B.D.GHADOJE
B.COM., LL.B., D.T.L., GDC&A,
ADVOCATE & NOTARY
OFFICE : A-224, Meghdoot Shopping Centre, 2 nd floor, Opp. Old C.B.S., Nashik 2 Mob:9822114860
RES. :26 'Divya ' Banglow, Harihar Nagar, Near Vishwachandra 'D' Soc.Dindori R/d, Mhasrul Nashik

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN,

Sub: **Title / search report in respect of,**

All that piece and parcel of property bearing Sv.No.417/2 out of this Plot No.17 area 276.50 sq.mtrs. situated at Makhmalabad Tal and Dist. Nashik within the limit of Nashik Municipal Corporation is owned by Mr. Hitesh Mansukhbhai Virpara.

Name of the Plot Owner:- Mr. Hitesh Mansukhbhai Virpara.

Respected Sir,

As per instruction and document produced before me by plot owner Mr. Hitesh Mansukhbhai Virpara. I have submitted title search report as under :-

A. **Description of property:-**

All that piece and parcel of property bearing Sv.No.417/2 out of this Plot No.17 area 276.50 sq.mtrs. situated at Makhmalabad Tal and Dist. Nashik within the limit of Nashik Municipal Corporation Which is bounded as follows:

On or Towards		By
East	:	12 mtrs. Road
West	:	part of plot no.24 and 53
South	:	plot no.18
North	:	Plot no. 16

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

B. **Documents produced before me:-**

a. 7/12 extracts for last 30 years and 6D Mutation entry (Xerox)
b. Copy of Sale Deed dtd.30.3.1996 in favor of Tukaram Sitaram Mondhe and Prakash Ramchandra Gaikwad reg. at NSN-2-1797-1996.
c. Copy of Sale Deed dtd.16.8.2007 in favour of Dilip Purushottam Panse and Sunil Ramchandra Joshi reg. at NSN-5-7116-2007
d. Copy of Sale Deed dtd.17.12.2007 in favour of Sangita Sunil Joshi reg. at NSN-5-10802-2007

Advocate & Notary

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e. Original Sale deed in favour of Mr. Hitesh Mansukhabhai Virpara reg. at NSN-3/1420/2018 dated on 26.2.2018

f. Copy of N.A. Order

g. Copy of Layout plan

h. N.A. Tax Receipt

C. Observation & Findings :-

Originally the land Sv. No.417/2 owned and possessed by Laxman Hari Tambe and Satyabhama Hari Tambe prior to the year 1986

1. M.E.No.9593 dtd.5.5.86 shows that Collector of Nashik issued N.A. Order vide no. RBD-3/LNA/SR/468/85 dtd.20.1.86 also Nashik Municipal Corporation sanctioned layout plan vide letter no. LND WS Layout -10 dated on 2.7.84. Accordingly separate 7/12 prepared for separate plot. Plot no.8 area 118.24 sq.mtrs., Plot no.9 area 117.88 sq.mtrs., Plot no.17 area 276.50 sq.mtrs. mutated in the name of Laxman Hari Tambe and Satyabhama Hari Tambe.
2. M.E.No.10943 dtd.29.12.90 shows that Vijaya Suresh Pawar and Bhima Pandurang Khode purchased plot no.17 out of Sv.No.417/2 from Laxman Hari Tambe and Satyabhama Hari Tambe through G.P.A. Laxman Hari Tambe by Sale Deed dtd.28.12.87. Hence the name of purchasers mutated in record of rights.
3. M.E.No. 12864 dtd.2.7.96 shows that Tukaram Sitaram Gondhe and Prakash Ramchandra Gaikwad purchased plot no.17 out of Sv.No.417/2 from Vijaya Suresh Pawar and Bhima Pandurang Khode by Sale Deed dtd.30.3.96. Hence the name of purchasers mutated in record of rights.
4. M.E. No. 21080 dtd.18.8.2007 shows that Dilip Purushottam Panse and Sunil Ramchandra Joshi purchased plot no.17 out of Sv.No.417/2 from Tukaram Sitaram Gondhe and Prakash Ramchandra Gaikwad through G.P.A. Nanadu Sukdeo Varade by Sale Deed dtd.16.8.2007. Hence the name of purchasers mutated in record of rights.
5. M.E. No. 21636 dtd.18.12.2007 shows that Sangita Sunil Joshi purchased area 138.25 sq. mtrs. out of plot no.17 out of Sv.No.417/2 from Dilip Purushottam Panse with the consent of Sunil Ramchandra Joshi by Sale Deed dtd.18.12.2007. Hence the name of purchasers mutated in record of rights.
6. M.E. No. 21923 dtd.20.2.2008 shows that the charge of Nashik Municipal Corporation deleted from record of rights of plot no.17.
7. It appear from Copy of Sale Deed dtd.30.3.1996 that Tukaram Sitaram Mondhe and Prakash Ramchandra Gaikwad purchased plot no.17 out of Sv.No.417/2 from Vijaya Suresh Pawar and Bhima Pandurang Khode by Sale Deed reg. at NSN2-1797-1996 dated on 30.3.96.
8. It appear from Copy of Sale Deed dtd. 16.8.2007 that Dilip Purushottam Panse and Sunil Ramchandra Joshi purchased plot no.17 out of Sv.No.417/2 from Tukaram Sitaram Gondhe and Prakash Ramchandra Gaikwad through G.P.A. Nanadu Sukdeo Varade. The said Sale Deed reg. at NSN5-7116-2007

Advocate & Notary

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9. It appear from Copy of Sale Deed dtd.17.12.2007 that Sangita Sunil Joshi purchased area 138.25 sq. mtrs. out of plot no.17 out of Sv.No.417/2 from Dilip Purushottam Panse with the consent of Sunil Ramchandra Joshi . The said Sale Deed reg. at NSN5-10802-2007

10. It appears on Original Sale deed dated on 23.2.2018 that Mr. Hitesh Mansukhabhai Virpara purchase the subject property from Mr. Sunil Ramchandra Joshi & Sau. Sangeeta Sunil Joshi by sale deed reg. at NSN-3/1420/2018 dated on 26.2.2018.

11. N.A. Order (Copy):- Collector of Nashik issued N.A. order vide no. RBD-III/LNA /SR/468/85 dtd.20.1.86

12. Layout (Copy) :- Nashik Municipal Corporation sanctioned layout plan vide letter no. LND /WS /Tent-Layout -/P/10 dtd. 2.7.84

13. N.A. Tax:- NA Tax paid till the year 2016-17

14. Index II Search:- I have verified available Index-II register from 1988 to 2018. Much Record of books are not available for verification as it is in the binding process. Some record is in torn condition. On available record , No Adverse entry found in respect of the said property.(GRN MH009426432201718E Receipt No.1111288935)

OPINION

After persuing all the concern revenue records of last 30 years together with the test search taken on available register in the office of Sub Registrar Nashik. I am of the opinion that the title of the said property bearing Sv.No.417/2 out of this Plot No.17 area 276.50 sq.mtrs. situated at Makhmalabad Tal and Dist. Nashik within the limit of Nashik Municipal Corporation is owned by Mr. Hitesh Mansukhbhai Virpara is clear & marketable title subject to differs four boundaries in chain of document & name of present owner not mutated in record of right till date.

The said title issued only upon the strength of documents & paper produced before me by the owner Mr. Hitesh Mansukhbhai Virpara .

Nashik

Date :5.3.2018

B. D. GHADOJE
Advocate & Notary
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2nd Floor, Opp.CBS, Nashik

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