

Resi. : 5, Jeevan Swapna Co-op.Hsg. Sety, L.I.C.Colony Indira Nagar, Nashik- 9, **Ph.:** 2324769
Office : Office No. 206, Damodar Chambers, Kanherewadi, Near C.B.S, Nashik, Mob-9823 133121

TITLE SEARCH REPORT

I) NAME & ADDRESS OF THE PERSON REQUESTING TO PREPARE TITLE SEARCH REPORT :

Shivshakti Constructions, Prop., Firm through their Prop., Shri. Chaturbhai Dhirubhai Kacha R/at - Samrat Vrundavan , 901 , Keshav, C wing , Adgaon Naka , Nashik - 422003

NAME & ADDRESS OF THE OWNERS OF THE PROPERTY :

Shivshakti Constructions Prop., Firm through their Prop., Shri. Chaturbhai Dhirubhai Kacha R/at - Samrat Vrundavan , 901 , Keshav, C wing , Adgaon Naka , Nashik - 422003

II) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of land bearing S. No. 907/2/2/16 , Plot no. 15, admeasuring 423.25 sq. mtrs. out of which area admeasuring 31.50 sq. mtrs. was transfer to Nashik Municipal Corporation balance area 391.75 sq. mtrs. lying and being at Nashik Dist Nashik, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist Nashik, which property is bounded as follows

On and towards East	:	9 Mtr Colony Road
On and towards West	:	Plot no. 14
On and towards South	:	18 Mtr D.P. Road
On and towards North	:	Plot no. 12

III) OBJECT OF THE TITLE REPORT :

As per the request of the abovesaid person.

IV) COVERAGE OF SEARCHES MADE :-

1. 7/12 extracts from the year 1985- 1986 to 2018- 19.
2. Mutation Entries from form No. 6-D.
3. Sale Deed dated 07/05/1985 & 12/04/2018 , 25/10/2018 & 03/11/ 2018
4. N. A. permission having No.R.B.D⁵ III / L.N.A / SR / 306/85, Nashik, dated 15/04/1985.
5. Copy of Approved final layout .
6. Title Certificate of Adv. Dilip Ramchandra Shinde dtd. 19/04/1985
7. Index II Search receipt dated 10 / 08 /2018
8. Commencement Cetificate LND /BP /Nashik / DCR / 0335 / 2019 dated 15/03/2019

It further appears from M.E No. 8215, dated 10/05/1962 that Hissa from no.12 was applicable and as per the order of Mamaiedar dated 31/12/1959 S. No. 907 / 2 admeasuring 10 H. 00 R. + Pot Kharaba 0 H. 6 R owned by Muralidhar Kashinath Gamane.

Due to implementation of enforcements of Weights and Measurements Act & Indian Coinage Act the measurements of the said land have been converted into metric by the way of certifying in M. E. No. 12378.

It appears from M.E No. 21180, that Mr. Muralidhar Kashinath Gamane had prepared layout for the said Survey no. 907/2/1, 907/ 2 / 2/1 to 907/ 2 to 16. As per the said final layout separate 7/12 extracts are prepared. The said M.E. is not in readable condition.

The said layout was converted for Non-agricultural use under section 44 of maharashtra Land Revenue code by order of collector vide their letter no. R.B.D / III / L.N.A / SR / 306/85, Nashik, dated 15/04/1985.

It further appears that the said layout of S. No. 907/2 was tentatively approved by Nashik Municipal Corporation Vide their letter no. LND/WS/ Tent / Layout 47, dated 21/08/1984. The said layout of S. No. 907/2 was finally approved by Nashik Municipal Corporation Vide their letter no. LND/WS/ 82, dated 04/12/1984.

It further appears from M.E No. 21707, dated 18/06/1985 that Mr. B. R. Guleria had purchased the said plot no. 15 out of Survey no. 907/2 from Mr. Shri.Muralidhar Kashinath Gamane with Consent Shri. Bhardwaj Purushottam Rahalkar and M/s. Manisha Enterprises through Shri. Pramod Shrikrishna Sharma by registered sale deed. The said sale deed is registered in Sub-registrar office Nashik at Sr. No. 2299 on 07/05/1985.

