

R JOSHIt, Vijay Nagar,
9850683490,
le@gmail.com

मावाचे नाव:

इस्तऐवजाचा अनुक्रमांक: सनर-0-2019

इस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. श्रीपाद मधुकर जोशी

वर्णन मोजे कमवे-सिन्नर येथील स.नं. 59/1, 12/1, 13/1, 14 मधील प्लॉट नं. 11 व 12 शोध सन 1990 ते 2019-30 वर्षे
(अर्ज क्र. 504/2019)

SEARCHFEE

रु. 1500.00

एवढे:

रु. 1500.00

Sub Registrar Sinnar

सिन्नर-१

DRT

cultural

Plot

No. 12

Sinnar

Manoj

for pre-

submit

1); देयकाचा प्रकार: eChallan रकम: रु. 1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013761333201819E दिनांक: 27/03/2019

बँकेचे नाव व पत्ता:

I) DISCRIPTION OF DOCUMENTS SCRUTINISED

- 7/12 extract more than 30 years (i. e. 1990 to 2019)
- Mutation Entries No. 12702, 12703, 12704, 12705, 13066, 15950, 18709, 18711, 20002, 26423, 27195, 27245, 27373, 27398, 27446, 28405, 28619, 30560, 36710, 40529, 41551, 41552, 41589, 41590, 42748, 43606, 44388, 44790, 44791.
- Registered Sale Deed Dated Doc. No. 793/2019 on 01/03/2019.
- Tentativ Non-Agricultural Order Dt. 31/03/2016.
- NOC for Non-Agricultural Order Dt. 05/07/2016.
- Final NA. Order Dt. 19/09/2016.
- No Due Certificate of Andhara Bank Sinnar Branch Dt. 01/03/2019.
- Current 7/12 extract Dated on- 14/03/2019.



ADV. SHRIPAD MADHUKAR JOSHI

Akashdeep Plaza, Shop No.29, Opp. New Court, Vijay Nagar,
Sinnar, Dist. Nashik. Mob. 9850265877, 9850683490,
Mail ID - shripadjoshi008@gmail.com, adsushilsangale@gmail.com

THE TITLE VERIFICATION & SEARCH REPORT

SUBJECT :- Legal Scrutiny and search report in respect of Non-Agreecultural land property bearing S. No. 59/1 12/1 13/1 14 out of 1) Plot No. 11 area- 240 Sq. Mtrs., Assesed 173 Rs. 00, 2) Plot No. 12 area- 292 Sq. Mtrs., Assesed 210 Rs. 00, of Sinnar, Tal- Sinnar, Dist- Nashik and within the limits of Sub-Registration Sinnar Tal-Sinnar, Dist- Nashik.

TO WHOME IT MAY BE CONCERN

I have instructed by Shree. Siddhi Construction through partners Shri. Manoj Prataprao Deshmukh, Shri. Anil Dattatray Autade R/o. Sinnar, Dist. Nashik. for preparing legal Scrutiny and search report for the above property.

I S. M. Joshi, Advocate, Reg. No. Mah. 986/94 R/o. Sinnar, do hereby submit my report as under.

I) DISCRIPTION OF DOCUMENTS SCRUTINISED

- i) 7/12 extract more than 30 years (i. e. 1990 to 2019)
- ii) Mutation Entries No. 12702, 12703, 12704, 12705, 13066, 15950, 18709, 18711, 20002, 26423, 27195, 27245, 27373, 27398, 27446, 28405, 28619, 30560, 36710, 40529, 41551, 41552, 41589, 41590, 42748, 43606, 44388, 44790, 44791.
- iii) Registered Sale Deed Dated Doc. No. 793/2019 on 01/03/2019.
- iv) Tentativ Non-Agricultural Order Dt. 31/03/2016.
- v) NOC for Non-Agricultural Order Dt. 05/07/2016.
- vi) Final NA. Order Dt. 19/09/2016.
- vii) No Due Certificate of Andhara Bank Sinnar Branch Dt. 01/03/2019.
- viii) Current 7/12 extract Dated on- 14/03/2019.



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II) DISCRIPTION OF PROPERTY

The said Non-Agreecultural land property bearing S. No. 59/1/12+1/13+1/14 out of 1) Plot No. 11 area- 240 Sq. Mtrs., Assesed 173 Rs. 00, 2) Plot No. 12 area- 292 Sq. Mtrs., Assesed 210 Rs. 00, of Sinnar, Tal-Sinnar, Dist-Nashik and within the limits of Sub-Registration Sinnar Tal-Sinnar. Dist- Nashik.

