ADVOCATE VAISHALI GUPTE
B.COM. L.L.B.
Sanad Reg.No.MAH.929/1989

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dtd. 25-3-2019

TO WHOM SO EVER IT MAY CONCERN
TITLE REPORT

Subject : Title Report of Property belonging to **Mrs. Pratibha Nilesh More**

Property : Plot no. 1+2 Gat no. 833+754/2, situated at **Shinde Tal Nashik.**

Madam/Sir,

On the verbal request of **Mrs. Pratibha Nilesh More** I furnish this report on the basis of documents and search conducted by me

I. PROPERTY DESCRIPTION

Gat. no	Plots	Area	Boundaries
754/833/2/3	1	14.19.30R	on or towards East : 9 mts colony road on or towards West : Gat no. 755
754/833/2/3	2	6.68.70R	on or towards South : plot 3 on or towards North : Nashik-Pune highway

situated at **Shinde** within the limits of Nashik Municipal Corporation & Sub Registration of Dist Nashik

II. DOCUMENTS ON RECORD

- 7/12 Extracts & mutation entries.
- Development agreement regd at sr. no. 4851 dtd. 24.07.2018 at office no 3 executed by Mr. Sunil Chide, Smt. Yashoda Nivrutti Chide, Mr. Anil & Sanjay Murlidhar Pote in favour of Mrs. Pratibha Nilesh More.
- GPA regd at sr. no 4852 dtd. 24.07.2018 at office no 3 executed by Mr. Sunil Chide, Smt. Yashoda Nivrutti Chide, Mr. Anil & Sanjay Murlidhar Pote in favour of Mrs. Pratibha Nilesh More.
- Approved Layout plan.
- Sale deed regd at .sr no. 4976 dtd. 19.07.1988 office no 1 executed by Mrs. Malati Baba Deore in favour of Mr. Sunil Nivrutti Chide & Mr. Anil Murlidhar Pote for area 516 sq.mts from western side of plot no. 1
- Sale deed regd at sr. no. 4975 dtd. 19.07.1988 at office no 1 executed by Mrs. Malati Baba Deore in favour of Mr. Sanjay Murlidhar Pote & Mrs. Yashoda Nivrutti Chide for area 559 sq.mts from eastern side of plot no 1
- Sale deed regd at sr. no. 1128 dtd. 12.04.1993 at office no 2 executed by Mrs. Malati Baba Deore in favour of Mr. Anil Murlidhar Pote, Mr. Sunil Nivrutti Chide, Mrs. Yashoda Nivrutti Chide, Mr. Sanjay Murlidhar Pote for plot no. 2
- Building Commencement Certificate bearing no 559/18 dtd. 05.05.2018.
- Development charges certificate dtd. 5.06.2018.
- NA order

III. SEARCH IN SUB REGISTRAR'S OFFICE: Nasik

IV. Search

I have taken e-search of Index II Registers of last 30 years available at Sub- Registrar office – Nashik. On line search Receipt is obtained and same is enclosed.. I have not come across any adverse entry.

V. INVESTIGATION

a. Gat no 833 & 754 was originally owned by Mr. Madhukar Sakharam Salve, Mr. Kachru Dagdu Borade & Mrs. Punjabai Dagdu Borade.

b. **Mutation entry no 128 dtd 22.06.1982 reveals** that layout plan of gat no 833 & 754 was approved Non-agricultural use permission was granted. Survey nos. 833 & 754 were amalgamated, plots 1 to 36 came into existence names of Mr. Madhukar Sakharam Salve, Mr. Kachru Dagdu Borade & Mrs. Punjabai Dagdu Borade were recorded to ownership rights column of the plots.

c. Plot no 1 area 1075 sq.mts & plot no 1070 sq.mts of plot no 2 out of gat no. 754 was shown in the ownership of Mr. Madhukar Sakharam Salve.

d. Plot no 3 to 36 out of Gat no. 833 were shown into the ownerships of Mr. Kachru Dagdu Borade & Mrs. Punjabai Dagdu Borade.

e. Plots nos 1 & 2 out of gat no. 833/754 were sold by Mr. Madhukar Sakharam Salve to M/s Vishwas Associates (a partnership firm) partners Mr. Ravindra Jadhav, Mrs. Sumati Parundekar, Mr. Pratap Bhamre & Mrs. Malati Baba Deore. For this transaction **mutation entry no. 213** was certified.

f. The partners Mrs. Sumati Parundekar & others 2 retired from the firm & relinquished their rights from the properties so the plots no 1 & 2 were given into the share of Mrs. Malati Deore. **Mutation entry no 150** was certified

g. Mrs. Malati Baba Deore by sale deed regd at sr. no. 4975/1988 sold plot no 1 out of amalgamated survey no. 833+754/1 to Mrs. Yashodabai Nivrutti Chide & Mr. Sanjay Murlidhar Pote.

h. Mrs. Malati Baba Deore by sale deed regd at sr. no. 4976/1988 sold plot no 1 out of amalgamated survey no. 833+754 to Mr. Sunil Nivrutti Chide & Mr. Anil Madhukar Pote.

i. By sale Deed regd. at sr. no. 1128/1993 Mrs. Malti Baba Deore sold plot no. 2 area 1070 out of gat no.833 + 754/2 to Mr. Anil Murlidhar Pote, Mr. Sanjay Murlidhar Pote, Mr. Sunil & Mrs. Yashoda Nivrutti Chide. The names of purchasers were recorded to ownership right column.

j. **Mutation entry no 1969 dtd 25.02.1994 reveals** that as per the order of Sub-Divisional Officer **mutation entry no 8838** was cancelled & after measurements plot wise 7/12 extracts were prepared plot nos 1 to 3 came into existence in **gat no. 754** & plots 1 to 36 were formed within gat no. 833.

