

Ref. No.

Date: 22/02/2019

TITLE SEARCH REPORT**TO WHOM SO EVER IT MAY CONCERN**

Subject: Investigation into the title of property bearing **Plot No. 9+10 admeasuring area 500.29 sq. mtrs. out of S. No. 408/2** (old S. No. 408/2/2) situated at Village **Makhmalabad**, Tal. & Dist. Nasik within the local limits of Nasik Municipal Corporation & within the limits of Sub-Registration of Dist. Nasik.

I. Description of Property :-

All that piece and parcel **Plot No. 9+10 admeasuring area 500.29 sq. mtrs. out of S. No. 408/2** (Old S. No. 408/2/2) situated at Village **Makhmalabad**, Tal. & Dist. Nasik within the local limits of Nasik Municipal Corporation & within the limits of Sub-Registration of Dist. Nasik which is bounded as per approved lay-out plan.

II. Present Owners: Mr. Vijaybhai Dhirubhai Visnagara

III. Applicant :-

On the verbal request of Mr. Vijaybhai Dhirubhai Visnagara to Issue Title Search Report with respect of the property and for that purpose they have produced for my perusal the following documents & relying upon the documents, I am submitting my Title Search Report. The documents are as under:

- 7/12 Extracts.
- Mutation Entries.
- Registered Sale Deed
- Other relevant documents.

IV. Observations and Findings:-

From the documents produced for my perusal, I form the following opinion as follows.

It is seen from the record that the said land of S. No. 408 total adm. area H 6.17 Are + P. Kh. H. 0.11 Are. was owned by Karbhari Sahadu Pingale and Gangadhar Sahadu Pingale in equal share.



Further, it appears from M. E. No. 7458 dtd. 05/06/1981 that the owner Karbhari Sahadu Pingale made an application on 23/03/1981 to enter his sons name in record of rights column. Hence, the name of Shankar Karbhari Pingale and Dattatray Karbhari Pingale in place of Karbhari Sahadu Pingale was entered into the record of rights column to the area adm. H 3.0 8 Are + P. Kh. H. 0.5 Are.

Further, it appears from M. E. No. 9316 dtd. 14/06/1985 that the owner Gangadhar Sahadu Pingale made an application to enter his sons name in record of rights column. Hence, the name of Dilip Gangadhar Pingale and Vilas Gangadhar Pingale in place of Gangadhar Sahadu Pingale was entered into the record of rights column.

M. E. No. 11015 dtd. 20/03/1991 reveals that Shankar Karbhari Pingale and others had partitioned the said land of S. No. 408 adm. area H 6.17 Are + P.Kh. H 0.11 Are which were commonly owned and possessed by themselves as follows.

Survey No.	Area in H. Are	Name of Owners
408/1	3.08	Shankar Karbhari Pingale & Dattatray Karbhari Pingale
408/2	3.09+ P. Kh. 0.11	Dilip Gangadhar Pingale Vilas Gangadhar Pingale

The said partition was done u/s. 85 of MLRC Act, 1966 by the order of hon'ble, Tahsildar vide RTS/---/18/91 dtd. 20/03/1991.

It appears from M. E. No. 11297 dtd. 10/01/1992 that the owner Dilip Gangadhar Pingale and Vilas Gangadhar Pingale took permission u/s. 43 of Tenancy Act from sub-divisional officer, Nashik vide Tensi/SR-224/91 dtd. 14/2/1991 to convert the land adm. H 1.20 Are out of total area adm. H 3.09 Are + P.Kh. H 0.11 Are out of S. No. 408/2 for NA purpose. Hence, the separate 7/12 extract was prepared for S. No. 408/2/2 adm. area H. 1.20 Are.

It appears from the M. E. No. 11546 dtd. 21/09/1992 that the owner Dilip Gangadhar Pingale and Vilas Gangadhar Pingale had tentatively sanctioned lay-out of area adm. 10165.00 sq. mtrs. out of S. No. 408/2/2 pal by Nashik Municipal Corporation, Nashik vide LND/WS/100/3979 dtd. 21/09/1992 and the said S. No. was converted for NA purpose by the order of Collector Nasik vide Maha/Kaksh-3/bi.she.pra.kra./563/1991 dtd. 28/02/1992.