III) Brief history of the said property and how the owner has derived title.

It is seen from the copies of documents placed before me for scrutiny that the original owner of the said land was **Shri. Damodhar Martand Lahamge & Shri. Motilal Martand Lahamge**, they were cultivating said land as a owner (Reet-1) in the said land.

There are consistent entries in the name of holder herein 7/12 extract from time to time. I do not find any irregularities in the entries. Therefore I hold that the owner referred hereinabove has good title and were in possession of the said land as a owner (Reet-1)

Land owner Shri. Damodhar Martand Lahamge paid whole loan ammount of Indian State Bank. As per letter of said Bank charge of said Bank withdrawn vide **Mutation No. 12702** recorded on 03/10/1987.

Land owner Shri. Motilal Martand Lahamge, Shri. Damodhar Martand Lahamge paid whole loan ammount of Shree. Sinnar Vyapari Sahakari Bank Ltd. Sinnar. As per letter of said Bank charge of said Bank withdrawn vide **Mutation No. 12703** recorded on 03/10/1987.

Land owner Shri. Motilal Martand Lahamge paid whole loan ammount of Central Bank of India Br. Nashik. As per letter of said Bank charge of said Bank withdrawn vide **Mutation No. 12704** recorded on 03/10/1987.

District Land Inspector Nashik passed order and as per Hissa form No. 12 S. No. 59 divided in 4 parts. As per hissa form No. 12 S. No. 59/1 came on the name of Shri. Damodhar Martand Lahamge, Shri. Motilal Martand Lahamge. As per Hissa form No. 12 **Mutation No. 12705** recorded on 03/10/1987.

Land owner Shri. Damodhar Martand Lahamge paid whole loan ammount of Bank of Badoda Br. Sinnar. As per letter of said Bank charge of said Bank withdrawn vide **Mutation No. 13066** recorded on 03/10/1987.



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Land owner Mr. Damodhar Martand Lahamge died in the year of 9/1/1993 & whole share transferred to his legal heirs i.e. Keshav Damodhar Lahamge, Jaywant Damodhar Lahamge, Jagdish Damodhar Lahamge, Sunil Damodhar Lahamge, Hirabai Dagadu Chothve, Kamal Madhukar Khandre, Jayashri Mohan Bhadange, Usha Popat Kankate, Smt. Satyabhama Damodhar Lahamge by **Mutation No. 15950** recorded on 31/5/1993.

Land owner Mr. Motilal Martand Lahamge died in the year of 3/4/1999 & whole share transferred to his legal heirs i.e. Bebibai Motilal Lahamge, Manik Motilal Lahamge, Sanjay Motilal Lahamge, Kishor Motilal Lahamge, Mangala Jagannath Bhadange, Chaya Bhaskar Murtadak, Vijaya Kacharu Bhadange by **Mutation No. 18709** recorded on 29/5/1999.

Land owner Mangala Jagannath Bhadange, Chaya Bhaskar Murtadak, Vijaya Kacharu Bhadange applied revenue authority and produce release deed. As per release deed Mangala Jagannath Bhadange, Chaya Bhaskar Murtadak, Vijaya Kacharu Bhadange's name withdrawn by **Mutation No. 18711** recorded on 29/5/1999.

Land owner Jaywant Damodhar Lahamge died on the year 24/3/2001 & his whole share transferred to his legal heirs i.e. Smt. Anusaya Jaywant Lahamge by **Mutation No. 20002** recorded on 6/8/2001.

Land owner Kishor Motilal Lahamge was filed R.C.S. No.20/2004 in the Hon'ble Civil Court of Sinnar for partition. As per Compromise Decree in above R.C.S. No. 20/2004 Keshav Damodhar Lahamge, Jaywant Damodhar Lahamge, Jagdish Damodhar Lahamge, Sunil Damodhar Lahamge, Hirabai Dagadu Chothve, Kamal Madhukar Khandre, Jayashri Mohan Bhadange, Usha Popat Kankate, Smt. Satyabhama Damodhar Lahamge & Ratna Sanjay Dhattrak & Smt. Anusaya Jaywant Lahamge & others came on record by **Mutation No. 26423**.

