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इतर पावती

Original/Duplicate

Monday, 24 December 2018 3:16 PM

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 12237 दिनांक: 24/12/2018

गावाचे नाव: दसक

दस्तऐवजाचा अनुक्रमांक: नसन2-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड प्रकाश उत्तम सोनवणे

वर्णन अर्ज क्र 2866/2018 मौजे दसक स न 65/3/1 वरील प्लॉट क्र 9 व 10 सन 1989 ते 2018 30

वर्षे

SEARCHFEE

रु. 1500.00

एकूण:

रु. 1500.00

Joint Sub-Registrar Nashik 2

1); देयकाचा प्रकार: By Cash रक्कम: रु 1500/-

सह दुसऱ्या निबंधक वर्ग-२

नाशिक-२

PRAKASH UTTAM SONAWANE

(B.A.Bed.,LL.B.)

Advocate

R/o.2/2,Deeptiji row houses,Ramkrishna Nagar,Panchak,Jail
Road, Nashik Rd. NASHIK. Mobile no. 98233 17512.

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TITLE REPORT

Date : 26/12/2018

(TO WHOMSOEVER IT MAY CONCERN)

PROPERTY/IES : PLOT NOS. 09 (Nine) & 10(Ten) serially
admeasuring Area 304.75 & 314.75 Sq.Mtrs.
out of S.No.65/3/1 situated at village DASAK
SHIVAR, Within the limit of Nashik Municipal
Corporation, Nashik.

OWNER/S : A] SAI HOME BUILDERS through Partners

1] Mr. Milind Manohar Gambhir

2] Mr. Sandeep Sopan Dhande

3] Mrs.Nilima Harshal Dhake

4] Mr.Sanket Chandrakant Vani

Office Add.: 164, Third Floor, Dream Mini
Market, Jail Road, Nashik Road-422101.

B] Nashik Municipal Corporation for the Area 9.93
sq.mtrs. out of total area of Plot No.09 and Area
10.59 sq.mtr.out of total area of Plot No.10

Mr.Milind Manohar Gambhir requested

me to investigate the title of the above mentioned prop-
erty/ies and he has produced relevant papers/documents
before me relating to respected property/ies such as :



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- 1] 7/12 extracts since 1985 to 2018 of the respected properties.
- 2] Mutation entries based on that extracts as 1617, 2386, 7514, 7563, 7987, 9270, 10548, 16096, 16410, 16421.
- 2] Development Agreement of S.No.65/2, 55/3 etc in favour of Amol Enterprised through Partner Mr.Suresh Waman Gaikwad. dt.29/05/2002.
- 3] Sale Deed of S.No.65/3 Area 00H.57 R. in favour of Amol Enterprised through Partner Mr.Suresh Waman Gaikwad.dt.16/06/2010.
- 4] Confirmation Deed of S.No.65/3 & 66/7b of Dasak Shivar, Nashik in favour of Amol Enterprised through Partner Mr.Suresh Waman Gaikwad.dt.03-05-2018.made by Sugandha Bajirao Karanjkar & One.
- 5] Confirmation Deed of S.No.65/3 & 66/7b of Dasak Shivar, Nashik in favour of Amol Enterprised through Partner Mr.Suresh Waman Gaikwad.dt.18-05-2018 made by Kavita Vijay Kshirsagar.
- 6] Confirmation Deed of S.No.65/3 & 66/7b of Dasak Shivar, Nashik in favour of Amol Enterprised through Partner Mr.Suresh Waman Gaikwad.dt.21-05-2018 made by Swati Nitin Chavan.
- 7] Confirmation Deed of S.No.65/3 & 66/7b of Dasak Shivar, Nashik in favour of Amol Enterprised through Partner Mr.Suresh Waman Gaikwad.dt.04-06-2018 made by Savakar Nana Sutar(Karanjkar) and other 04.
- 8] Confirmation Deed of S.No.65/3 & 66/7b of Dasak Shivar, Nashik in favour of Amol Enterprised through Partner



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Mr.Suresh Waman Gaikwad.dt.02-05-2018 made by Balasaheb Popat Sutar(Karanjkar) and other 03.

9] Confirmation Deed of S.No.65/3 & 66/7b of Dasak Shivar, Nashik in favour of Amol Enterprised through Partner Mr.Suresh Waman Gaikwad.dt.16-06-2018 made by Vasant Popat Sutar(Karanjkar) and other 02.

10] N.A. order for S.No.65/3 dt.16-06-2008.

11] Layout final approval Letter for S.No.65/3 dt.24-04-2018.