The names of Mr. Sunil Nivrutti Chide & Mr. Anil Murlidhar Pote were recorded to plot no. 2 of **gat no 754**. The names of Mr. Sanjay Murlidhar Pote & Mrs. Yashoda Niovrutti Chide were recorded to new plot no 3 out **gat no.**

754. Before measurements the number of land was plot no. 1 and thereafter it was numbered as new plot no. 2. Before measurements the land was numbered as plot no.2 but after measurements the number was changed as new plot no 3.

k. **Mutation entry no 9141 recorded in 2016** reveals that as per the order of Tahsildar the records of 7/12 extract were computerized and corrections were carried out as the effect of computerization & on perusing the 7/12 extract dtd 7.01.2017 of gat no. 754 plot no 2 names of Mr. Sanjay Murlidhar Pote & Mrs. Yashodabai Chide were recorded as joint owners of area 5.41R & names of Mr. Sunil Nivrutti Chide & Mr. Anil Murlidhar Pote were recorded as joint owners to area 5.59R.

On perusing 7/12 extracts of plot no.3 of gat no. 754 it is seen that the names of Mr. Sanjay Murlidhar Pote, Mrs. Yashodabai Chide, Mr. Sunil Nivrutti Chide & Mr. Anil Murlidhar Pote are recorded as joint owners to area 9.88 R.

l. **Mutation entry no 9608 recorded in 2018** reveals that as per order dated 11.05.2018 of Tahsildar Nashik the revenue record was computerized, as the effect of computerization correction was carried out to the records of plot nos 2 & 3 out of gat no 833.

m. **Mutation entry no 9760 dtd 17.10.20185** reveals that area admeasuring 1419.30 sq.mts out of plot nos 2 & 3 of gat no. 754 was granted residential & commercial permission & the layout plan was sanctioned for the development of Nashik Municipal Corporation as per approved layout plan Gat. nos. were amalgamated & 7/12 extracts of Gat. No. 754/833/2/3 plot no 1 area 14.19.30R came into existence and the names of Mr. Sanjay Murlidhar Pote, Mrs. Yashodabai Chide, Mr. Sunil Nivrutti Chide & Mr. Anil Murlidhar Pote were recorded to ownership right column as joint owners.

n. As the effect of order of Tahsildar 7/12 extract of plot no. 2 gat no. 754/833/2/3 area 6.68.70R was formed & the names of Mr. Sanjay Murlidhar Pote, Mrs. Yashodabai Chide, Mr. Sunil Nivrutti Chide & Mr. Anil Murlidhar Pote were recorded as the joint owners.

o. The land owners executed GPA regd at sr. no. 4852/2018 in favour of Mrs. Pratibha Nilesh More to obtain future permissions for development, to execute the documents & accept the consideration.

p. On perusing the Development Agreement regd at sr. no 4851/2018 it is seen that Mr. Sanjay Murlidhar Pote, Mrs. Yashodabai Chide, Mr. Sunil Nivrutti Chide & Mr. Anil Murlidhar Pote entrusted area 1100 sq.mts out of plot no 2 [area 1075 sq.mts of plot no 1 as per old Gat. No 833+754/1] & area 988 sq.mts out of new plot no. 3 [area 1070 sq.mts out of plot no 2 of old Gat. No. 833+754/2] to Mrs. Pratibha Nilesh More, the transactions of Development agreement are recorded to other rights column of present plot nos. 1 & 2 & mutation entry no 9771 is certified.

q. On the basis of Development Agreement & GPA Mrs. Pratibha More is entitled to obtain RERA registration certificate. Building Commencement certificate is already obtained.

r. Urbal Land Ceiling Act is not applicable to the area.

s. The area out of this gat is not acquired by Land Acquisition Officer

t. The plots are the not the ancestral properties of land owners.

u. The interest of minor is not involved in the plots

v. The plots do not belong to partnership firm, nor trust nor private limited company, or waft

OPINION

This is to certify that the titles of **Mr. Sanjay Murlidhar Pote, Mrs. Yashodabai Chide, Mr. Sunil Nivrutti Chide & Mr. Anil Murlidhar Pote** to **plot no. 1** as joint land owners are clear, negotiable, marketable, free from all encumbrances and doubts.

This is to certify that the titles of **Mr. Sanjay Murlidhar Pote, Mrs. Yashodabai Chide, Mr. Sunil Nivrutti Chide & Mr. Anil Murlidhar Pote** to **plot no. 2** as joint land owners are clear, negotiable, marketable, free from all encumbrances and doubts.

This is to certify that the title of **Mrs. Pratibha Nilesh More** as developer of **plots 1 and 2** is in order

Advocate Vaishali Gupte

VAISHALI V. GUPTE ADVOCATE NASHIK

CHALLAN
MTR Form Number-6

GRN	MH013645476201819E	BARCODE		Date	25/03/2019-17:09:57	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	NSK2_NASHIK 2 JOINT SUB REGISTRAR	**Full Name**	Adv Vaishali Gupte
Location	NASHIK		
Year	2018-2019 From 25/03/1990 To 25/03/2019	**Flat/Block No.**	Plots 1 and 2 s no 754 833 2 3
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	Shinde
0030072201 SEARCH FEE	750.00	**Area/Locality**	Tal Dist Nasik
		Town/City/District	
		PIN	
		Remarks (If Any)	30 yrs search of property of Mrs Pratibha Nilesh More
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019032599239	IK00ZJBKN2
Cheque/DD No.		Bank Date	RBI Date	25/03/2019-17:11:27	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9822849974

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाढीच लागु आहे . इतर कारणांसाढी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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