Property owner Shri. Kishor Motilal Lahamge transferred his share for sale deed to Amrut Punjabhai Patel, Arjun Ramji Patel, Mohanlal Somji Patel, Hareshkumar Maganlal Bhagat on 9/3/2007 As per the registered sale deed **Mutation No.27195** recorded on 2/4/2007.

Land owner Bebitai Motilal Lahamge, died in the year of 26/1/2001 & whole her share transferred to her legal heirs i.e. Manik Motilal Lahamge, Sanjay Motilal Lahamge, Kishor Motilal Lahamge, Mangala Jagannath Bhadange, Chaya Bhaskar Murtadak, Vijaya Kacharu Bhadange by **Mutation No. 27245** recorded on 7/5/2007. But Takrar Register fill up & as per order of Tahasildar said **Mutation No.27245** rejected.



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Land owner Motilal Martand Lahamge, Manik Motilal Lahamge, Sanjay Motilal Lahamge & Kishor Motilal Lahamge transferred their share for sale deed to Satyabhama Damodhar Lahamge, Keshav Damodhar Lahamge, Sunil Damodhar Lahamge at doc. No. 1221/93 on 1/10/1993. As per registered sale deed **Mutation No. 27373** recorded by Talathi but Takrar Register fill up & said Mutation rejected.

Land owner Satyabhama Damodhar Lahamge, Sunil Damodhar Lahamge, Hirabai Dagadu Chothve, Kamal Madhukar Khandre, Usha Popat Kankate transferred their share for sale deed to Jagdish Damodhar Lahamge on 29/3/2006. at Doc No. 1651/2007. As per registered sale deed **Mutation No. 27398** recorded by Talathi but this Mutation pending for the order of **Mutation No. 27373** so this Mutation rejected.

Property owner Shri. Manik Motilal Lahamge & Sanjay Motilal Lahamge transferred their share for sale deed to Amrut Punjabhai Patel, Arjun Ramji Patel, Mohanlal Sonji Patel, Hareshkumar Maganlal Bhagat on 5/6/2007 at Doc No. 2582/2007. As per the registered sale deed **Mutation No. 27446** recorded on 18/7/2007. But Takrar Register fill up & as per order of Tahasildar said **Mutation No. 27446** recorded on 18/7/2007.

Land owner Mangala Jagannath Bhadange filed R.C.S. No. 90/2002 in the Hon'ble Civil Court Sinnar against Manik Motilal Lahamge & others. As per above mentioned R.C.S. No. 90/2002 Mangala Jagannath Bhadange registered lis-pendency notice at Sub-Registrar Office at Doc. No. 1075/2008. As per registered lis-pendency notice **Mutation No. 28405** recorded.

Tahasildar Sinnar passed an order and issued a Letter No. Jama-1/Kavi/160/07 Sinnar dated on 9/4/2007 & TILR Sinnar issued a Letter No. Bhumapan/Pot Hissa No./273/2003 dated on 3/3/2007 & as per Hissa Form No. 12 S. No. 59/1 corrected & devided in to 59/1/1 to 59/1/14 & as per Hissa Form No. 12 S. No. 59/1/12 area- 01. H. 15 R. +PK. 00. H. 06 R. Total area- 01. H. 21 R., S. No. 59/1/13 area- 01. H. 69 R., S. No. 59/1/14 area- 01. H. 69 R. came on the name of Shri. Manik Motilal Lahamge, Shri. Sanjay Motilal Lahamge, Shri. Kishor Motilal Lahamge, Bebitai Motilal Lahamge. As per an order and Hissa Form No. 12 **Mutation No. 28619** recorded on 20/5/2008.

Land owner Satyabhama Damodhar Lahamge filed civil suit R.C.S. No. 144/2009 against Mangala Jagannath Bhadange and others and registered Lis- Pendacy Notice in Sub-Registrar office Sinnar. As per registered Lis-Pendacy Notice remark of pending Suit R.C.S. No. 144/2009 recorded in other rights column of said property vide **Mutation No. 30560** recorded.



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Land owner Mangala Jagannath Bhadange filed civil suit R.C.S. No. 90/2002 against Shri. Manik Motilal Lahamage and others 11 and registered Lis-Pendacy Notice in Sub-Registrar office Sinnar on 23/10/2012 vide Reg. Doc. No. 8514/2012. As per registered Lis-Pendacy Notice remark of pending Suit No. 90/2002 recorded in other rights columnof said property vide **Mutation No. 36710** but rojnama of said suit not produced hence said Mutation dismissed.

