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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

अस. २०२१९९

पावती क्र.: 1855

दिनांक: 15/02/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन4-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: Adv. S. S. Sangle.

वर्णन Mauje Anandwaili, S. no. 65/1/1A, Year-1990 to 2019 Total-30 Years.

शेघ व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Nashik 4
मह. वृत्तान्त निबंधक तथा २

नाशिक-४.

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



SANTOSH S. SANGALE(PATIL)

B.S.L., L.L.B

Advocate

ADVOCATE

Email : advssangle29@gmail.com Mobile No.9422262955

Office:- 1, Vitthal Apartment, Laxmi Nagar, Kamathwade, Nashik. 0253-2398191

Date - 07/08/2019

TITLE SEARCH REPORT

WHOMSOEVER IT MAY CONCERN

Sub:- Opinion Report or Title Search Report & Index II in Sub Registrar office search on the basis of the Documents produced before me for perusal of 30 years (1990 to 2019) report of the property/ies i.e. All the piece and parcel of the property/ies i.e. Survey No. 65/1/1/A, total area 0H. 59.94R, i.e. 5994.84 Sq. Mtrs., out of the same area adm. 4585.28 Sq. Mtrs., & construction thereon, of the property situated at Anandwali, Tal. & Dist. Nashik.

DESCRIPTION OF PROPERTY:-

All the piece and parcel of the property/ies i.e. Survey No. 65/1/1/A, total area 0H. 59.94R, i.e. 5994.84 Sq. Mtrs., out of the same area adm. 4585.28 Sq. Mtrs., & construction thereon, of the property situated at Anandwali, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation and the S. No. 65/1/1A bounded as follows -

East -	Area of Mr. Sathe.
West -	Nawasha Ganpati Road.
South -	24 Meter D. P. Road.
North -	Goda Park.

The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.

NAMES OF THE OWNER/S OF THE PROPERTY/IES:-

1. MR. ASHOK FAKIRRAO SOPE
2. SMT. UJJWALA BHARAT SOPE
3. MR. BHARGAV BHARAT SOPE
4. PALLAVI BHARAT SOPE alias MRS. PALLAVI VIVEK SWAMI
5. SMT. ASHA GANPATRAO SURJUSE

NAMES OF THE PERSON APPROACHED FOR THE CERTIFICATE:-

1. MR. ASHOK FAKIRRAO SOPE
 2. SMT. UJJWALA BHARAT SOPE
 3. MR. BHARGAV BHARAT SOPE
 4. PALLAVI BHARAT SOPE alias MRS. PALLAVI VIVEK SWAMI
 5. SMT. ASHA GANPATRAO SURJUSE
- Through Developer & GPA Holder
M/S. SHINDE & SHINDE
Partnership Firm through Partner
MR. SHASHIKANT RAVJI SHINDE

As per the instructions given by the above named person, I have investigated the title on the basis of following documents -

- 1) Relevant 7/12 extract & Mutation Entries.
- 2) Copy of N. A. order dated 02/02/2019.



- 3) Copy of Development Agreement & Power of Attorney dated 26/02/2019 & its registration receipt (NSK-6, Reg. No. 527 & 528).
- 4) Copy of Transfer Deed dated 06/07/2019 & its registration receipt (NSK-4, Reg. No. 6110).
- 5) Copy of Commencement Certificate dated 23/07/2019.

FLOW OF TITLE:

