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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1265 दिनांक: 25/01/2019

गावाचे नाव:

रस्त्यावजाचा अनुक्रमांक: नसन1-0-2019

रस्त्यावजाचा प्रकार:

साक्षर करणाऱ्याचे नाव: अॅड. जी.एम. कु-हे

वर्गनि मोजे नाशिक म न 465//1/10/11/12/35 प्लॉट नंबर 35 चा सन 1990 ते 2018 एकूण 30 वर्ष शोध.

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sut. Registrar, Nashik

१) दे- काचा प्रकार: By Cash रक्कम: रु 750/-



GOPINATH MURLIDHAR KURHE

(B.Sc.,LL.B.)

ADVOCATE

OFFICE:- FJ-32, First Floor, Thakkar Bazzar, New C.B.S., Nashik, M.No.9922781384

Date:-01/10/2019

TITLE INVESTIGATION REPORT

SCHEDULE - I

TO WHOMSOEVER IT MAY CONCERN

SUB:- Investigation of the title of property situated at Nashik, Tal & Dist Nashik within the limits of Nashik Municipal Corporation bearing Plot No.35 & 36, out of Survey No.465/1/10/11/12, assessed Rs.981.28, total area of the plot 743.40 sq.mtrs. (703.64 sqm +39.76 sqm Road widening area Nashik Municipal Corporation)

Shri Shantilal Jagannath Laddha, R/o. Nashik, approached me to investigate of said property. I have investigated the title of the above said property as follows.

1. Description of the property : All the peace and parcel of the prop. situated at Nashik, within the limits Nashik Municipal Corporation bearing P.No.35 & 36, S.No. 465/1/10/11/12/35/36 assessed Rs.981.28 Total area of the plot 743.40 (703.64 sqm + 39.76 Road widening area Nashik Municipal Corporation)
2. Reference No. & date of letter under the cover of which the documents tendered for scrutiny are forwarded : Nil
3. Name of the unit/concern/person Offering the property/(ies) as security : M/s Pooja Construction Partnership Firm, Partner Shri Shantilal Jagannath Laddha and other two
4. Constitution of the unit/concern/person/ Body/authority offering the property For creation of charge : The borrower has agreed to build the building on the property described in Schedule ' I ' individual applicant
5. State as to under what capacity is Security offered (whether as joint applicant or borrower or as Guarantor, etc) : As borrower

6.a) Particulars of the documents scrutinized serially and chronologically:-

i) Xerox copy of agreement of Sale deed executed by Shri Dushyant Gopal Naiik & other in favour of Shri Rajendra Nemichand Tatiya and other with respect to the property such as, S.No.465/1/10/11/12 area of the land 24660.00 sq.mtrs. which is registered in the Office of Sub-Registrar, Nashik at Sr.No.3435/1995, 3436/1995, 3437/1995, dt.15/06/1995.

ii) Xerox copy of agreement of Sale deed executed by Shri Rajendra Nemichand Tatiya & other Thru' GPA Shri Chandtrashekhar Babulal Shah in favour of Shri Anilkumar Kisanchand Lulla with respect to the property such as, S.No.465/1/10/11/12, Plot No.35 & 36, total area of the plot 981.28 sq.mtrs. which is registered in the Office of Sub-Registrar, Nashik at Sr.No.10233/1998 & 10231/1998, dt.07/11/1998.

iii) Xerox copy of agreement of Sale deed executed by Shri Anilkumar Lulla in favour of M/s Pooja Construction Partnership Firm, Partner Shri Shantilal Jagannath Laddha, Sau Padma Shantilal Laddha and Sau Archana Harish Kela with respect to the property such as, S.No.465/1/10/11/12, Plot No.35 & 36, total area of the plot 981.28 sq.mtrs. which is registered in the Office of Sub-Registrar, Nashik at Sr.No.7620/2018, dt.31/10/2018.