It appears from M. E. No. 16652 dtd. 17/07/2002 that Anmol Tridev Co-op. Hsg. Soc. Ltd. Nashik. Through its chairman Zarin Ruso Yezregardi have purchased the Plot No. 01 to 26 out of S. No. 408/2/2 at Makhmalabad, Tal. Dist. Nashik from Mr. Dilip Gangadhar Pingale and Me. Vilas Gangadhar Pingale on 07/2002. Hence, name of the society was entered in the record of rights column of 7/12 extracts.



It is seen from M. E. No. 17252 dtd. 25/06/2003 that the name of chairman i.e. Zarin Ruso Yezregardi was deleted by the resolution no. 27/2003 dtd. 01/06/2003 of society from the record of rights column of 7/12 extract of Plot no. 1 to 26 which was owned by Anmol Tridev Co-op. Hsg. Soc. Ltd. Nashik.

It appears from M. E. No. 18394 dtd. 18/10/2004 that the Anmol Tridev Co-op. Hsg. Soc. Ltd. Nashik has passed resolution to allot the plot properties which was owned by the society to its founder members. Hence, the property in question i.e. Plot No. 09 and 10 was allotted to Mr. Yezdegardi Zarin Rusi as a Founder Member of Society.

It further seen that Agreement of Sale was executed by Mr. Yezdegardi Zarin Rusi, Founder Member of Anmol Tridev Co-op. Hsg. Soc. Ltd. Nashik in favour of Mr. Sanjeev Gajanan Rasane and 2. Mr. Sunil Eknath Loharkar on 28/08/2007 regd at Sr. No. 7413 and 7412 dtd. 29/08/2007 in the office of Sub-Registrar, Nasik-3 of Plot No. 09 and 10 respectively out of S. No. 408/2/2 at Makhmalabad, Tal. Dist. Nashik.

It appears from M. E. No. 19732 dtd. 11/05/2006 that the S. No. 408/2/2 was changed and corrected to S. No. 408/2 by the order of Hon'ble District Domain Expert and Dist. Rehabilitation officer, Nashik vide Kaksh4/Ku.ka. 4/Kavi-811/03 Nashik dtd. 04/11/2003.

It appears from M. E. No. 22437 dtd. 17/06/2008 that the owner of property in question i.e. Anmol Tridev Co-op. Hsg. Soc. Ltd. Nashik which is registered vide Registration No. NSK/HSG/TC/3987 dtd. 10/07/2002 was dissolved by the order of hon'ble Deputy District Registrar, Co-op. Society, Nashik vide 3380/V-1/Gruh/Anmol Tridev Hsg. Soc./no. 21/Cancellation Order/08 dtd. 28/05/2008. Hence, the said property of P. No. 9 and 10 became the property of its member i.e. Mr. Yezdegardi Zarin Rusi.

Further, Mr. Sanjeev Gajanan Rasane and 2. Mr. Sunil Eknath Loharkar has purchased the Plot No. 09 and 10 from Mr. Yezdegardi Zarin Rusi by sale deed dated 15/07/2008 which is duly registered at the office of Sub Registrar Nashik-5 at Sr. No. 6339 and 6340 respectively on 15/07/2008 and as such name of the aforesaid holder is mutated in the owner column under M. E. No. 22569 on 17/07/2008.

It appears from the M. E. No. 23047 dtd. 11/12/2008 that the lay-out which was tentatively sanctioned as mentioned in M. E. No. 16652 was finally approved vide Ja. No./Nagarrachana Vibhag/Final/Panchvati/106 dtd. 10/12/2008 and the said S. No. was converted for NA purpose by the order of Collector Nasik vide Maha/Kaksh-3/bi.she.pra.kra./563/1991 dtd. 28/02/1992 and the said S. No. was divided into plots no. 1 to 23 with remaining area for open space, D. P. road and M.S.E.B. The separate 7/12 Extracts were prepared for respective plots. The area of property in question was corrected collectively from 713.37 sq. mtrs. to 500.29 sq. mtrs. and actual location also changed in this final sanctioned lay-out plan.