It further appears from M.E No. 56794, dated 21/11/2006 that Mr. B. R. Guleria (Bantaram Guleria) was died on 30/01/2013 and his legal heirs wife namely Smt. Sarala Bantaram Guleria Daughter Namely Adashbala Dilipsingh Rana and 2 sons Namely Mr. Praveenkumar Bantaram Guleria & Mrs. Pradeepkumar Bantaram Guleria were brought on record.

It further appears from M.E. No. 400648 dated 25/04/2018 that that Shivshakti Constructions Prop., Firm through their Prop., Shri. Chaturbhai Dhirubhai Kacha had purchased the said plot no. 15 out of Survey no. 907/2/2/16 from Smt. Sarala Bantaram Guleria, Adashbala Dilipsingh Rana, Mr. Praveenkumar Bantaram Guleria & Mrs. Pradeepkumar Bantaram Guleria by registered sale deed. The said sale deed is registered in Sub-registrar office Nashik 3 at Sr. No. 2919 on 12/04/2018.

It further appears from M.E. No. 401211 dated 05/10/2018 that Shivshakti Constructions, Prop., Firm through their Prop., Shri. Chaturbhai Dhirubhai Kacha had given affidavite, Transfer Deed and letter from Nashik Municipal

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Corporation vide their letter no. Ja. Kra. Nanivi / Vish / 571 dated 2018 . dtd. 03/10/2018, The area admeasuring 0.3150 R i.e. 31.50 sq. mtrs. was transfer to Nashik Municipal Corporation by transfer Agreement. Hence as per the order of commissioner Nashik Municipal Corporation vide their order no. 571 / 2018 dated 30/10/2018. The Road admeasuring 6 Mtrs. 7 7.50 Mtrs. were change to 9 Mtr. vide Road. Hence 0.3150 R i.e. 31.50 sq. mtrs. area was shown in the name of in the Nashik Municipal Corporation.

It further appears that Shivshakti Constructions, Prop., Firm through their Prop., Shri. Chaturbhai Dhirubhai Kacha had purchased T.D.R of 59 .22 sq. mtrs from D.R.C No. 732 from Mr. Nivrutti Muralidhar Maule by registered sale deed. The said sale deed is registered in Sub-registrar office Nashik 5 at Sr. No. 8272 on 25/10/2018.

It further appears that Shivshakti Constructions, Prop., Firm through their Prop., Shri. Chaturbhai Dhirubhai Kacha had purchased T.D.R of 25.00 sq. mtrs from D.R.C No. 744 from Mr. Mayur Vasant Deshmukh and other 2 by registered sale deed. The said sale deed is registered in Sub-registrar office Nashik 5 at Sr. No. 8551 on 03/11/2018

It further appears that Shivshakti Constructions, Prop., Firm through their Prop., Shri. Chaturbhai Dhirubhai Kacha had prepared building plan for the said plot no. 15 out of Survey no 907/2/2/16 with T.D.R of 75.00 sq. mtrs which was approved by Nashik Municipal Corporation vide their Commencement Certificate no. LND /BP /Nashik / DCR / 0335 / 2019 dated 15/03/2019

From the records put before me. and subject to the above findings Index II search for last 30 years of the land bearing **S. No. 907/2/2/16 , Plot no. 15, admeasuring 423.25 sq. mtrs.** out of which area admeasuring 31.50 sq. mtrs. was transfer to Nashik Municipal Corporation balance area 391.75 sq. mtrs. lying and being at Nashik Dist Nashik, owned by **Shivshakti Constructions , Prop., Firm through their Prop., Shri. Chaturbhai Dhirubhai Kacha** is clear and marketable.

Nashik.

Dated : 06/06/2019


Sau. Vidyullata K. Tated,
Advocate

सौ. विद्युलता कां. तातेड
एम. कॉम, एल. एल. बी.
अॅडव्होकेट