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इतर पावती

Original/Duplicate

Tuesday, 01 October 2019 3:06 PM

नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 13188 दिनांक: 01/10/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन1-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. सुरेश दत्त गायकवाड

वर्णन मीजे स.न.622/29 फा.प्लॉट नं. 161 TPSII प्लॉट नं. 24 चा सन 1990 ते 2019 एकुन 30 वर्ष शोध.

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

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

Sub-Registrar Nashik

Date - 01/10/2019

SEARCH & TITLE CERTIFICATE
TO WHOM SO EVER IT MAY CONCERN

Property Description:- All that piece and parcel of land having **Plot No. 24**, area admeasuring 585.27 sq. mtrs. assessed at Rs. 773=00Ps. Out of Survey No. 622/29 (Final Plot No. 161 TPS II), lying and being situated at village **Nashik**, and within the limits of Nashik Municipal Corporation and within the limits of Sub-Registration District of Nashik, Taluka and District of Nashik. The boundaries are described as under:

East : Plot No.23
West : 30 ft. Wide Road
South: 60 fts. Wide Road
North : Plot No.28

Name(s) & Address(es) of the owners of the said property :-

- 1) Mr. Devendra Bapurao Borse
- 2) Mr. Dnyaneshwar (Sunil) Bapurao Borse
- 3) Sau. Uttara Anant Kamble
- 4) Surekha Bapurao Borse

R/o. Nashik.

3) Documents produced before me for inspection :-

- i. Xerox copy of 7/12 Extract.
- ii. Xerox copy of Mutation Entries.
- iii. Xerox copy of Development Agreement.
- iv. Xerox copy of General Power of Attorney.
- v. Xerox copy of NA Order and Copy of N.A. Order for Commercial Purpose.
- vi. Xerox copy of TDR Sale Deed.
- vii. Copy of Commencement Certificate.



4) **Observations and findings:-**

As per request of :-

- 1) Mr. Devendra Bapurao Borse
- 2) Mr. Dnyaneshwar (Sunil) Bapurao Borse
- 3) Sau. Uttara Anant Kamble
- 4) Surekha Bapurao Borse

R/o. Nashik.

Through its General Power of Attorney Holder

M/s. Rajeshwar Builders

Through it's Sole Proprietor

Mr. Dnyaneshwar Ramnath Sonawane

R/o. 3, Ashiyana, Jain Sthanak Road, Ganesh Nagar, Dwarka, Nashik.

I have perused the documents placed before me in respect of the property mentioned herein above and investigated the Title of above said property. I have also taken search in respect of the said property in the office of concern Sub-Registrar for the period of last **30 years** under receipt through my Junior Advocate. We have not come across any adverse entry in respect of title of said property during said search.

SURESH
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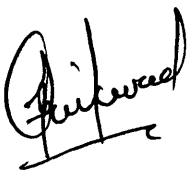
My observations and findings in respect of the same are as under:-

- 1) It is seen from the Mutation Entry No. 12185, that, Ratnaprabha Bapurao Borse has purchased Plot No.24, S.No. 622/29, from Mr. Chimanrao Balaji Tidke, by virtue of the registered Sale Deed, registered with the office of Sub-Registrar, Nashik, at document Sr. No. 2474/1970, dtd. 19/10/1970. Accordingly name of purchaser Smt. Ratnaprabha Bapurao Borse was mutated in record of rights column of said property. Accordingly mutation entry is certified.
- 2) It is seen from the Mutation Entry No. 14820, that plot No.24 out of S.No. 622/29 is mentioned in the name of Smt. Ratnaprabha Bapurao Borse and its assessment is made at the rate of Rs. 21=70Ps. And accordingly said mutation entry is certified.

