

Jagdish Popat Kajale

B.A.L.L.B.

Advocate

**Office: A-223 Meghdoot Shopping Center, C.B.S., Nashik - 422002 ,
Mob.9763663253**

Mr. Suresh Vallabhbhai Vamja

TITLE & SERACH REPORT

(Plot No.01/2 adm. area 4 R 27.19 Sq. Mtr. Out of
S. No.413/1B/3 Situated, being & lying within the
village limits of Makhamalabad, Tal & Dist. Nashik.)



CHALLAN
MTR Form Number-6



GRN	MH008653099201819E	BARCODE			Date	27/11/2018-08:15:41		Form ID																															
Department				Inspector General Of Registration								Payer Details																											
Search Fee				TAX ID (If Any)																																			
Type of Payment				Other Items				PAN No.(If Applicable)																															
Office Name				NSK1_HQR SUB REGISTRAR NASHIK 1				Full Name				Jagdish Popat Kajale																											
Location				NASHIK																																			
Year				2018-2019 From 27/11/1989 To 27/11/2018				Flat/Block No.				F No 1/2 S No 413/1B/3																											
Account Head Details				Amount In Rs.				Premises/Building																															
0030072201 SEARCH FEE				750.00				Road/Street				Makhmalabad																											
								Area/Locality				Nashik																											
								Town/City/District																															
								PIN								4				2				2				0				0				3			
								Remarks (If Any)																															
								search Challan																															
								Amount In				Seven Hundred Fifty Rupees Only																											
Total				750.00				Words																															
Payment Details				IDBI BANK				FOR USE IN RECEIVING BANK																															
Cheque-DD Details								Bank CIN				Ref. No.				69103332018112710521				191813065																			
Cheque/DD No.								Bank Date				RBI Date				27/11/2018-08:17:07				Not Verified with RBI																			
Name of Bank								Bank-Branch				IDBI BANK																											
Name of Branch								Scroll No. , Date				Not Verified with Scroll																											

Department ID :

Mobile No. : 9763663253

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 कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Jagdish Popat Kajale

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TITLE & SERACH REPORT

(TO WHOMSOEVER IT MAY CONSERN)

A] Description of the property :-

All that piece & parcel of the plot property bearing Plot No.01/2 adm. area 4 R 27.19 Sq. Mtr. Out of S. No.413/1B/3 Situated, being & lying within the village limits of Makhamalabad, Tal & Dist. Nashik. (Hereinafter referred to as the " said plots ").

B] Present Owners of the Said Property :-

Mr. Suresh Vallabhbhai Vamja

C] Documents perused & record Inspected :-

- 1) All the relevant 7/12 extracts & Mutation entries for the last 30 years.
- 2) Non - agricultural Permission Dated : 15/03/2002 & NA tax paid receipt.
- 3) Lay - out Plan & Permission Dated : 11/10/2013.
- 4) General Power Of Attorney Dated : 01/03/2017
- 5) Sale Deed Dated : 21/01/2014, 01/02/2018.
- 6) Confirmation Deed Dated : 17/01/2018.

D] History of Title :-

As per the request of Mr. Suresh Vallabhbhai Vamja I had Investigated the title of above said Plot property (Column 1) For that purpose, I had perused the above said Revenue records & others related papers also I have taken the search in the office of Sub Registrar Nashik, in the said record some records it's not available

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and some record it's difficult to read as per that my observations & findings are as under :-

1. M. E. No. 6398 Dated 31/10/1972 :-

It's discloses that the land of S. No.413/1B Its Was Owned & Possessed by Mr. Punja Shankar Tambe & he was mortgaged the said land to Nashik Jila Sahakari Jamin Vikas Bank hence the Name the said land Owner has recorded in the Other right Colume & The Name Of The Said Bank Has Recorded On the 7/12 Extract of the said land. Mutation Entry made & Certified.

