Subodh M. Shah

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Advocate

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Date : 29-7-2019

TITLE CERTIFICATE & SEARCH REPORT

NAME OF THE HOLDER:- M/S. MANOJ BUILDERS, A PARTNERSHIP FIRM.

PROPERTY:- All that piece and parcel of the property **S. No. 76/8/1 total admeasuring 1950.00 Sq. Mtrs.** Situated at Village **Bhagur**, within Deolali Cantonment Board within Registration and Sub Registration District Nashik, bounded as follows:-

East : By S. No. 76(1 to 7)/8/2
West : By Gaothan
South : By Vetal Baba Road
North : By S.No. 76(1 to 7)/7

HISTORY :- After going through the relevant revenue records like, 7/12 extracts and mutation entries and other relevant orders and papers and after taking the search of the Index II registers at the office of Sub Registrar, Nashik for last 30 years, my observations are as follows :-

Following documents perused :

[1] 7/12 extract since last 30 years
[2] Mutation Entries since last 30 years
[3] Copy of N. A. Order Dated 1/6/2003.
[4] Copy of Sale Deed dated 29/12/2008
[5] Copy of commencement certificate No. 2689/BLD/E-8/4801 dated 7/11/2017

It appears from the record of rights that Damu Chima Bhalerao and others were owners of original S. No. 76/1A-1A/1 since prior to 1970.

That one of the owner Damu Chima Bhalerao died on 13/12/1969 and as such names of his legal heirs namely Bhaurao Damodar, Chiman Damodar, Devidas Damodar, Mahendra Damodar, Shobha Damodar Bhalerao through its guardian Bhaurao Damodar Bhalerao are mutated in the owners column while the names of married daughters namely Indu Popat Pawar, Shantabai Nathu(Shambhu) Pawar, Kamal Shirdhar Salave and Vimal Suresh Jadhav are mutated in the other rights column under M. E. NO. 5794 on 13/11/1970.

Hari Dhanaji Jadhav purchased 19 ares out of S. No. 76/1A-1A/1 from Sakharam Haibati Salve and others by sale deed dated 6/7/1970 and as such name of the said purchaser is mutated in the owners column under M. E. No. 7142 on 21/9/1975.

One of the owner Tukaram Godaji Salve died on 7/11/1979 and he had only one son Bhima Tukaram Salve and as such his name is mutated in the owners column under M. E. NO. 7744 on 24/8/1982.

One of the owner Bhima Tukaram Salve died on 11/9/1984 and he had only one son Ramesh Bhima Salve and as such his name is mutated in the owners column under M. E. NO. 8229 on 20/1/1988.

M. E. NO. 8268 is not pertaining to the said property.

That Devram Dhondiram Patil purchased H. 00-4.81 ares out of S. No. 76/1A-1A/1 and Krishnakumar Shamsunder Ahuja purchased 5 ares out of

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S. No. 76/1A-1A/1 from Ramesh Bhima Salve and others by two different sale deeds dated 13/7/1989 and as such names of the respective purchasers are mutated for the area purchased under M. E. No. 8477 on 5-10-1989.

That one of the owner Dagadu Shambu Gaikwad died on 17/1/1973 and so also his daughter Jayantabai Khanderao Tawade died on 1/5/1987 and as such names of their legal heirs Sindhu Arun Prajapati is mutated in the owners column under M. E. NO. 8518 on 2/2/1990.

That Rajendra Ramchandra Gaikwad purchased H. 00.23 R. out of S. No. 76/1A-1A/1 from Sindhu Arun Prajapati by sale deed dated 9/7/1970 and as such name of the said purchaser is mutated in the owners column for the purchased area under M. E. No. 8570 on 18/7/1990.

Vijay Kesharao Thube purchased Hector 00-4.90 are from Daulat Dhondiram Bhalerao and hector 00-09 are from Tatya Haibati Salve by two different sale deeds dated 16/8/1990 and 13-8-1990 and as such name of the said purchaser is mutated in the owners column for the area purchased from the respective seller under M. E. No. 8616 on 28/12/1990.

Keshav Punjaji Thube purchased Hector 00-40 are from Hiru Hari Bhalerao and others and Vijay Keshav Thube purchased Hector 00-21 ares from Shridhar Salve by two different sale deeds dated 27/12/1990 and 5/12/1990 respectively and as such name of the said purchasers are mutated in the owners column for the purchased area under M. E. No. 8621 on 1/1/1991.