- A. Originally the Survey No. 65/1/1 was owned and possessed by Mr. Fakirrao Tukaram Sope before the year 1989.
- B. Tahasildar Nashik passed an order on 21/08/1989, for deletion of bunding charge from the other rights column of property extract of S. No. 65/1, therefore the said charge deleted from the property extract vide Mutation Entry No. 1632 dated 22/08/1989.
- C. Mutation Entry No. 2282 dated 08/03/1995 shows that, The owner of S. No. 65/1/1, Mr. Fakirrao Tukaram Sope sold the area OH. 31.47R to Sau. Kamlini Ramanlal Gujrathi on 16/06/1994. Therefore Sau. Kamlini Ramanlal Gujrathi acquired ownership rights of the said purchased area.
- D. Mutation Entry No. 2733 dated 17/07/1997 shows that, The owner of S. No. 65/1/1, Mr. Fakirrao Tukaram Sope prepared a lay out in respect of S. No. 65/1/1(P) area 40807.27 Sq. Mtrs., i.e. S. No. 65/1/1B & the same is sanctioned by Assistance Director Town Planning Nashik Municipal Corporation Nashik on 18/03/1997. Thereby said land sub – divided into various plots and came into existences. And said land also converted into Non – Agricultural purpose as per the order passed by Collector Nashik on 06/05/1997. And remaining area i.e. S. No. 65/1/1A.
- E. Mutation Entry No. 4896 was cancelled.
- F. Mutation Entry No. 5096 dated 30/11/2005 shows that, The owner of S. No. 65/1/1A, Mr. Fakirrao Tukaram Sope prepared a lay out in respect of S. No. 65/1/1A(P) area 2H. 29.80.30R & the same is sanctioned by Nashik Municipal Corporation Nashik on 29/10/2005. Thereby said land sub – divided into various plots and came into existences. And said land also converted into Non – Agricultural purpose as per the order passed by Collector Nashik. And the remark of excess land mutated to the other rights column of the property extract.
- G. Mutation Entry No. 5602 dated 01/02/2007 shows that, the remark of excess land was mutated to the other rights column of the property extract of S. No. 65/1/1A. As per the order of Collector Nashik on 12/01/2007, removed the said remark in S. No. 65/1/1A(P) and therefore, remark of excess land was deleted from the other rights column of the property extract.
- H. Mutation Entry No. 6285 dated 31/05/2008 shows that, The owner of S. No. 65/1/1A, Mr. Fakirrao Tukaram Sope prepared a lay out in respect of S.

No. 65/1/1A(P) area 6153.50 Sq. Mtrs., & the same is sanctioned by Nashik Municipal Corporation Nashik on 21/05/2008. Thereby said land sub - divided into various plots and came into existences. And said land also converted into Non - Agricultural purpose as per the order passed by Collector Nashik on 29/01/2008.

I. Mutation Entry No. 6832 dated 18/12/2009 shows that, the owner of S. No. 65/1/1A, Fakirao Tukaram Sope died on 23/10/2009 leaving behind heirs namely son - Ashok, Bharat, daughter - Asha Ganpatrao Surjule, widow - Vatsalabai & son - Bharat (died on 24/01/1998) heirs - son - Bhargav, daughter - Pallavi & Widow - Ujjwala. And accordingly names of the above mentioned heirs mutated to the owner's column of the property extract.

J. Mutation Entry No. 10566 shows that, S. No. 65/1/1A, the computerization & validation of the said property/ies detail was wrongly mentioned and the same was corrected and accordingly revenue record corrected by the order of Maharashtra Shasan on 07/05/2016 & Tahasildar Nashik on 08/01/2017.

K. Mutation Entry No. 10786 dated 30/06/2017 shows that, one of the owners of S. No. 65/1/1A(P), Vatsalabai Fakirao Sope died on 19/09/2016 leaving behind heirs namely son - Ashok, Bharat, daughter - Asha Ganpatrao Surjule, & son - Bharat (died on 24/01/1998) heirs - son - Bhargav, daughter - Pallavi & Widow - Ujjwala. And accordingly names of the above mentioned heirs already mutated to the owner's column of the property extract.

L. The copy of N. A. order dated 02/02/2019 shows that, The S. No. 65/1/1A converted into Non - Agricultural purpose as per the order passed by Collector Nashik on 02/02/2019 vide no. Masha/Kaksh/3/7-2/S.R./347/2018 for the residential purpose.