Further, Mr. Navneet Chunilal Mandali has purchased the aforesaid property of Plot No. 9+10 from Mr. Sanjeev Gajanan Rasane and 2. Mr. Sunil Eknath Loharkar by sale deed dated 21/07/2013 which is duly registered at the office of Sub Registrar Nashik-3 at Sr. No. 6607 on 29/07/2013 and as such name of the aforesaid holder is mutated in the owner column under M. E. No. 30368 on 30/07/2013.

It appears from M. E. No. 37088 dtd. 01/02/2019 that Mr. Vijaybhai Dhirubhai Visnagara has purchased the aforesaid property of Plot No. 9+10 from Mr. Navneet Chunilal Mandali alias Vyas by sale deed dated 16/01/2019 which is duly registered at the office of Sub Registrar Nashik-3 at Sr. No. 345 on 16/01/2019 and as the name of the aforesaid holder is mutated in the owner column.

M. E. No. 35157 dtd. 07/03/2018 and 35844 dtd. 14/05/2018 are relating to correction made in the computerized 7/12 extracts of property in question by the order of Hon'ble Tehsildar, Nashik.

Further, Mr. Navneet Chunilal Mandali has purchased the aforesaid property of Plot No. 9+10 from Mr. Sanjeev Gajanan Rasane and 2. Mr. Sunil Eknath Loharkar by sale deed dated 21/07/2013 which is duly registered at the office of Sub Registrar Nashik-3 at Sr. No. 6607 on 29/07/2013 and as such name of the aforesaid holder is mutated in the owner column under M. E. No. 30368 on 30/07/2013.

V. Search of Index II Records

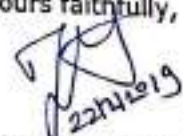
I have taken search of online Index II Register of last 30 years the registers from 1990 to 2019. Some entries were not available for search. Hence I have taken search of Index II entries which were available for search at that time. No adverse entry has been found during the search. Receipt issued is attached herewith.

VI. Opinion

Relying upon the documents, I am of the opinion that by virtue of registered Sale Deed, the title of Mr. Vijaybhai Dhirubhai Visnagra with respect of **Plot No. 9+10 admeasuring area 500.29 sq. mtrs. out of S. No. 408/2** (Old S. No. 408/2/2) situated at Village **Makhmalabad**, Tal. & Dist. Nasik is negotiable, marketable & free from all encumbrances.

Thanking you.

Yours faithfully,


TUSHAR P. PATEL
ADVOCATE





CHALLAN
MTR Form Number-6



GRN	MH01Z279059201819E	BARCODE	Date		22/02/2019-18:39:31	Form ID
Department			Inspector General Of Registration			
Search Fee			Payer Details			
Type of Payment			Other Items			
Office Name			NSK3_NASHIK 3 JOINT SUB REGISTRAR		Full Name	
Location			NASHIK		Adv Tushar Patel	
Year			2018-2019 One Time		Flat/Block No.	
Account Head Details			Amount in Rs.		Premises/Building	
0030072201 SEARCH FEE			750.00		Road/Street	
					Area/Locality	
					Town/City/District	
					PIN	
			Remarks (If Any)			
			Survey No 408 2 Plot No. 9 and 10 at Makhmalabad Last 30 Years of			
			Search			
			Amount in		Seven Hundred Fifty Rupees Only	
			750.00		Words	
Payment Details			UNION BANK OF INDIA			
Cheque/DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN	Ref. No.	02901792019022267879	32920204
Name of Bank			Bank Date	RBI Date	22/02/2019-18:44:07	Not Verified with RBI
Name of Branch			Bank-Branch		UNION BANK OF INDIA	
			Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9420232444

संदर्भ चालन "चदप ऑफ रीजिस्ट्रार" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तावेजाची लागू नाही.

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