12] Sale Deed of Plot No.09 & 10 in favour of Sai Home Builders dt.26/10/2018.

13] Latest 7/12 extracts of Plot No.9 and 10 of S.NO.65/3/1 of Dasak Shivar, Nashik dt.20/12/2018.

(All Photocopies)

So, I have perused all above mentioned relevant record/ Papers/documents and my observations regarding the respected property/ies as follows.

1] M.E.No.1617 states that, The Maharashtra Weight measurment enforcement and Indian Coinage Act 1958 has been implemented to village properties.So,the implementation has made as per Hissa form No.12 to the respected properties.

2] M.E.No.2386 said m.e. is in torn condition and not properly readable.

3] M.E.No.7514 dated 29/03/2002 states that, (application and Aakarford) Savakar Nana Sutar(Karanjkar) and oth-



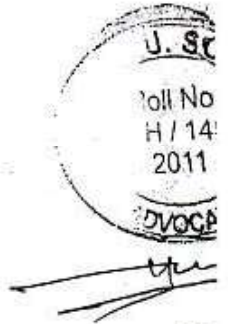


ers through G.P.A.Suresh Waman Gaikwad have given written application with transcription copy of 4/11 and map of Aakarfod that S.No.65/3+4 Area 1H.36 R.wrongly recorded in the name of Popat Nana and Savkar Nana Sutar as amalgmated area but as per 4/11 transcription copy of 4/11 and map of Aakar fod shows that 65/3 and 65/4 are seperate part.Hence, seperate 7/12 extracts created as S.NO. 65/3 Area 00.57 R. & 65/4 Area 00.79 R in the name of Popat Nana Sutar and Savkar Nana Sutar.

4/ M.E.No.7563 dated 31/05/2002 states that, Popat Nana Sutar died on 20/04/2002 therefore his legal heirs name 1. Balasaheb Popat Sutar (Karanjkar) 2. Vasant Popat Sutar(Karanjkar) 3.Vitthal Popat Sutar (Karanjkar) 4.Mandakini Popat has been recorded in the record of rights of Properties i.e.S.NO.65/1, 65/2A, 65/3, 65/4,83/1 etc.of Dasak Shivar, Nashik.

5/ M.E.No.7987 dated 12-09-2003 states that, Savkar Nana Sutar and others through G.P.A.suresh Waman Gaikwad executed Development Agreement of Properties S.No.65/2a, 65/3a, 65/4, 65/5, 86/7b, 83/1 in favour of Amol Enterprises through Partner Mr.Suresh Waman Gaikwad, which is registered in the office of Sub Registrar Nashik -02 at the serial No.2237/2003 dt.29/05/2003.

6/ M.E.No.9270 dated 27/08/2007 states that, As per letter of Tahasildar letter No.Banding/Kavi/573/07 Nashik dt.14/08/2007 and circular No.Mrudusandharan /1089/CR/426-16a dt.18/02/1989, Circular of Desk officer of Agricultural development Dept.Mumbai dt.05/05/1989



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amount and interest of works relating to mrudusandharan waived. Hence, Banding charge of Rs.856.08 deleted from other right column of respected properties.

71 M.E.No.10548 dated 22/09/2010 states that, (By Sale Deed) Amol Enterprises through Partner Mr.Suresh Waman Gaikwad purchased the land area 00H.57 R of S.No.65/3 from Savakar Nana Sutar, Bajirao Nana Sutar, Vasant Popat Sutar and others through G.P.A. suresh waman Gaikwad for total cost of Rs.61,83,231/-. Said Sale Deed is registered in the office of Sub Registrar Nashik - 2 at the serial No.06407/2010 dt.16/06/2010.

81 M.E.No.16096 dated 07/05/2018 states that, Amol Enterprises through Partner Mr.Suresh Waman Gaikwad made residential Layout plan on the land area 5400 sq.mtrs out of total land area 5700 sq.mtrs.of S.No.65/3 and Said layout is finally approved by Town Planning Dept.of Nashik Municipal Corporation, Nashik vide letter No.outward No./Town Planning Dept/Final/C-4/3/2018 dt.24/04/2018. Said plotted area also converted for non-agricultural use as per order of Collector,Nashik dt.16/06/2008.

Hence, land area 5400 sq. mtrs. has been divided in to 17 plots. All plot are shown in the ownership of Amol Enterprises through Partner Mr.Suresh Waman Gaikwad.

91 M.E.No.16410 dated 21/11/2018 states that, (As per Application, Affidavit and Road transfer Agreement)