At the instance of Vijay Keshavrao Thube and others who have purchased different areas from the previous owners out of S. No. 76/1A/1A/1, and therefore S. No. 76/1A/1A/1 is sub divided into different hissas, Hissa No. 1 is allotted to Sindhu Arun Prajapati etc. Hissa No. 2 is allotted to Vijay Keshavrao Thube, Hissa No. 3 is allotted to Keshavrao Punjaji Thube and Hissa No. 4 is allotted to Rajendra Ramchandra Gaikwad and accordingly separate 7/12 extract prepared for the respective hissas and names of the respective owners are mutated in the owners column under M. E. No. 8628 on 16/1/1991.

That at the instance of Vijay Keshavrao Thube the name of Radhabai Murlidhar borade is mutated in the owners column for 50% as per the order of Tehasildar Dated 10-4-1991 under M. E. No. 8652 on 11/4/1991.

That at the instance of Keshavrao Punjaji Thube the name of his daughter Indubai Walu Mulane is mutated in the owners column for 50% as per the order of Tehasildar Dated 10-4-1991 under M. E. No. 8653 on 11/4/1991.

That as per hissa form No. 12 and as per the order of Tahasildar Nashik dated 25/9/1992, the hissas of S.No. 76 are rearranged whereby S.No. 76 Hissa 5A admeasuring 27 are is allotted to Shivram Narayan Varghuse while S.No. 76/5B admeasuring 72 are is allotted to Ramchandra, Prabhakar, etc. S.No. 76/6A admeasuring 41 are is allotted to Keshavrao Punjaji Thube and S.No. 76/6B admeasuring 40 are is allotted to Vijay Keshavrao Thube under M. E. No. 8849 on 28/9/1992.

That as per hissa form No. 12 and as per the measurement plan the entire S.No. 76 and hissas are further rearranaged and 9 hissas are prepared whereby S. No. 76/1 to 7/1 admeasuring 41 are is allotted to Parvati Gaba Salve, S.No. 76/1 to 7/2 admeasuring 20 are is allotted to Rajendra Ramchandra Gaikwad, S.No. 76/1 to 7/3 admeasuring 13 are is allotted to Devram Dhondiram Patil and Krishnakumar Shamsunder Ahuja, S.No. 76/1 to 7/4 admeasuring 60 are is allotted to Muktabai alias Parvatabai Mojad,

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S.No. 76/1 to 7/5 admeasuring 30 are is allotted to Madhukar Hari Jadhav and others, S.No. 76/1 to 7/6 admeasuring 67 are is allotted to Ramchandra, Prabhakar, Bhaskar Dhanaji Jadhav, S.No. 76/1 to 7/7 admeasuring 27 are is allotted to Shivram Narayan Varghuse, S.No. 76/1 to 7/8 admeasuring 77 are is allotted to Vijay Keshavrao Thube, Keshavrao Thube, Indubai Mulane and Radhabai Murlidhar Borade and S.No. 76/1 to 7/9 admeasuring Hector 2-68 are is allotted to Vishwanath Ramrao Patil and as such names of the respective allottees are mutated for the respective hissas under M. E. No. 9015 on 11/2/1994.

M. E. NO. 9056, 9333 are not pertaining to the aforesaid property.

That the land owners prepared a layout for S. No. 76/1 to 7/8 which is duly approved by Deolali Cantoment Board under their letter No. 309/3944 Dated 4/8/1992 and the said property is duly converted to N.A use u/s. 44 of the M.L. R. Code under order of Collector, Nashik and as per the layout separate 7/12 extracts are prepared for the individual plots under M. E. No. 9108 on 2/1/1995. But as per the said mutation entry the said layout is tentatively approved and therefore all the plots are amalgamated for the final layout and as such as per the order by Tahasildar, Nashik dated 18/7/2002, all the separate 7/12 extracts of plot No. 1 to 41 are cancelled and New 7/12 extract is prepared for land admeasuring H. 00.77 R. + Pot Kharaba 00.01 R. of S. No. 76/1 to 7/8 and accordingly M. E. No. 10367 is effected on 20/7/2002.

M. E. NO. 9268 is pertaining to Plot NO. 29 of S. No. 76/1 to 7.

That Radhabai Murlidhar Borade released her rights in faour of Vijay Keshavrao Thube and accordingly her name is deleted from the owners column under M. E. No. 9952 on 24/2/2000.

As per the application by Keshavrao Punjaji Thube and others that the said land owner has prepared tentative layout for S. NO. 76/1to7/8 and as such separate 7/12 extract are prepared for the individual as Plot No. 1 to 41. But the said land owners applied that except the Plot No. 29 and 33 the others areas of the other plots are amalgamated and new 7/12 extract are prepared and accordingly M. E. No. 9956 is effected on 24/2/2000.

