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इतर पावती

Original/Duplicate

Wednesday, 27 February 2019 4:57 PM

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 1705 दिनांक: 27/02/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन3-0-2019

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅडव्हा.एन.कोल्हे

वर्णन वडाळा स.नं.39/अ/5/1 प्लॉट नं.15 यांसी क्षेत्र 617.83 चौ.मी.(12वर्ग)

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

Joint Sub Registrar Nashik3

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

सह. पुण्यात निदेशक वर्ग-१

पत्रिका- ३

RAJENDRA N. KOLHE.

B. Com. LL. B.

Advocate,

Office : 214-A, Meghdoot Shop. Centre, Opp. District Court Campus, C.B.S. Nashik-2, Ph.
2313738

TITLE REPORT

To,

**M/s. Jay Padmavati Builders,
A partnership firm, through its partner
Mr. Prasanna Vishvanath Kankarej
R/o. : Nashik**

Sir,

As per your personal request, I am issuing my Title Search Report with respect to subject property and for that purpose you have produced before me the xerox copies of relevant documents as referred herein below...

I) DESCRIPTION OF PROPERTY :

All that piece and parcel of the bearing Plot no. 15 adm. total area 630.04 Sq. Mtrs. out of it area adm. 12.21 Sq. Mtrs is acquired by Nashik Municipal Corporation Nashik for widening of road, and remaining area is 617.83 Sq. Mtrs. is left alongwith constructed bungalow known as Vaibhav, (CTS No. 1546 adm. 767.2 Sq. Mtrs.) out of S. No. 39A/5/1/plot/15 (Old S. No. 39A/5/1) situated at Village Wadala, Nashik Tal. and Dist. Nashik, within the limits of Nashik Municipal Corporation and bounded by four sides as follows...

	As per revenue record	As per CTS record
East	: Plot No. 13 and 14	CTS No. 1544 & 1545
West	: Adj. S. No. 39/A/6	CTS No. 1547
South	: 25 fts Colony Road	Adj. Colony Road
North	: Canal	Adj. Canal

II) I have gone through the following xerox copies of revenue record and documents produced before me for title investigation.

- 1. 7/12 extracts**
- 2. Mutation entries explained below**
- 3. Copy of Sale Deed dt. 04/12/1964 Sr. No. 3200**
- 4. Copy of N. A. order dt. 05/02/1966 & Dt. 26/10/1967**
- 5. Copy of Will Deed at 11/07/2014 Sr. No. 5718**
- 6. Copy of City Survey Extract dt. 26/09/2018**
- 7. Copy of Sale Deed Dated 30/10/2018 Sr. No. 7570**
- 8. Copy of Title Search Report dated 22/10/2018**

So also as per request of the owner, I have caused a search in the office of Sub-registrar Nashik for the period of 12 years i.e. 2007 to 2019 as per Receipt No. 1705/2019 dt. 27/02/2019 and I have paid search fee of Rs. 300/- for the same.



III) On the basis of above referred documents and subject to search of available record, my observations are as under...

a) It is seen from M. E. No. 556 dt. 18/01/1951 that, Maganbhai Babubhai Talajiya has purchased land S. No. 39A/5 and other properties from Ramchandra Keshavram Talajiya, Accordingly name of purchaser has been entered into record of rights.

b) It is seen from M. E. No. 821 that, village Wadala has been included into Municipal Limits, and remark has been taken in other rights column.

c) It is seen record that, Sau. Ahilyabai Keshavrao Pachorkar etc. 15 persons have purchased land S. No. 39A/5 as per Sale Deed dt. 04/12/1964 registered in the office of Sub-

Registrar Nashik at Sr. No. 3200/1964 from Shri. Maganbhai Bapubhai Talajiya.

d) It is seen from M. E. No. 1023 dt. 04/09/1965 that, Sau. Suman Madhavrao Patil and other have distributed the plots as per order of Mamlatdar bearing No. Tenancy / 3830 / 65 dt. 03/09/1965, accordingly Plot No. 15 of S. No. 39A/5/1 shown in the name of Sau. Ahilyabai Keshavrao Pachorkar.

