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इतर पावती

Original/Duplicate

Monday, 18 September 2017 6:06 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8513 दिनांक: 18/09/2017

गावाचे नाव: दसक

दस्तऐवजाचा अनुक्रमांक: नसन2-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड . व्ही टी चौगुले

वर्णन अर्ज क्र 2001/2017 मौजे दसक स न 27ब/4 प्लॉट क्र 11 सन 1988 ते 2017 30 वर्षे

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Nashik 2

साह दुय्यम निबंधक वर्ग-२
नाशिक-२

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

Vishwas Tukaram Chaugule,
Advocate,
23 to 25, Anand Bazar, Tilak Path,
Nashik Road – 422 101.

TITLE & SEARCH REPORT

To,
Mr. Baburao Vinayak Shinde,
Mr. Chilukruparam Metkar,
Vithabai Baburao Shinde,
Mr. Chandrakant Pundlik Metkar,
Mr. Nandu Pundlik Metkar,
R/o. Jail Road, Nashik Road.

TO WHOM SOEVER IT MAY CONCERN

Sub : Title & Search Report in respect of N.A. Plot No. 11, area admeasuring 789.67 Sq.Mtrs. having its Survey No.27B/4, situated at Village Dasak, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik.

Sir,

You have instructed me to into the title of the below mentioned property & further to submit my report accordingly. Therefore first of all I am giving description of the property under my consideration

1) **Description of Property :-**

All its piece & parcel of **N.A. Plot No. 11, area admeasuring 789.67 Sq.Mtrs. having its Survey No.27B/4, situated at Village Dasak, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik.**

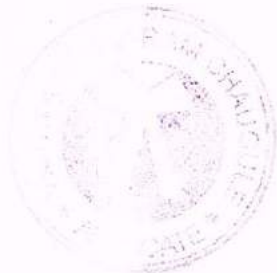


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- 2) In this way property mentioned in Para No.1 are under my consideration & one by one I am reporting it as under.
- 3) You have produced before me 7/12 extract, mutation entries, of Sale Deed & other relevant papers for my perusal & accordingly. I have gone through the whole record produced before me & accordingly my observations as under.
- 4) Infurtherence M.E.No.233 shows that, owner of S.No.27A to 27C corrected their records from Revenue Authority and Land Record Office and as per Letter of Land Record Office the area of the S.Nos. corrected by M.E.No.233.
- 5) Infurtherence M.E.No.473 shows that, Mr.Shivchandra Banarjee, Mrunalini Banarjee, and Mohitkumar Sengupta executed and registered Settlement Deed in between them as per Settlement Deed by M.E.No.473, S.No.27B came in the name of Shivchandra Banarjee and Mrunalini Banarjee.
- 6) Infurtherence records and documents shows that, the said S.N0.27B/4 was owned by Shivchandra Banarjee and Mrunalini Banarjee as on 1962-63. They appointed Mr.Krushnakamal Banarjee, Vikaskamal Banarjee, Ashutosh Mukharee as per appointment Trustee and Transferee about the said property against consideration of Rs. 1500/- on 26/06/1952. So as per the said transfer name of the K Banarjee, V Banarjee, and A Mukharee, came on record by M.E.No.818



- 7) Infurtherence M.E.No. 1617 shows that, Govt.of Maharashtra implimented enforcement and Coinage Act. So as per the said act the record of rights and Land record was implimented by the said Act. So that, M.E.No.1617 mutated and effected.
- 8) Infurtherence M.E.No.1938 shows that, the said S.No. came in the share of Vikaskamal Banarjee, so he gave application to Talathi,Dasak. As per his application other names was deleted from record of rights from this property by M.E.No.1938.
- 9) Infurtherence M.E.No.2080 shows that, owner of the said S.No.27B/4 Mr.V.K.Banarjee laiddwon Layout Plan over the said property and Town Planning Officer, Competent Authorioty,Jalgaon sanctioned the Layout plan vide their Letter No.BVNSK/2397, dated 15/05/1973 and as well as Collector,Nashik also sanctioned the said Layoaut Plan vide their Letter No.LND/II/1065/73, dated 26/07/1973. So as per the sanctioned Layout Plan the said S.No.divided into 1 to 22 plots and 7/12 extracts of the said plot property divided by M.E.No.2080.
- 10) Infurtherence M.E.No. 2359 shows that, Mr.Dnyneshwar Kadam, Madhukar Malve, Chilu Metkar, Pundlik Metkar, purchased Plot No.11admeasuring an area 789.59 Sq.Mtrs. land out of S.,No.27B/4 from the Land owners. So name of the said purchaser recorded into the record of rights by M.E.No.2359.
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- 11) Infurtherence M.E.No.2597 shows that,Mr.R.K.Suratkar purchased 131.61 Sq.Mtrs.land from B.R.Kadam out of Plot No.11 of S.No.27B/4 by way of Registered Sale Deed. So name of the said Purchaser recorded into the record by M.E.No. 2597.
- 12) Infurtherence M.E.No. 5041 shows that, Mr.R.K.Suratkar sold out 131.61 Sq.Mtrs.land to Vithabai Baburao Shinde out of Plot No.11 of S.No.27B/4 by way of Registered Sale Deed. So name of the said Purchaser recorded into the record by M.E.No. 5041.
- 13) Infurtherence M.E.No. 10699 shows that, one of the owner Mr. P.K.Metkar died on 26/12/2010 leaving behind him 2 sons namely i.e. Chandrakant and Nandu. so as per an application, affidavit & death certificate name of the said legal heirs recorded into record of rights by M.E.No.10699.
- 14) Infurtherence records and documents shows that, you the owners of the plot property are commonly owned the Plot No.11 since long back and your names has been appeared as a owner and occupier of the said property.
- 15) I have also taken a search for 30 years about the said property in the office of the Joint Sub-Registrar, Class-II, Nashik vide Receipt No. NSN-2-0-2017, Dated 18th September, 2017. But I do not found any adverse entry relating to the said property.



So, in this way N.A. Plot No. 11, area admeasuring 789.67 Sq.Mtrs. having its Survey No.27/B/4, situated at Village Dasak, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik. is having good marketable title & the property is clean, clear & free from all encumbrances & charges as per the documents produced before me.

Thanking you,

Nashik Road.

Dated : 18/09/2017.

Yours faithfully



Advocate.

Adv. Vishwas Tukaram Chaugule

(B.S.L., LL.B.)

Off.24, Anand Bazar, Tilak Path, Muktidham Road,
Nashik Road, Tal. Dist. Nashik (M.S.)
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