



Manoj Murlidhar Chavan

B.Com., LL.B.

ADVOCATE

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Date-2/03/2019

// SHRI SWAMI SAMARTH //

TITLE / SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

(I) Description of properties : -

ALL THAT piece and parcel of "Non-agricultural/Residential" plots of land, bearing N.A. Plot Nos.-6/7/8/17, total area admeasuring 1062.00 Sq. mtrs., assessed at Rs.562.86Ps. out of it, an area 972.13 Sq. mtrs. is in possession of plot owners & an area 89.87 Sq.mtrs. is surrender to Nashik Municipal Corporation for road widening, from & out of sanctioned layout of Survey No.-312/3, situated at- **PATHARDI**, within the limits of Municipal Corporation, Regn. & Sub-Regn., Tal. & Dist.Nashik & the said plots are jointly bounded as under : -

<u>On or towards</u>	<u>By</u>
East :	6.00 mtrs. wide Colony Road & Plot Nos. 18 & 19
West :	6.00 mtrs. wide Colony Road
South :	9.00 mtrs. wide Colony Road
North :	Adj. S.No.-312/3(P) & Adj. Plot No.- 18 in the same layout

All the said plot properties, together with existing rights of easements, access, ways, common roads, open spaces with right of ownership.

(II) Name of the Owners/Holders of said properties : -

1) M/s. New Pawanputra Developers

Partnership Firm, through its Partner-

1) Mr. Rakash Chandrakant Amrutkar

2) Mr. Anil Kashinath Wani (HUF) through

Karta Mr. Anil Kashinath Wani

(Owners of Plot Nos.- 6 & 7)

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2) Mr. Raghunath Laxman Gharate
(Owner of Plot Nos.- 8 & 17)

(III) Documents produced before me for inspection : -

- 01) Relevant 7/12 Extracts (last 30 years)
- 02) Relevant Mutation Entries
- 03) Copy of N. A. Permission, dtd.22/03/1995
- 04) Copy of final layout permission, dtd.8/11/1995
- 05) Copies of Regd. Sale-Deeds, dtd.19/01/1996
- 06) Copy of Plot Amalgamation Permission, dtd. 21/01/2019
- 07) Copies of Regd. Sale-Deeds, dtd.29/01/2019
- 08) Copy of Search Receipt, dtd.2/03/2019
- 09) Other Related Papers

(IV) Observations & findings : -

As per the request of M/s. New Pawanputra Developers through its Partner Mr.Rakesh Chandrakant Amrutkar & others, I have verified into the title of abovesaid plot properties. For that purpose, I have perused the abovesaid necessary available revenue records & other related papers/permissions etc. and my observations & findings are as under : -

(01) M. E. No. 2747, dtd. 17/05/1970 shows that, the Govt. of Maharashtra has implemented the Enforcement Act & Indian Coinage Act in the State & all measurements were changed to Decimal System & Hissa Form No. 12 were changed accordingly.

(02) M. E. No. 4779, dtd. 7/10/1989 shows that, the owner of S. No. 312 & other lands, Mr. Murlidhar Ramchandra Jachak, Karta of Joint Family have partitioned their lands between themselves & as per the said partition, land S. No. 312/3, area 1H.41 Are + P.K.0H.02Are goes to the share of Mr. Dhondiba Ramchandra Jachak & other lands were goes to other holders. The said effect was given into records as per the Order No.- 236/89, dtd. 7/10/1989 of Tahsildar, Nashik.

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(03) M.E.No. 6169, dtd.29/06/1995 shows that, Mr. Dhondiba Ramchandra Jachak through his G.P.A. Holder Mr. Chandrashekhar Babulal Shah had prepared a layout plan of an area 12615 Sq.mtrs. from & out of S.No.-312/3 & after its submission, the same was approved by Town Planning Dept., Nashik Municipal Corporation vide its Letter No.-IND/WS/166/2845, dtd. 3/10/1994. Also the Collector of Nashik issued Non-Agri. Permission vide its Order No.-Mah/Kaksha-3/N.A.P.No./524/1994, dtd.22/03/1995. By virtue of those permissions, the said land was led into various plots i.e. Plot Nos.-1 to 30 including abovesaid Plot Nos.-6,7,8,17 & the said plots of land were shown in the name of abovesaid landowner.