Shri. Bhaskar Savliram Sonaje, Shri. Ramdas Mahadu Shelke filed Special Civil Suit No. 736/2011 in Nashik Court against Shri. Jagdish Damodhar Lahamage and others and registered Lis-Pendacy Notice in Sub-Registrar office Sinnar vide Reg. Doc. No. 8491/2011. As per registered Lis-Pendacy Notice remark of pending suit recorded in other rights columnof said property vide **Mutation No. 39013** but rojnama of said suit not produced hence said Mutation dismissed.

Shri. Najir Banemiya Khatib (dead) his legal heirs Bano Najir Khatib and others, Shri. Kiran Chintaman Nagare, Shri. Pradip Gangadhar Aher and others filed Special Civil Suit No. 441/2014 in Nashik Court against District Collector Nashik and others and registered Lis-Pendacy Notice in Sub-Registrar office Sinnar vide Reg. Doc. No. 1519/2015. As per registered Lis-Pendacy Notice remark of pending Suit recorded in other rights column of said property vide **Mutation No. 40529** recorded on 3007/2016.

Land owner Shri. Mnaik Motilal Lahamage, Shri. Sanjay Motilal Lahamage, Shri. Kishor Motilal Lahamage, Chayya Bhaskar Murtadak, Mnagala Jagannath Bhadange, Vijaya Kacharu Bhadange, Nalini Mnaik Lahamage, Kusum Sanjay Lahamage, Bharati Kishor Lahamage, Hirabai Dagadu Chothave, Kamal Madhukar Khandare, Usha Popat Kankate, Ratna Sanjay Dhattrak, Anusaya Jayvant Lahamage, transferred S. No. 59/1/12, 59/1/13, 59/1/14 for saledeed to Shri. Prakash Balvant Pavar, Shri. Bharat Damodhar Lahamage, Shri. Ravindra Dattatray Lahamage, Shri. Keshav Damodhar Lahamage, Shri. Sunil Damodhar Lahamage, Shri. Jagdish Damodhar Lahamage on 23/12/2015. As per registered saledeed **Mutation No. 41551** recorded on 22/01/2016.

Land owner Shri. Jagdish Damodhar Lahamage with consent of Alka Jagdish Lahamage, Shri. Sandeep Jagdish Lahamage, Shri. Deepak Jagdish Lahamage transferred area- 81 R. out of S. No. 59/1/12, 59/1/13, 59/1/14 for saledeed to Shri. Prakash Balvant Pavar, Shri. Bharat Damodhar Lahamage, Shri. Ravindra Dattatray Lahamage on 29/12/2015. As per registered saledeed **Mutation No. 41552** recorded on 22/01/2016.



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Land owner Shri. Keshav Damodhar Lahamange, Shri. Sunil Damodhar Lahamange, Shri. Jagdish Damodhar Lahamange, Hirabai Dagadu Chothave, Kamal Madhukar Khandare, Usha Popat Kankate, Ratna Sanjay Dhatrak, Anusaya Jayvant Lahamange were filed civil suit R.C.S. No. 144/2009 in civil court and registered Lis-Pendacy Notice in Sub-Registrar office Sinnar. As per registered Lis-Pendacy Notice remark of pending suit recorded in other rights column of said property. In said suit they compromised. As per compromise and order of civil court Sinnar remark of pending suit recorded in other rights column of said property withdrawn vide **Mutation No. 41589** recorded on 20/02/2016.

Land owner Chayya Bhaskar Murtadak, Mnagala Jagannath Bhadange, Vijaya Kacharu Bhadange, were filed civil suit R.C.S. No. 90/2002 in civil court and registered Lis-Pendacy Notice in Sub-Registrar office Sinnar. As per registered Lis-Pendacy Notice remark of pending suit recorded in other rights column of said property. In said Suit they compromised. As per compromise and order of civil court Sinnar remark recorded in other rights column of said property withdrawn vide **Mutation No. 41590** recorded on 20/02/2016.

District Collector Nashik issued NOC Kra. mah/Kaksh-3/2SR/NOC letter No. 22/2016 Nashik Dt. on 05/07/2016, Mukhyaadhikari Sinnar Nagarparishad Sinnar passed an order vashi/3/199/2016 Dt. 19/09/2016. As per said order area- 34140.00 Sq. Mtrs. of S. No. 59/1/12, 59/1/13, 59/1/14 converted for NA. Ressidential Purpose and allotted Plot No. 1 to 96 and permission given to Shri. Prakash Balvant Pawar and others. At that time land owners partitioned said plots and as per partition registered before Notary Plot No. 11 and 12 came on the name of Shri. Prakash Balvant Pawar, Shri. Bharat Damodhar Lahamange, Shri. Ravindra Dattatray Lahamange. As per said order and NOC of District Collector **Mutation No. 42748** recorded on 08/10/2016.

