TITLE REPORT

For,
MAHURGAD CO-OP. HOUSING
SOCIETY,
R/O. NASHIK ROAD.

ADV. SANDEEP A. DALVI
321/1, Maruti Chambers, District
Court Premises, Nashik–02.
Contact: 9890385987

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इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 3377 दिनांक: 02/04/2019

गावाचे नाव: **देवळाली**
दस्तऐवजाचा अनुक्रमांक: **नसन2-0-2019**
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: **ॲड संदिप अशोक दळवी**
वर्णन **अर्ज क्र 1127/2018 मौजे देवळाली स न 11/1अ+1अ/1+2+3/1 प्लॉट क्र 18 सन 1989 ते 2019 30 वर्षे**

SEARCHFEE	रु. 750.00
एकूण:	रु. 750.00

Joint Sub-Registrar Nashik 2

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

सह दुय्यम निबंधक वर्ग
नाशिक-२

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Office: 321/1, Maruti Chambers,
District Court Premises, Nashik - 2
Contact: (0253) 2462208, 9890385987
Email: sandeepadalvi@gmail.com

SANDEEP A. DALVI
B.Com., LL.B.
ADVOCATE

Date: 03-04-2019

TITLE CERTIFICATE

TO WHOMSOVER IT MAY CONCERN

I on the basis of the relevant revenue record forwarded to me pertaining to the said immovable property/ies and other information submitted, have conducted a search of the title and submit my report as under:-

Ref.: Title search for last 30 years in respect of plot No. 18 of survey no. 11/1A+1A/1+2+3/1 situated at village Deolali as described below.

1) **Description of property:**

All that piece and parcel of N.A. land bearing plot no. 18 admeasuring 695.00 sq. mt. out of survey no. 11/1A+1A/1+2+3/1 bearing CTS No. 3978 situated at village Devlali, Taluka and District Nashik and within the limits of Nashik Municipal Corporation and is bounded as below:

As on towards East:	Colony road.
As on towards West:	As per sanctioned layout.
As on towards South:	Plot No. 19.
As on towards North:	Colony road.

2) **Documents verified:**

a. 7/12 extracts (1989 to 2019)
b. Relevant mutation entries.
c. Photocopy of sale deed NSK-0198-1987 dated 13-01-1987.
d. Photocopy of society registration certificate dated 29-12-1986.
e. Photocopy of Confirmation Deed bearing No. NSK1-1150-2019 dated 18-02-2019.
f. Photocopy of Confirmation Deed bearing No. NSK1-1471-2019 dated 01-03-2019.
g. Photocopy of Confirmation Deed bearing No. NSK1-1170-2019 dated 20-02-2019.
h. Photocopy of N.A. order Sah/Kaksha-3/N.A. Pr.Kr./586/87 dated 27-05-1987.

3) **Location of property/ies:**

Datta Mandir Road, Nashik Road, village Devlali, taluka & district Nashik.

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4) **History of property:**

a. Prior to the 1967 period then an agricultural land the property belonged to Shri. Mahadu Devji Magar.

b. Mutation entry no. 6173 reveals that a layout was sanctioned on the said land i.e. survey No. 11/1A/1+2+3/1. However corrections were made in the layout vide order No. LNDII/2438/1962 dated 12-01-1963. Thereby various numbers of plots were formed including our concerned plot No. 18.

c. Mutation entry no. 6797 dated 03-01-1967 reveals that Devji Madhavji Chouhan purchased the said plot no. 18 from Mahadu Devji Magar by virtue of sale deed dated 01-11-1966. Thereby the name of the purchaser Devji Madhavji Chouhan was entered in the record of rights.

d. Mutation entry no. 7308 is effected with respect to the implementation of Indian Coinage Act and Indian Enforcement Act.

e. Mutation entry no. 9292 dated 01-08-1981 reveals that Devji Madhavji Chouhan passed away on 10-0-1978. Thereby his legal heirs i.e. sons namely Shamji Devji Chouhan, Govind Devji Chouhan & Keshavlal Devji Chouhan, daughters Kashibai Morarbhai Rathod, Maniben Ramniklal Solanki, Shantabai Jaywantilal Parmar & Kantiben Mohanlal Varu and wife Kunkabai Devji Chouhan were entered in the record of rights. It is seen that names of daughters were entered in the other rights column of 7/12 extract while others were entered in holders column.

f. Mutation entry no. 10055 dated 27-06-1985 reveals that one of the holders Shamji Devji Chouhan passed away on 20-08-1983. Thereby his legal heirs i.e. sons namely Hemant Shamji Chouhan, Jitendra Shamji Chouhan, daughters Vasanti Deoram Rathod, Bharti Bhupendra Tak, Harsha Arun Chouhan, Jyoti Shamji Chouhan and wife Savitrabai Shamji Chouhan were entered in record of rights. Record further shows that the married daughters were entered in the other rights column of 7/12 extract while others were entered in holders column.

g. Mutation entry no. 10056 dated 27-06-1985 reveals that further one of the holders Govindbhai Devji Chouhan passed away on 27-04-1985. Thereby his legal heirs wife Bhagwatiben Govindbhai Chouhan and minor daughter Namrata Govindbhai Chouhan represented by her natural guardian mother Bhagwatiben G. Chouhan were entered in record of rights.