2. M. E. No. 9119 Dated 03/08/1984 :-

It's discloses that the land of S. No.413/1B Its Was Owned & Possessed by Mr. Punja Shankar Tambe & he was mortgaged the said land to Nashik Jila Sahakari Jamin Vikas Bank hence the Name the said land Owner has recorded in the Other right Colume & The Name Of The Said Bank Has Recorded On the 7/12 Extract of the said land and Thereafter The Said Land Owner has Re - paid said loan hence the name of the said Bank has deleted from the 7/12 extract of the said land & the Name Of the Said Land Owner has Brought in the Colume Of Land Owner. Mutation Entry made & Certified.

3. M. E. No. 10431 Dated 11/05/1989 :-

It's discloses that the land of S. No.413/1B Its Was Owned & Possessed by Mr. Punja Shankar Tambe & he has Died On 02/05/1987 Hence The Name of Ratan Punja Tambe & Laxmibai Punja Tambe has Recorded On the 7/12 Extract Of The Said Land as a his legal Heirs. Mutation Entry made & Certified.

4. M. E. No. 10477 Dated 08/07/1989 :-


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7/12 extract of the said land for the adm. area 0 H. 47 R. M.E. made & Certified.

8. M. E. No. 19548 Dated 06/02/2006 :-

It's discloses that the land of S. No.413/1B Its Was Owned & Possessed by Mrs. Laxmibai Punja Tambe & she has Died On 17/11/2001. Hence The Name of Ratan Punja Tambe has Recorded On the 7/12 Extract Of The Said Land as a her legal Heirs. Mutation Entry made & Certified.

9. M. E. No. 29833 Dated 28/02/2013 :-

It's discloses that the land of S. No.413/1B/1 Its Was Owned & Possessed by Mr. Ratan Punja Tambe & he was mortgaged the said land to Makhmalabad Vividh Karyakari Seva Society hence the Name the said Society Has Recorded On the 7/12 Extract of the said land and Thereafter The Said Land Owner has Re - paid said loan hence the name of the said Society has deleted from the 7/12 extract of the said land. Mutation Entry made & Certified.

10. M. E. No. 30624 Dated 15/10/2013 :-

It's discloses that the adm. Area 6734.87 Sq. mtrs. out of S. No.413/1B/1 Its Was Owned & Possessed by Mr. Ratan Punja Tambe & he has being the owner of the Said land has prepared a final lay - out Plan of the Said land & the said lay - Out approved by the Nashik Municipal Corporation Nashik Vide Letter No. Nagarrachana Vibhag/ Final / Panchvati / C-59 Dated : 11/10/2013. & also they are taken the Non - Agricultural Permission from the Collector of Nashik vide Letter No. Maha / Kaksha - 3 / 4 / N. A. L. No / 287 / 2012 Dated 11/10/2013.

11. M. E. No.30974 Dated 28/01/2014 :-

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It's discloses that the land of S. No.413/1B Its Was mortgaged by Mr. Punja Shankar Tambe to The Maharashtra State Co. Opp. Land Development Bank & he has Re - paid said loan hence the name of the said Bank has deleted from the 7/12 extract of the said land & the Name Of the Said Land Owner has Brought in the Colume Of Land Owner. Mutation Entry made & Certified.

5. M. E. No.11884 Dated 22/10/1993 :-

It's discloses that the Land Of S. No. 413/1B It Was Owned & Possessed by Mr. Ratan Punja Tambe & Laxmibai Punja Tambe & other - 8 and they are Adm. Area 0 H. 20.00 R. Sold to Mr. Vitoba Genu Shinde by way of sale deed and accordingly the name of the said land purchaser has recorded on 7/12 extract of the said land for the adm. area 0 H. 20 R. M.E. made & Certified.

6. M. E. No.14058 Dated 07/01/1999 :-

It's discloses that the Land Of S. No. 413/1B It Was Owned & Possessed by Mr. Ratan Punja Tambe & Laxmibai Punja Tambe & other - 7 and they are Releases their right in fever Mr. Ratan Punja Tambe & Laxmibai Punja Tambe of by way of Release deed and accordingly the name of the said Person has Deleted from the 7/12 extract of the said land. M. E. made & Certified.