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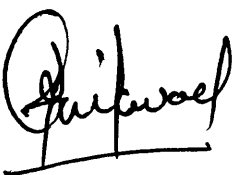
- 3) It is seen from the Mutation Entry No. 77764, dtd. 17/12/2011, that, the owner of the property namely Smt. Ratnaprabha Bapurao Borse given said property i.e. Plot No. 24 out of S. No. 622/29 by way of Gift dtd. 16/12/2011 to her son Mr. Devendra Bapurao Borse, said document is registered with the Sub-Registrar, Nashik at document Sr. No. 12401/2011. Accordingly Mr. Devendra Bapurao Borse is became absolute owner of said property.
- 4) Further it is seen from the record that, M/s. Arbitrator Nashik has sanctioned Layout of S.No. 622/29, Town Planning Scheme No.II, vide Outward No. TPS - Nashik II /44-1744, dtd. 20/10/1967, layout sanctioned.
- 5) It is seen from the record that, Collector Nashik has granted N.A. permission vide Order No. Binsheti / SR / 189 / 92, dtd. 30/05/1992 and accordingly said property is converted for non-agricultural purpose.
- 6) Further it is seen that, M/s. Rajeshwar Builders through its Prop. Mr. Dnyaneshwar Ramnath Sonawane, has taken the said property for development from Mr. Devendra Bapurao Borse and Ors. 4 vide registered Development Agreement and General Power of Attorney dtd. 15/05/2019, the said Development Agreement and General Power of Attorney is registered with sub-registrar, Nashik-5 at document Sr. No. 4108/2019 and 4109/2019 respectively.
- 7) It is seen from record that, the Builder / Developer M/s Rajeshwar Builders through its Prop. Mr. Dnyaneshwar Ramnath Sonawane has purchased C Zone TDR Certificate No. 850D for the construction of the said building the TDR area is admeasuring 222.80 sq. mtrs. out of Total TDR Sanctioned 1710 sq. mtrs. which is sanctioned for total acquired area for D.P. Road 1336.00 sq mtrs. and area reserved 7626 sq. mtrs. for Sadhugram out of Survey No. 336/1/7, for area 728.00 sq. mtrs. vide Reservation No. 90, from 1) Mr. Chandrakant Madhavrao Vidhate & Ors.3 by way of registered TDR Sale Deed, which is registered before Sub-Registrar, Nashik-5 at document Sr.No. 5633/2019, dtd. 03/07/2019.

D. GAIKWAD
 LLB, DLW, GDC&A
 ADVOCATE
 D.- MAH/1683/2003



- 8) It is seen from the record that, the Builder / Developer M/s Rajeshwar Builders through its Prop. Mr. Dnyaneshwar Ramnath Sonawane has purchased C Zone TDR Certificate No. 850B for the construction of the said building TDR area admeasuring 1154.00 sq. mtrs. out of Total TDR Sanctioned 1396 sq. mtrs. which is sanctioned for total acquired area for D.P. Road 1336.00 sq mtrs. and area reserved 7626 sq. mtrs. for Sadhugram out of Survey No. 336/1/5, for area 605.00 sq. mtrs. vide Reservation No. 90, from Mrs. Baby Prabhakar Kathe, by way of registered TDR Sale Deed, which is registered before Sub-Registrar, Nashik-5 at document Sr.No. 5634/2019, dtd.03/07/2019.
- 9) Further it is seen that, Mr. Devendra Bapurao Borse and Ors. 4 through GPA M/s. Rajeshwar Builders through its Prop. Mr. Dnyaneshwar Ramnath Sonawane has prepared building plan and The Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik, has issued Sanction of Building Permission and Commencement Certificate vide their Letter No. LND/ BP / A-1/51/2019, dtd. 10/07/2019.
- 10) The permission for commercial use for property is given by Collector Nashik vide Order No. Masha/ Kaksh/3/2/ A.Na. Bi.She./ S.R. /180/2019, dtd. 17/07/2019.
- 11) I have taken search in the office of Sub-Registrar, Nashik, dtd. 01/10/2019, vide Receipt No.13188, Rs. 750/- for 30 years.
- 12) **Opinion :-**

After perusing all the above revenue records and other related papers I am of the opinion that property bearing All that piece and parcel of non-agricultural property having **Plot No. 24**, area admeasuring 585.27 sq. mtrs. assessed at Rs. 773=00Ps. Out of Survey No. 622/29 (Final Plot No. 161 TPS II), lying and being situated at village **Nashik**, and within the limits of Nashik Municipal Corporation and within the limits of Sub-Registration District of Nashik, Taluka and District of Nashik owner 1) Mr. Devendra Bapurao Borse 2)Mr. Dnyaneshwar (Sunil) Bapurao Borse



3) Sau. Uttara Anant Kamble 4) Surekha Bapurao Borse by virtue of aforesaid Development Agreement and Power of Attorney Holder M/s **Rajeshwar Builders** through its **Prop. Mr. Dnyaneshwar Ramnath Sonawane** have got the legal rights to develop said property and to sale develop portion out of said property on the basis of above said documents and property is having clear, legal and marketable title over the above said properties and are free from all encumbrances, charges of whatsoever nature.

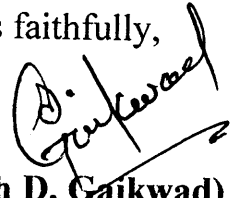
Hence, This Title Certificate & Search Report.

Thanking you,

Nashik

Date - 01/10/2019

Yours faithfully,



(Suresh D. Gaikwad)
Advocate

SURESH D. GAIKWAD
B.Com, LL.B, DLW, GDC&A
ADVOCATE
Reg.No. - MAH/1683/2003