e) It is seen from M. E. No. 1091 dt. 1/7/1967 that, Smt Ahilyabai Keshavrao Pachorkar made an application for N. A. permission, it has been granted by Collector Nashik as per Order No. LNA / SR / 54 / 66 dated 05/02/1966 and N. A. assessment has been imposed on the said plot and remark has been taken in other rights column.

f) It is seen from record that, Collector Nashik has issued Order No. LND / II / 1880 / 67 dated 26/10/1967 for non agriculture use and construction of house accordingly the owner has made a load bearing construction of Bunglow known as Vaibhav on the said plot.

g) It is seen from M. E. No. 1193 dt. 24/05/1970 that Maharashtra State Weights, Measures and Scales (Enforcement) Act and Indian Coinage Act made applicable, accordingly revenue record has been changed into metric system.

h) It is seen form M. E. No. 2304 dt. 08/11/1986 that, plot area adm. 546.86 Sq. Mtrs. wrongly entered into record in the name of Ahilyabai Keshavrao Pachorkar and as per copy of layout and kabulayat, corrections in area of plot has been carried out and area shown as 630.04 Sq. Mtrs.

i) It is seen from M. E. No. 15058 dt 15/03/2017 that as per Govt. Circular dt 07/05/2016 revenue record has been changed

by using Edit Module for preparation of Computerized 7/12 extract.

j) It is seen from M .E. No. 15099 dt. 01/04/2017 that, Ahilyabai Keshavrao Pachoarkar died on 07/10/2016, leaving behind legal heirs husband Keshavrao Bhikaji Pachorkar, Sons : Vijay Keshavrao Pachoarkar and Kishor Keshavrao Pachorkar, she has executed Will Deed registered in the office of Sub-Registrar Nashik-2 at Sr. No. 5718 dated 05/01/2017 and given the said plot and Bunglow to Shri. Amol Kishor Pachorkar and Shri. Parikshit Kishor Pachorkar in equal proportion, accordingly their names have been entered into record of rights.

k. It is seen from the City Survey record dt. 21/09/2005 and City Survey Extract of City Survey No. 1546 adm. 767.2 Sq. Mtrs. dated 26/09/2018 that as per local enquiry conducted by City Survey Officer & Surveyours Nashik, the person named Keshavrao Bhikaji Pachorkar present at the time of enquiry and was declared as a Holder of the said Property.

l. It is seen from M. E. No. 16147 dt. 10/11/2018 that, Amol Kishor Pachoarkar, Parikshit Kishor Pachorkar, Keshavrao Bhikaji Pachorkar, with consent of Vijay Keshavrao Pachoarkar and others 4, has executed Sale Deed in favour of M/s. Jai Padmavati Builders, a registered Partnership Firm on 30/10/2018 registered in the office of Sub-Registrar Nashik-3 at Sr. No. 7570 dated 31/10/2018 and accordingly the name of said purchaser have been entered into record of rights.

m. It is seen from M. E. No. 16327 dt. 21/01/2019 that, Municipal Corporation of Nashik by its letter bearing Javak No. NaNiVi / Vashi / 2043 dated 14/01/2019, acquired area adm. 12.21 Sq. Mtrs. for widening of road and accordingly same is handed over to Nashik Municipal Corporation by the owners and accordingly the said mutation entry is made and certified.

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

OPINION :

On the basis of the referred documents and subject to search of available record, I am of the opinion that the title of property bearing Plot no. 15 adm. total area 630.04 Sq. Mtrs. out of it area adm. 12.21 Sq. Mtrs is acquired by Nashik Municipal Corporation Nashik for widening of road, remaining area is 617.83 Sq. Mtrs. is left alongwith constructed bungalow known as Vaibhav, (CTS No. 1546 adm. 767.2 Sq. Mtrs.) out of S. No. 39A/5/1/plot/15 (Old S. No. 39A/5/1) situated at Village Wadala, Nashik Tal. And Dist. Nashik, within the limits of Nashik Municipal Corporation Nashik is clear, Marketable and free from all encumbrances of whatsoever nature.

Place : Nashik.

Date : 28/02/2019




(R. N. KOLHE)
ADVOCATE