Record further shows that, the said layout plan is finally approved & sanctioned by Asst. Director of Town Planning, Nashik Municipal Corporation, Nashik vide its Letter No.- Javak No./Town Planning Dept. /Final/286/3349, dtd. 8/11/1995.

(04) M.E.No. 6324, dtd.20/01/1996 shows that, A/c. holder Mr. Murlidhar Ramchandra Jachak died on 4/10/1995, leaving behind his following legal heirs i.e. 1) Zunakabai Murlidhar Jachak-widow, 2) Baraku, 3) Bhimrao, 4) Raghunath & 5) Pandurang Murlidhar Jachak-all sons. Hence, the names of said legal heirs are entered into the records of said S.No.-312/2 & S.No.-348/2/2 etc.

(05) M.E.No. 6326, dtd.23/01/1996 shows that, Mr. Dhondiba Ramchandra Jachak & 3 others through their G.P.A. Holder Mr. Chandrashekhar Babulal Shah have sold out belowmentioned plot properties to belowmentioned purchaser & the details of which are as under :-

(1) S.No.312, H.No.-3, Plot No.-6, area 279.00 Sq.mtrs. sold to Mrs. Alka Dilipkumar Newadkar by way of Regd. Sale-Deed on 19/01/1996. The said document is duly registered at the Office of Sub-Registrar, Nashik-2 at Sr.No.-381/1996 on same date.

- (2) S.No.312, H.No.-3, Plot No.-7, area 261.00 Sq. mtrs. sold to Mr. Ravindranath Vishnu Newadkar by way of Regd. Sale-Deed on 19/01/1996. The said document is duly registered at the Office of Sub-Registrar, Nashik-2 at Sr.No.-375/1996 on same date.
- (3) S.No.312, H.No.-3, Plot Nos.-8 & 17, area 261.00 Sq.mtrs. each, total area 522.00 Sq.mtrs. sold to Mr.Raghunath Laxman Gharate by way of Regd. Sale-Deed on 19/01/1996. The said document is duly registered at the Office of Sub-Registrar, Nashik-2 at Sr.No.-384/1996 on same date.

By virtue of said Regd. Sale-Deeds, the names of said purchasers of Plot Nos.-6,7,8,17 & other plots are entered into owner's column of R/R. of said plots of land.

(06) M.E.No. 21124, dtd.23/01/2013 shows that, the said mutation entry is related with Plot No.-7 alongwith construction thereon from & out of S.No.-312/3, situated at Pathardi. The said layout of S.No.-312/3 is different layout & it is not related with the subject matter of this title report.

(07) M. E. No.24752 shows that, the said mutation entry is related with Online Record i.e. E-Mutation Entry Project. As per Govt. Gazette No.-Ra.Bhu.A./Pra.No.-180/La.-1, dtd.7/05/2016 & Order of Tahsildar, Nashik, dtd.22/04/2017, the online 7/12 extracts of plot properties in S. No.-312/3 & other lands were corrected.

(08) M. E. No.25676 shows that, the said mutation entry is related with Online Record i.e. E-Mutation Entry Project. As per Govt. Gazette No.-Ra.Bhu.A./Pra.No.-180/La.-1, dtd.7/05/2016 & Order of Tahsildar, Nashik, dtd.23/06/2018, the online 7/12 extracts of plot properties in S. No.-312/3 & other lands were corrected.

(09) M.E. No.26132, dtd.30/09/2018 shows that, As per Letter No.-Nanivi/Vashi/235, dtd.17/09/2018 issued by Nashik Municipal

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Corporation, Nashik, said plot owner, Mr. Raghunath Laxman Gharate is surrender an area 0.21.75 Sq. mtrs. from total area of Plot No.-17 to Nashik Municipal Corporation for the purpose of road widening. Hence, as per Agreement & Order No.-515, dtd. 27/07/2018 of Commissioner of Nashik Municipal Corporation, the name of Nashik Municipal Corporation is entered into owner's column of R/R. of abovesaid area only.