In other rights column of said property remark of pending R.C.S. No. 441/2014 recorded vide Mutation No. 40529. Shri. Bharat Damodhar Lahamange and others filed appeal R.T.S. No. 351/2016 before Sub-Divisional officer Niphad on Mutation No. 40529. As per order passed in said Appeal remark recorded in other rights column of said property of pending civil suit R.C.S. No. 441/2014 withdrawn vide **Mutation No. 43606** recorded on 21/06/2017.

Land (Plot) owner Shri. Prakash Balvant Pawar, Shri. Bharat Damodhar Lahamange, Shri. Ravindra Dattatray Lahamange executed Registered Partition deed in Sub-Registrar office Sinnar vide Reg. Doc. No. 448/2018 Dt. on 23/01/2018. As per Registered Partition deed Plot No. 11 and 12 out of S. No. 59/1/12+1/13+1/14 came on the name of Shri. Ravindra Dattatray Lahamange. As per registered partition deed **Mutation No. 44388** recorded.



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Land (Plot) owner Shri. Ravindra Dattatray Lahamage for the loan of Priti Ravindra Lahamage availed loan ammount of Rs. 10,00,000/- from Andhara Bank Sinnar Branch and Mortgaged said property. As per registered mortgage deed loan charge of said Bank recorded in other rights column of Plot No. 11 vide **Mutation No. 44790** recorded on 24/09/2018.

Land (Plot) owner Shri. Ravindra Dattatray Lahamage, availed loan ammount of Rs. 10,00,000/- from Andhara Bank Sinnar Branch and Mortgaged said property. As per registered mortgage deed loan charge of said Bank recorded in other rights column of Plot No. 12 vide **Mutation No. 44791** recorded on 24/09/2018.

Land (Plot) owner Shri. Ravindra Dattatray Lahamage transferred Plot No. 11 and Plot No. 12 out of S. No. 59/1 12/1 13/1 14 for saledeed to Shree. Siddhi Construction through partners Shri. Manoj Prataprao Deshmukh, Shri. Anil Dattatray Autade vide Reg. Doc. No. 793/2019 on 01/03/2019.

I further certify that Shri. Ravindra Dattatray Lahamage and Priti Ravindra Lahamage paid whole loan ammount of Andhara Bank Sinnar Branch and get No Due certificate Dt. 01/03/2019. But loan charge remains recorded in other rights column of said property. Said loan charge must be withdrawn from other rights column of said property.

I further certify that name of Plot owner Shree. Siddhi Construction through partners Shri. Manoj Prataprao Deshmukh, Shri. Anil Dattatray Autade not recorded in record of rights. Said name must be record in record of rights of said property.

There are consistent entries in the name of holder herein property extract from time to time. I do not find any irregularities in the entries. Therefore I hold that the owner referred hereinabove has good title and were in possession of the said property as a owner (Reet-1)

This is to certify that I have investigated the title of the property described above and for that purpose I have caused to inspect the revenue records & search from the available record from the year 1990 to 2019. Some of the record of Index-II is not available due to cause of to the torn condition & due to the computerised data processing & book-binding processing from the available record, I have not found any adverse entries over the said property.



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IV) SEARCH AND INVESTIGATION :

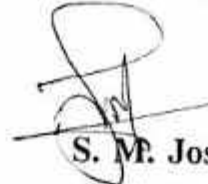
I have enclosed herewith original receipt dated 27/03/2019 along with this report for a period of last 30 years i.e. 1990 to 2019.

I find that all predecessor in title of the above property referred here in above shows their undisturbed possession and on perusal of property extract.

I further certify that, the said property (Plot) owner Shree. Siddhi Construction through partners Shri. Manoj Prataprao Deshmukh, Shri. Anil Dattatray Autade have clear and marketable title and he is in actual possession and in my opinion the title of the property described above is clear, marketable and is free from all encumbrances charges.

Place : Sinnar.

Date : 27/03/2019.


S. M. Joshi
(Advocate)

SHRIPAD MADHUKAR JOSHI
ADVOCATE