iv) Xerox copy of agreement of TDR executed by Shri Karan Rajendra Shah in favor of M/s M/s Pooja Construction Partnership Firm, Partner Shri Shantilal Jagannath Laddha, Sau Padma Shantilal Laddha and Sau Archana Harish Kela with respect to the property No.465/1/10/11/12, Plot No.35 & 36, total area of the TDR 655.30 sqm, which is registered in the Office of Sub-Registrar, Nashik at Sr.No.2263/2019, dt.15/03/2019.

iv) Sanctioned Layout by Town Planning, Nashik Municipal Corporation, Nashik bearing No. Final Layout/154/2301, dt.12/08/1998.

v) N.A.order issued by Collector, Nashik vide order No.MAHA/KAKSHA/3 /NA/ SR/226/97, dt.12/06/1997.

vi) ULC Letter given by Additional Collector & competent Authority vide order No.ULC/A2/2/SR-26/1183/90, dt.06/11/1998.

vii) Xerox copies of layout plans.

viii) 7/12 Extracts 2018-19, in the 7/12 extract dt.19/01/2019 of Plot No.35 & 36 is in the name of M/s Pooja Constructions Partnership Firm, is shown as owner and possessor for 703.64 sqm and Road widening area in the name of Nashik Municipal Corporation is 39.76 sqm. i.e. total plot area is 743.40 sqm.

ix) N.A.Tax receipt of the period 2018-19.

x) Sanctioned of Building plan and commencement by Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik vide letter No. LND/BP/ A4/235/2019, dt.26/06/2019.

xi) Relevant mutation entries.





- b) Nature of documents verified and as to whether they are originals or certified copies or registration extract duly certified.
Note : - Only originals or certified extracts from the registering/ land/ revenue other authorities be examined.

All the documents which are produced are the Xerox copies.

7. Complete or full description of the immovable property/(ies) offered as security for creation of Mortgage whether equitable/registered mortgage.

- i) Survey No. : 465/1/10/11/12/35/36
ii) Plot No. : 35 & 36
iii) Plot area : 743.40 (703.64 sqm + 39.76 sqm Road widening area)
iv) Location like name of the place
Village, city, Registration, Sub-dist : Nashik, Tal & Dist Nashik
v) Boundaries : East - plot no. 36, 38 & 39
West - Plot No.34
North - 6.0 m colony road
South - Plot no. 32 , 33

8. Flow of titles tracing out the title of the intended mortgagor and his/ its period, depending on the need for clearance of such clog on the title. (separate sheet may be used)

Not applicable being the borrower is going to build the Building on his self purchased plot.

9. Nature of Title of the intended Mortgagor over the property (whether full ownership right, leasehold rights, occupancy / possessory rights or Inam holder or Govt. Grantee / allottee etc)

Not applicable being the borrower is going to build the Building on his self purchased plot.

10. a) Encumbrances, Attachment, and / or claims whether of Government, Central or State or other local authorities or Third party claims, Liens etc and details thereof, if any:-

No.

- b) The period covered under the Encumbrances certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction or charge, if any:-

Not applicable.

11. Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?:-

Paid

12. Details of RTC extracts / mutation extracts / Khata extracts pertaining to the property in question:-

i) It is seen from revenue record that originally land owner was Shri Dushyant Gopal Naik & other.

ii) M. E. No.5160 shows that as per the tenancy Act, section 3A Mutation entry in other rights column regarding protected tenant of namely Gopal Sitaram Thakur has taken certificate regarding S.No.465 of Nashik of protected tenant namely Kashiram Ganagram Kathe and hence further Mutation entry has been mutated.

iii) M.E.No.6192 shows that in the year 1952, dt.11/05/1950 Mr. Gopal Sitaram Thakur is expired hence his legal heirs namely Dushyant Gopal Nail Thakur and other entered on the 7/12 extract of S.No.465 and other S. No. of Nashik N.A.Inam class -II and hence Mutation entry certified.

iv) M.E.No.12824 shows that in the year 1971, dt.18/12/1971 land owner Dushyant Gopal Thakur and Tenant Kashiram Ganagram kathe, the said land owner has filed a case in the Court of Tahasildar and Agricultural Land Tribunal Nahsik to make enquiry regarding Section 32-M of S.No.465, of Nashik and the said court has delivered the judgment in favor of Land owner. That the said land is within the limits of Nashik Municipal Corporation since 13/06/1993, hence tenancy act sec.32 to 32 R are not applicable to the said land and the tenant has no right to purchase the same. According to their judgment dt.15/06/1971, the mutation entry has been mutated.