(10) M.E. No.26133, dtd.30/09/2018 shows that, As per Letter No.-Nanivi/Vashi/234, dtd.17/09/2018 issued by Nashik Municipal Corporation, Nashik, said plot owner, Mr. Raghunath Laxman Gharate is surrender an area 0.21.75 Sq. mtrs. from total area of Plot No.-8 to Nashik Municipal Corporation for the purpose of road widening. Hence, as per Agreement & Order No.-515, dtd. 27/07/2018 of Commissioner of Nashik Municipal Corporation, the name of Nashik Municipal Corporation is entered into owner's column of R/R. of abovesaid area only.

(11) M.E. No.26402, dtd.5/12/2018 shows that, As per Letter No.-Nanivi/Vashi/1603, dtd. 3/12/2018 issued by Nashik Municipal Corporation, Nashik, said plot owner, Mrs. Alka Dilipkumar Newadkar is surrender an area 0.24.62 Sq. mtrs. from total area of Plot No.-6 to Nashik Municipal Corporation for the purpose of road widening. Hence, as per Agreement & Order No.-515, dtd. 27/07/2018 of Commissioner of Nashik Municipal Corporation, the name of Nashik Municipal Corporation is entered into owner's column of R/R. of abovesaid area only.

(12) M.E. No.26403, dtd.5/12/2018 shows that, As per Letter No.-Nanivi/Vashi/1602, dtd. 3/12/2018 issued by Nashik Municipal Corporation, Nashik, said plot owner, Mr. Ravindranath Vishnu Newadkar is surrender an area 0.21.75 Sq. mtrs. from total area of Plot No.-7 to Nashik Municipal Corporation for the purpose of road widening. Hence, as per Agreement & Order No.-515, dtd. 27/07/2018 of Commissioner of Nashik Municipal Corporation, the name of Nashik

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Municipal Corporation is entered into owner's column of R/R. of abovesaid area only.

(13) M.E.No.26686,dtd.1/02/2019 shows that, said Mrs. Alka Dilip kumar Newadkar have sold out abovesaid N.A. Plot No.-6, total area 279.00 Sq. mtrs. out of it, an area 254.38 Sq.mtrs., from & out of S.No.-312/3, situated at Pathardi to M/s. New Pawanputra Developers, Partnership Firm, through its Partner Mr.Rakesh Chandrakant Amrutkar & Mr.Anil Kashinath Wani (HUF) through Karta- Mr.Anil Kashinath Wani by way of Regd. Sale-Deed on 29/01/2019. The said Sale-Deed is duly registered at the Office of Joint Sub-Registrar,Class-II,Nashik-5 at Sr.No.-801/2019 on same date. By virtue of abovesaid Regd. Sale-Deed, the names of M/s. New Pawanputra Developers through its partners are entered into R/R. of abovesaid plot property & they have acquired right, title & interest over the same.

(14) M.E.No.26687,dtd.1/02/2019 shows that, said Mr. Ravindranath Vishnu Newadkar have sold out abovesaid N.A. Plot No.-7, total area 261.00 Sq. mtrs. out of it, an area 239.25 Sq.mtrs., from & out of S.No.-312/3, situated at Pathardi to M/s. New Pawanputra Developers, Partnership Firm, through its Partner Mr.Rakesh Chandrakant Amrutkar & Mr.Anil Kashinath Wani (HUF) through Karta- Mr.Anil Kashinath Wani by way of Regd. Sale-Deed on 29/01/2019. The said Sale-Deed is duly registered at the Office of Joint Sub-Registrar,Class-II,Nashik-5 at Sr.No.-800/2019 on same date. By virtue of abovesaid Regd. Sale-Deed, the names of M/s. New Pawanputra Developers through its partners are entered into R/R. of abovesaid plot property & they have acquired right, title & interest over the same.

