ३०९६.८२ चौ.मी. २) तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे अंबड खुर्द या गावचे शिवारातील गट नं.२७३/२/अ/१, मधील प्लॉट नं.१६ यांसी क्षेत्र १६०.०० चौ.मी. प्लॉट नं.१७ यांसी क्षेत्र १६०.०० चौ.मी. असे दोन्ही गट नं.मिळून क्षेत्र ३४१६.८२ चौ.मी.((GAT NUMBER : २७३/२/ब/१, २७३/२/अ/१ ;))
(5) क्षेत्रफळ	1) 3416.82 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश	1): नाव:-श्रीमती.सावित्रीबाई सखाराम दातीर वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अंबड खुर्द,ता.जि.नाशिक , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक. पिन कोड:-422010 पॅन नं:- 2): नाव:-श्री.संदकांत सखाराम दातीर

...स्तऐवज करुन दिल्याचा दिनांक	28/12/2012
(10)दस्त नोंदणी केल्याचा दिनांक	04/03/2013
(11)अनुक्रमांक,खंड व पृष्ठ	2629/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	810450
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

21/08/2018

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 4402/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) अंबड (खुर्द)

(1)विलेखाचा प्रकार	फरोक्तखरेदीखत
(2)मोबदला	5037000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	5037000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन :, इतर माहिती: मौजे अंबड सर्व्हे नं. 273/2/ब/1 चे अंतिम मंजुर ले आउट प्लॅन मधील बिनशेती प्लॉट नं. 02 यांसी क्षेत्र 671.55 चौ.मी. चे दरोबस्त मिळकत.((Survey Number : 273/2/ब/1 ; Plot Number : 02 ;))
(5) क्षेत्रफळ	1) 671.55 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुर्या प्रापर्टीज (नाशिक) प्रा. लि. तर्फे डायरेक्टर श्री. प्रदिप मदनलाल गुप्ता यांचे तर्फे विशेष मुखत्यार म्हणुन श्री. भारत साहेबराव चौधरी वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: सह्याद्री हाउस मागे, ब्लॉक नं: मायको सर्कल, रोड नं: वबक रोड , , . पिन कोड:-422002 पॅन नं:-AAJFS0245E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-परीश्रम रेसिडेन्सी को ऑप. हौसिंग सोसायटी लि., नाशिक यांचे तर्फे चेअरमन श्री. कल्पेश करशनभाई कोटडीया वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: 5, इमारतीचे नाव: साईपॅलेस अपार्टमेंट, ब्लॉक नं: अंबड, रोड नं: नाशिक, , . पिन कोड:-422009 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/05/2013
(10)दस्त नोंदणी केल्याचा दिनांक	20/05/2013
(11)अनुक्रमांक,खंड व पृष्ठ	4402/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	251850
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

NIVRUTTI DAMODAR KHANGAL