M. E. NO. 10568 dated 21/11/2003 is effected for the change Old Survey Number to New Survey Number and as such Old S. NO. 76/1 to 7/8 is change to New S. No. 76/8.

At the instance of Shaila Ashok Thube her name is added in the owners column alongwith the other owners as she has undivided share in the property and accordingly her name is mutated in the owners column under M. E. No. 10371 on 1/8/2002.

That the Charge of The Nashik Road Deolali Vyapari Co.Op. Bank Ltd., Nashik is deleted from the other rights column under M. E. No. 11320 on 20/4/2008.

As per the Hissa Form No. 12 and as per measurement plan by Taluka Inspector of land records and as per the order of Land Record officers, Nashik, Hissas of S. No. 76 / (1 to 7)/8 are rearranged whereby S. No. 76/(1to7)/8/1 admeasuring 1950-00 Sq. Mtrs. is allotted to Shaila Ashok Thube, S. No. 76/(1to7)/8/2 admeasuring 1950-00 Sq. Mtrs. is allotted to Vijay Keshavrao Thube for 1617-98 Sq. Mtrs., Suman Shankar Palaskar for 166-01 Sq. Mtrs., and Rambhau Ganpat Kaple for 166-00 Sq. Mtrs., S. No. 76/ (1to7) /8/3 admeasuring 1950-00 Sq. Mtrs. allotted to Indubai Mulane and S. No. 76/(1to7)/8/4 admeasuring 1950-00 Sq. Mtrs. allotted to

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Keshavrao Punjaji Thube and as such names of the respective allottees are mutated for the respective hissas under M. E. No. 11321 on 20/4/2008.

That the charge of Nashik District Central Co.-Op. Bank Ltd., Nashik is deleted from the other rights column under M. E. No. 11415 on 6/10/2009.

That aforesaid holder purchased land admeasuring 1950.00 Sq. Mtrs. S. No. 76(1 to 7)/8/1 from Shaila Ashok Thube by Sale Deed dated 29/1/2008 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 10667 on 29/12/2008 and as such name of the aforesaid holder is mutated in the owners column under M. E. NO. 11469 on 30/12/2008.

That aforesaid holder purchased an area 1617-98 Sq. Mtrs. from Vijay Keshavrao Thube 166-01 Sq. Mtrs. from Rambhau Ganpat Kaple total admeasuring 1783.99 sq. Mtrs. out of S. No. 76/1 to 7/8/2 by registered sale deed dated 29/12/2008 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 10666 on 29/12/2008 and as such names of the said purchaser is mutated in the owners column for the purchased area under M. E. No. 11470 on 30/12/2008.

That Gorakhnath Shankar Palaskar purchased 166.01 Sq. Mtrs. out of S. No. 76/8/2 from Sumanbai Shankar Palaskar by sale deed dated 21/9/2010 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 10395/ 2010 and as such names of the said purchaser is mutated in the owners column under M. E. No. 11860 on 30/9/2010. This entry is not pertaining to the aforesaid property.

M. E. No. 13574 is pertaining to Kuber Nagari Row House No. 11 and 12.

M. E. NO. 13726 and 13924 are pertaining to the E-conversion of 7/12 extract.

That the aforesaid property is duly converted to Non Agri. Use under order of Collector, Nashik under No. Maha/Kaksh-3/4/Bi.Shc.Pra.Kra/282/2002 Dated 1-6-2003.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide Ref. No. 85592672 on 29/7/2019 and no adverse entries is observed during the course of the search.

No charge, encumbrance or defect in title is observed during the course of the search.

OPINION :- In consistence with my above observations, I am of the opinion that the title of the aforesaid property appears to be clear, negotiable and marketable without any charge, encumbrance and defect in title.

SUBODH M. SHAH ★ ADVOCATE ★ DIST. COURT, NASIK-2.

SUBODH M. SHAH
ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH004609214201920E	BARCODE		Date	29/07/2019-17:45:26	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	NSK3_NASHIK 3 JOINT SUB REGISTRAR			Full Name	Adv S M Shah		
Location	NASHIK						
Year	2019-2020 One Time			Flat/Block No.	S.No. 76/8/1		
Account Head Details		Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE		750.00		Road/Street	Bhagur		
				Area/Locality	Nashik		
				Town/City/District			
				PIN		4 2 2 1 0 1	
				Remarks (If Any)			
				30 Years			
				Amount In Words	Seven Hundred Fifty Rupees Only		
Total		750.00					
Payment Details	BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02202292019072906463	85592672
Cheque/DD No.				Bank Date	RBI Date	29/07/2019-17:45:26	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 8007075055

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 कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 29-07-2019 05:45:51