M. Mutation Entry No. 11728 dated 03/04/2019 & the copy of Development Agreement & General Power of Attorney dated 26/02/2019 shows that, Mr. Ashok Fakirao Sope, Smt. Ujjwala Bharat Sope, Mr. Bhargav Bharat Sope, Pallvi Bharat Sope alias Mrs. Pallavi Vivek Swami & Smt. Asha Ganpatrao Surjule executed a Development Agreement & Power of Attorney in respect of S. No. 65/1/1A area 00H. 59.94.84R out of the same area 3114.30 Sq. Mtrs., i.e. 3724.702 Sq. War in favour of M/s. Shinde & Shinde Partnership Firm through Partner Mr. Shashikant Ravji Shinde and The parties have paid / deposited requisite amount of stamp duty to Collector of Stamp, Nashik and the Collector of Nashik adjudicated the same and issued a Certificate to that effect on 23/01/2019. Therefore the same agreements are registered in the office of Sub Registrar Nashik-6 vide Sr. No. 527 & 528 on 26/02/2019. The parties that, the developer will hand over 40% Built up on all floors of the proposed construction to the land

Santosh Somnath
ADVOCATE

owners being part consideration of the Development Agreement, and the developer will have rights in respect of the construction area except the area 60% Built up on all floors which is agreed to be hand over to land owners for consideration of development. Therefore the developer acquired development rights and also rights to do acts and deeds on behalf of the land owners as described in the Power of Attorney and the name of developer mutated to the other rights column of the property extract.

N. The copy of Transfer Deed dated 06/07/2019 shows that, The owners of S. No. 65/1/1A, Mr. Ashok Fakirrao Sope, Smt. Ujjwala Bharat Sope, Mr. Bhargav Bharat Sope, Pallvi Bharat Sope alias Mrs. Pallavi Vivek Swami & Smt. Asha Ganpatrao Surjuse executed a Transfer Deed in respect of area 1409.56 Sq. Mtrs., for the purpose of D. P. Road out of S. No. 65/1/1A in favour of Assistance Director Town Planning Nashik Municipal Corporation Nashik through authorized officer Mr. Suresh Deoram Nikumbhe and the same is registered in the office of Sub Registrar Nashik-4 vide Sr. No. 6110 on 06/07/2019.

O. The owners/developer prepared a building plan for construction over the S. No. 65/1/1A & Nashik Municipal Corporation Nashik sanctioned the same building plan & issued a Commencement Certificate vide No. LND/BP/Anandwali/DCR/1423/2019 on 23/07/2019.

P. From the basis of above discussion and documents copies produced before me and the said document, copies may presume that they are genuine it can be said that the title of the said property i.e. Survey No. 65/1/1/A, total area OH. 59.94R, i.e. 5994.84 Sq. Mtrs., out of the same area adm. 4585.28 Sq. Mtrs., & construction thereon, of the property situated at Anandwali, Tal. & Dist. Nashik is clear, marketable and free from all charge & encumbrances. Mr. Ashok Fakirrao Sope, Smt. Ujjwala Bharat Sope, Mr. Bhargav Bharat Sope, Pallvi Bharat Sope alias Mrs. Pallavi Vivek Swami & Smt. Asha Ganpatrao Surjuse through developer & GPA holder M/s. Shinde & Shinde through Partner Mr. Shashikant Ravji Shinde acquired development rights of the above mentioned property/ies.

OPINION

After perusal of the record put before me, I am of the opinion Report or Title Search Report in sub Registrar office search on the basis of Documents produced before me for perusal of 30 years (1990 to 2019) report of the property/ies i.e. All the piece and parcel of the property/ies i.e. Survey No. 65/1/1/A, total area OH. 59.94R, i.e. 5994.84 Sq. Mtrs., out of the same area adm. 4585.28 Sq. Mtrs., & construction thereon, of the property situated at Anandwali, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation and the S. No. 65/1/1A bounded as follows -

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East - Area of Mr. Sathe.
West - Nawasha Ganpati Road.
South - 24 Meter D.P. Road.
North - Goda Park.

The property more particularly described hereinbefore in schedule, can be drawn and it can be said that the title of the said property is clear, marketable and free from all charge & encumbrances. This title report is given on the strength of all Xerox copies are produced before me. I have seen the fresh 7/12 extracts, mutation entries, preferred registered documents of the said property.

Nashik.

Date :- 07/08/2019



S. Sangle
ADVOCATE
Santosh Somnath Sangle
ADVOCATE