(15) M. E.No.26765, dtd.1/03/2019 shows that, plot owners, M/s. New Pawanputra Developers, Partnership Firm,through its Partner Mr.Rakesh Chandrakant Amrutkar have amalgamated Plot Nos.-6,7,8 & 17, total area 1062.00 Sq. mtrs. For that purpose, plot owners have taken Permission for Amalgamation of plot properties from Asst. Director of Town Planning, Nashik Municipal Corporation, Nashik vide its Letter

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No.-Javak No./pathardi/Abhinyas/plot amalgamation/sa.sa.na.ra./NMC /LND/AML/Pathardi/DCR/0038/2019, dtd.21/01/2019. By virtue of the said permission, the 7/12 extracts of abovesaid plot properties were amalgamated as Plot Nos.-6/7/8/17, total area 1062.00 Sq.mtrs. & hence, the effect of said permission was given into the records accordingly.

(16) Apart from the above observations, I had taken Search in the available Index-II Registers kept at the Office of Joint Sub-Registrar, Class - II, Nashik-1 to 6 since the year 1989 to 2019 i.e. 30 years (vide E Challan No.-MH012665155201819E, dtd.2/03/2019) & at the time of search, some record were found in torn condition & after perusal of available record, I have found abovesaid two Regd. Sale-Deeds- Doc. Nos.-800/2019 & 801/2019, dtd.29/01/2019. Also I have not come across any adverse entry affecting the title of present Plot Nos.-6/7/8/17, from & out of S.No.-312/3 of Pathardi, Tal. & Dist. Nashik.

(17) After perusing all the available Revenue records and other related papers/permissions etc. together with Search taken at the Office of Joint Sub-Registrar, Class-II, Nashik-1to6 for last 30years, I am of the opinion that, 1) M/s. New Pawanputra Developers, Partnership Firm, through its Partner Mr.Rakesh Chandrakant Amrutkar & Mr.Anil Kashinath Wani (HUF) through Karta- Mr.Anil Kashinath Wani (Owners of Plot Nos.-6 & 7), 2) Mr. Raghunath Laxman Gharate (Owner of Plot Nos.-8 & 17) are having marketable title over their abovesaid N.A. Plot Nos.-6/7/8/17, total area admeasuring 1062.00 Sq. mtrs., assessed at Rs.562.86Ps. out of it, an area 972.13 Sq. mtrs. is in possession of plot owners & an area 89.87 Sq.mtrs. is surrender to Nashik Municipal Corporation for road widening, from & out of sanctioned layout of Survey No.-312/3, situated at-PATHARDI, Tal. & Dist. Nashik & which are free from all encumbrances/charges of whatsoever nature subject to above observations & findings.

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This Title/Search Report is issued only upon the strength of available documents/papers/permissions etc. produced before me by M/s. New Pawanputra Developers, through its Partner Mr.Rakesh Chandrakant Amrutkar & others.

Hence this Title / Search Report.

Place : Nashik.

Date : 2/03/2019.

Manoj M. Chavan
2/3/19.

MANOJ M. CHAVAN
(ADVOCATE)

मनोज मुरलीधर चव्हाण

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CHALLAN
MTR Form Number-6



SRN	MH012665155201819E	BARCODE			Date	02/03/2019-19:32:49		Form ID	
Department				Inspector General Of Registration					
Search Fee				TAX ID (If Any)					
Type of Payment				Other Items		PAN No.(If Applicable)			
Office Name				NSK4_NASHIK 4 JOINT SUB REGISTRAR		Full Name		ADV MANOJ MURLIDHAR CHAVAN	
Location				NASHIK		Flat/Block No.		S.NO.312/3 PLOT NO. 6/7/8/17	
Year				2018-2019 One Time		Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		PATHARDI		
030072201 SEARCH FEE			750.00		Area/Locality		NASHIK		
					Town/City/District				
					PIN		4 2 2 0 1 0		
					Remarks (If Any)				
					SEARCH FEE FOR 30 YEARS				
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only		
					Words				
Payment Details				UNION BANK OF INDIA					
				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		02901792019030277965 32991168	
Cheque/DD No.				Bank Date		RBI Date		02/03/2019-19:34:37 Not Verified with RBI	
Name of Bank				Bank-Branch		UNION BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9960634501

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

दर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

रलीयर चर
अं
जी.व्हे.स, जिल्हा
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