v) M.E.No.27321 shows that in the year 1990, dt.28/09/1990, the land of S.no.465 and other of Nashik stands in the name of Ramdas Kashiram Kathe and other. Mr. Ramdas Kashiram Kathe has died on 15/08/1990, hence the name of his heirs namely Vishal Ramdas Kathe and other is entered in the 7/12 extract and mutation entry has been certified accordingly.

vi) M.E.No.32761 shows that the land of S.no.465 of Nashik stands in the name of Dushyant Gopal Thakur and other is a tenant of the said land. In the year 1995 the M. E. dt.30/03/1995 the Tahasildar Nashik by their office Order No.13/94, dt.05/01/1995 has delivered judgement regarding the possession of the said land to the land owner from the tenant and hence possession receipt done between land owner and tenant dt.23/01/1995 in the name of tenant in other right's column has been deleted and Mutation entry has been certified.

vii) M.E.No.32816 shows that the land of S.no.465 & other S.No. of Nashik has sold by Dushyant Gopal Naik and other to Dattu Maruti Kathe and other and hence the name of further person have been entered on the 7/12 extract and mutation entry has been certified.

viii) M.E.No.33220, dt.27/07/1999 shows that S.No.465/1/10/11/12, has purchased by Shri Rajendra Nemichand Tatiya and other from Shri Dushyant Goapl Naik and other.

ix) M.E. No.38595. shows that S.No.465/1/10/11/12 is converted into Non agricultural use and also 7/12 Extract divided as per finally approved layout.



x) M.E.No.39131, dt.16/12/1999 shows that S.No.465/1/10/11/12/35/36, plot No.35 & 36 has purchased by Shri Anilkumar Kisanchand Lulla from Shri Rajendra Nemichand Tatiya and other.

xi) M.E.No.200957, dt.12/11/2018 shows that S.No.465/1/10/11/12/35/36, plot No.35 & 36 has purchased by M/s Pooja Constructions partnership firm, partner Shri Shantilal Jagannath Laddha, Sau Padma Shantilal Laddha and Sau Archana Harish Kela from Shri Anilkumar Kisanchand Lulla.

xii) M.E. No.201105 & 201106, dtd.01/01/2019, shows that road widening area 39.76 sqm deducted from 743.40 sqm area of Plot No.35 & 36 & the name of Nashik Municipal Corporation is entered in the rights of 7/12 extract vide letter dt.20/12/2018.

xiii) M.E.No.201329, dt. 9/5/2019 Shows that S.No.465/1/10/11/12/13, plot no.35 & S.no.465/1/10/11/12/36, plot no.36, amalgamated as per NMC Letter No.LND/AML/NASHIK/DCR/0127/2019, dt.16/04/2019.

13.Any bar/ restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc:-

No

14.The specific persons who are required to create mortgage / to deposit documents creating mortgage:-

M/s Pooja Constructions partnership firm, partner Shri Shantilal Jagannath Laddha, Sau Padma Shantilal Laddha and Sau Archana Harish Kela

Note: - In case separate sheets are required, the same may be used and signed.

Date :- 01/10/2019

Place:- Nashik

CERTIFICATE OF TITLE

I have examined the documents in details, I confirm having made a search in the land/ revenue record. I do not find anything adverse which would prevent the title holders from creating a valid mortgage. The property is free from all encumbrances. I have investigated the title report from the year 1952 to 2019. Index II search fee paid up, vide Receipt No.1265, dtd.25/01/2019 of Rs.750 /- (for 30 years) is enclosed herewith.

After perusal of the record and documents given to me I have not found any charge on the said property. Hence I come to conclusion that above said property i.e. Plot No.35 & 36, Survey No.465/1/10/11/12/35/36 is free and marketable.

Hence this title report.

Date :- 01/10/2019

Place:- Nashik