7. M. E. No.15812 Dated 07/07/2001 :-

It's discloses that the Land Of S. No. 413/1B It Was Owned & Possessed by Mr. Ratan Punja Tambe & Laxmibai Punja Tambe and they are Adm. Area 0 H. 47.00 R. Sold to Mr. Nila RakeshKumar Patel & other - 5 by way of sale deed and accordingly the name of the said land purchaser has recorded on

It's discloses that the said Plot No.1 Adm. Area 217.41 Sq. Mtr. its owned and possessed by Mr. Ratan Punja Tambe and He has sold Said plot To Mr. Dattatray Karbari Pingale by Regi. Sale Deed. As per that the name of said Plot Purchaser has recorded on the 7/12 extract of the said plot M.E. made & Certified.

12. M. E. No. 30975 Dated 28/01/2014 :-

It's discloses that the said Plot No.2 Adm. Area 209.78 Sq. Mtr. its owned and possessed by Mr. Ratan Punja Tambe and He has sold Said plot To Mr. Dattatray Karbari Pingale by Regi. Sale Deed. As per that the name of said Plot Purchaser has recorded on the 7/12 extract of the said plot M.E. made & Certified.

13. M. E. No. 35688 Dated 02/02/2018 :-

It's discloses that the said Plot No.1 Adm. Area 217.41 Sq. Mtr. & Plot No.2 Adm. Area 209.78 Sq. Mtr. its owned and possessed by Mr. Dattatray Karbari Pingale and He has sold Said plot To Mr. Suresh Vallabbhai Vamja by Regi. Sale Deed. As per that the name of said Plot Purchaser has recorded on the 7/12 extract of the said plot M.E. made & Certified.

14. M. E. No. 36698 Dated 01/11/2018 :-

It's discloses that the said Plot No.1 Adm. Area 217.41 Sq. Mtr. & Plot No.2 Adm. Area 209.78 Sq. Mtr. its owned and possessed by Mr. Suresh Vallabbhai Vamja and He has given the application for amalgamation of the Said plot as per that the Said plot has Amalgamated on the record of lay - out plan As per that the new 7/12 extract as came in existence of the Said Plot i. e Plot No.1/2 S. No. 413/1B/3 . M. E. made & Certified.

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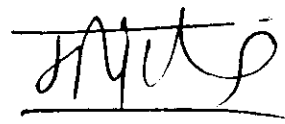
14. It's discloses that the said Plot No.1 Adm. Area 217.41 Sq. Mtr. & Plot No.2 Adm. Area 209.78 Sq. Mtr. its owned and possessed by Mr. Suresh Vallabbhai Vamja and He has given the application for amalgamation of the Said plot as per that the Said plot has Amalgamated on the record of lay - out plan As per that the new 7/12 extract as came in existence of the Said Plot i. e Plot No.1/2 S. No. 413/1B/3 . & thereafter he has obtained Building Permission from Executive Engineer, Town Planning, Nashik Municipal corporation Nashik vide its Letter No. LND / BP / Makhmalbad / DCR / 1578/2019 Dated : 21/08/2019 for the Construction on the Said Plot .

E] Opinion :-

After the perusal of aforesaid records, Deeds, Document I am of the opinion that **Mr. Suresh Vallabbhai Vamja** is the absolute owner of Plot No.01/2 adm. area 4 R 27.19 Sq. Mtr. Out of S. No.413/1B/3 Situated, being & lying within the village limits of Makhamalabad, Tal & Dist. Nashik. And the said owners are having a clear & good marketable title to the said plots, & free from all types of encumbrance, whatsoever nature.

Place : Nashik

Date : 20/09/2019



Jagdish Popat Kajale
Advocate.

JAGDISH POPAT KAJALE
BA LL.B.
ADVOCATE