h. Mutation entry no. 10192 dated 10-01-1986 reveals that legal heirs of Late Devji Madhavji Chouhan were entered on record which is mutated vide mutation entry No. 9292. Further an application was made by Bhanumati Narendra Rathod stating that her father Narayanbhai Devji Chouhan was also a legal heirs to the plot property but his name was not entered on record. However Narayanbhai Chouhan also had passed away in between and was succeeded by his son Nandakishor Narayanbhai Chouhan,

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daughters Bhanumati Narendra Rathod and Pratibha Narayan Chouhan and wife Dehubai Narayanbhai Chouhan. It is seen that only the names of Nandakishor Narayanbhai Chouhan and Bhanumati Narendra Rathod were entered on record i.e. in the other rights column of 7/12 extract.

i. Record shows that later plot no. 18 was converted into non-agricultural use for residential purpose vide order of the Collector bearing No. Sab/Kaksha-3/N.A. Pr.Kr./586/87 dated 27-05-1987.

j. Mutation entry no. 10342 dated 22-07-1986 reveals that one of the joint holders Kunkubai Devjibhai Chouhan passed away on 27-12-1985. Her legal heirs were already entered on record vide mutation entry No. 9292 and hence only the name of deceased was reduced from record.

k. Mutation entry no. 10525 dated 14-02-1987 reveals that Mahurgad Co-operative Housing Society Ltd. through its then chairman Sau. Sindhu Prabhakar Bhagwat purchased plot No. 18 from Hemant Shamji Chouhan, Jitendra Shamji Chouhan, Vasanti Deoram Rathod, Bharti Bhupendra Tak, Harsha Arun Chouhan, Jyoti Shamji Chouhan, Savitrabai Shamji Chouhan, Bhagwatiben Govindbhai Chouhan, Namrata Govindbhai Chouhan, Keshavlal Devji Chouhan, Kashibai Morarbhai Rathod, Maniben Ramniklal Solanki, Shantabai Jaywantilal Parmar and Kantiben Mohanlal Varu virtue of a sale deed registered with the registrar of assurances at sr. no. NSK-0198-1987 dated 13-01-1987. Thereby the name Mahurgad Co-operative Housing Society Ltd. was entered in the record of rights of the said plot property and exists till date.

l. Mutation entry no. 11249 dated 25-05-1989 reveals that though plot No. 18 was sold to Mahurgad Co-operative Housing Society Ltd., Bhanumati Narendra Rathod and Nandakishor Narayanbhai Chouhan who were entered in the other rights column without possession of the said plot property did not sell/consented to sell the said plot property. Thereby vide the order of Additional Collector bearing No. Re-inspection Application/162/1988 dated 27-03-1989 their names were retained in the other rights column of record.

m. As per the documents Mahurgad Co-operative Housing Society Ltd. was registered at sr. no. NSK/HSG(TC)/1986 dated 29-12-1986.

n. Further record goes to show that a building plan was approved on the said plot property by the Nashik Municipal Corporation which gave its commencement certificate bearing No. LNDII/WS/BP/107/86-87 dated 08-09-1986 and later after completing the construction work gave its completion certificate bearing No. O.N./LND/WS/1406 dated 13-05-1988. In all the building consists of 12 units occupied by the respective members of the society.

o. Mutation entry no. 33912 dated 13-03-2019 reveals that Bhanumati Narendra Rathod alias Bhanumati Narayanbhai Chouhan and Nandakishor alias Nandaraj Narayanbhai

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alias Narayanbai Chouhan executed a Confirmation Deed bearing No. NSK1-1471-2019 dated 01-03-2019 with respect to the sale deed NSK-0198-1987 dated 13-01-1987 in favour of Mahurgad Co-Operative Housing Society Ltd. Further their legal heirs Payal Narendra Rathod, Chanda Nandaraj Chouhan, Preeti Nandaraj Chouhan and Rupesh Nandaraj Chouhan gave their consent to the confirmation deed. Thereby the names of Bhanumati Narendra Rathod and Nandakishor Narayanbhai Chouhan were reduced from the other rights column of record.

p. Narayanbhai Devji Chouhan was succeeded by his son Pankaj Narayanbhai Chouhan (not on record) who passed away in between and hence his legal heirs Kirti Pankaj Chouhan, Ritika Jayesh Chawda and Piyush Pankaj Chouhan also executed a Confirmation Deed bearing No. NSK1-1150-2019 dated 18-02-2019 with respect to the sale deed NSK-0198-1987 dated 13-01-1987 executed in favour of Mahurgad Co-Operative Housing Society Ltd.

q. Narayanbhai Devji Chouhan was also succeeded by his daughter Pratibha Chandravadan Tank (not on record) who executed a Confirmation Deed bearing No. NSK1-1170-2019 dated 20-02-2019 with respect to the sale deed NSK-0198-1987 dated 13-01-1987 executed in favour of Mahurgad Co-Operative Housing Society Ltd.

5. **Certificate:**

I certify that, there are no prior mortgage/charges/encumbrances whatsoever as could be seen for the period from 1990 to 2019 search taken at Sub-Registrar Office Nashik-2 (Receipt No. 3377 dated 02-04-2019) pertaining to the immovable property described above and certify that the property is clear, marketable and free from all kind of encumbrances.

Note: This search report is subject to torn and mutilated records, misplaced, unavailable, not updated and unready records in the talathi/sub-registrar office & withdrawal of register/s of certain years for binding & rewriting by the office and computer record not maintained properly and at the time of search some books were not found and/or the record under shifting at new office.

Place: Nashik.

Date: 03-04-2019

SANDEEP A. DALVI
NASHIK
ADVOCATE

SANDEEP A. DALVI

Advocate

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