539/0 इतर पावती Original/Duplicate

Tuesday,11 September 2018 6:40 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 5034 दिनांक: 11/09/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन7-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड. जगदिश काजळे

वर्णन मौजे पाथर्डी येथील स.न. 308/अ/4 पैकी प्लॉट नं. 4 चा शोध एकुण 30 वर्षे सन 1989 ते 2018

SEARCHFEE रु. 750.00

एकूण: रु. 750.00

Joint S.R. Nashik 7

सह.दुय्यम निबंधक वर्ग-२
नाशिक-७

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

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Jagdish Popat Kajale
B.A.L.L.B.
Advocate

Office: A - 223, Megdoot Shoppping Centre, C.B.S., Nashik - 422002 ,
Mob.9763663253

TITLE & SEARCH REPORT

(TO WHOMSOEVER IT MAY CONSERN)

A] Description of the property :-

All that piece & parcel of plot property bearing **Plot No. 04 Total adm. area 2 R 88.75 Sq. Mts. Out of S. No.308/A/4** (city Survey. No. 1176 Adm. area 318.7 Sq. Mtrs.) situated, being & lying within the village limits of **Pathardi,** Tal & Dist. Nashik. (Hereinafter referred to as the " said plots ").

B] Present Owners of the said property :-

Om Construction Through its Proprietor
Mrs. Shila Santosh Borade

C] Documents perused & record inspected :-

1) All the relevant 7/12 extracts & mutation entries for the last 30 years
2) Non - agricultural Permission & NA Tax paid receipt
3) Lay - out Plan & Permission
4) Sale Deed

D] OBSERVATION & FINDINGS :-

As per the request of **Om Construction Through its Proprietor Mrs. Shila Santosh Borade** I had investigated the title of above said Plot property For that purpose, I had perused the above said Revenue records and also I have taken the search in the Office of Sub – Registrar Nashik, in the Said record Some record is not available to

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read & Some is not able to read and after oral discussion with the owner of the said property my observations & findings are as under :

1. M.E.No. 3118 Dated : 01/10/1977 :-

It 's discloses that the land owner of Survey No.308/A late Kalu Narayan Nawale is died on 13.09.1977 & he had Five Sons & Tow Doughtier as per that the name of the Said Person has recorded as a legal heirs of Late Kalu Narayan Nawale on 7/12 Extract of the Said Property. M.E. made & certified.

2.M.E.No. 3325 :-

It's discloses that Mr. Laxman Devram Demse & other - 8 had obtained N.A Permission from the collector of Nashik & also Obtained lay – out plan Permission from the Towen Planing Officer Nashik in the land of S.No308/A & as per that the Said land is Divided in to plot M.E. Made & Certified.

3. M.E.No. 3377 Dated : 03/05/1982 :-

It's discloses that the Plot owner Laxman Devram Demse & other Sold the Said plot to Shree Digambar Vishvanath Kulkarni . Mutation Entry Made & Certified.

4. M.E.No. 4312 Dated: - 20/08/1987 :-

it's discloses that the effect of Enforcement act 1958 and Indian coinage act was given to all the lands of village Pathardi & accordingly measurements of the lands were changed to decimal system.

5. M.E.No.11268 :-

It's discloses that the Plot owner Shree Digambar Vishvanath Kulkarni Sold the Said plot to Mr. Pradeep Ramesh Jadhav. Mutation Entry Made & Certified.

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6. M.E.No.12012 :-

It's discloses that the Plot owner Mr. Pradeep Ramesh Jadhav Sold the Said plot to Mr. Prakash Bajirao Dixit & Nitin Sharad Dixit. Mutation Entry Made & Certified.

7. M.E.No.24774 :-

It discloses that as per the Order of Hon. Tahasildar Nashik The Measurement of Plot No. 04 out of S. No. 308/A it is Changed in to R. Measurement M. E. Made & Certified.

8. M.E.No.24788 :-

It's discloses that the Plot owner Mr. Prakash Bajirao Dixit & Nitin Sharad Dixit. Sold the Said plot to Om Construction Through its Proprietor Mrs. Shila Santosh Borade. Mutation Entry Made & Certified.

9. M.E.No.26100 :-

It's discloses that the Said Plot its Owned & Possessed by Om Construction Through its Proprietor Mrs. Shila Santosh Borade. & She has by the order No.515 Dated 27.072018 of Commissioner of Nashik Municipal Corporation She Has Handed over the 11.25 Sq. mtrs area to Nashik Municipal Corporation for the Purpose of 9.00 Mtr Wide Colony Road. As per that the Name of Nashik Municipal Corporation has recorded for the Adm. Area 11.25 Sq. mtrs. on the 7/12 Extract of the Said Plot. Mutation Entry Made & Certified.

E) Opinion :-

After the perusal of aforesaid records, deeds, document & permissions, I am of the opinion that Om Construction Through its Proprietor Mrs. Shila Santosh Borade. is the absolute owner of Plot No.04 Total admeasuring area. 2 R.88.75 Sq. mtrs. out of Survey No.308/A/4 situated being &

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lying within the Village limits of Pathardi , Tal : & Dist: Nashik and the said owners are having a clear & good marketable title to the said plots, & free from all types of encumbrance, whatsoever Nature.

Place : Nashik.

Date : 29/10/2018deeddee

Jagdish Popat Kajale
Advocate

ADV. JAGDISH POPAT KAJALE
B.A.LL.B.
Off. - C/o. A - 225,
Meghdoot Shoping Center
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