Subodh M. Shah

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Advocate

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Date : 6-12-2019

TITLE CERTIFICATE & SEARCH REPORT

NAME OF THE HOLDER:- **MR. PRATHAMESH VIVEK GANGURDE.**

PROPERTY:- All that piece and parcel of the property **land admeasuring 407.89 Sq. Mtrs. out of Plot No. 3 & 4, Gat No. 473/26 admeasuring 422.89 Sq. Mtrs. (land admeasuring 15.00 Sq. Mtrs. is subjected for Road widening area)** situated at Village **Adgaon,** Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik.

HISTORY :- After going through the relevant revenue records like, 7/12 extracts and mutation entries and other relevant orders and papers and after taking the search of the Index II registers at the office of Sub Registrar, Nashik for last 30 years, my observations are as follows :-

Following documents perused:

[1] 7/12 extract since last 30 years
[2] Mutation Entries since last 30 years
[3] Original Sale Deed Dated 21-12-2011
[4] Copy of Final approval letter dated 10-4-1992
[5] N.A.Order Dated 11-12-1991

It appears from the record of rights that Sundarabai Dagadu Navale, Kisan Dagdu Navale and Kondaji Dagadu Navale were the owners of Gat No. 473 since prior to 1977-78.

Sundarabai Dagadu Navale died some where in 1978 and as such her share is transferred in the name of her only son Kisan Dagadu navale under M.E.No. 468 on 10-4-1982.

One of the owner Kondaji Tukaram Navale died on 21-5-1984 and as per his Will dated 22-6-1981 his share in the said properties is transferred in the name of his nephew Kisan Dagadu Navale and as such M. E. No. 739 is effected on 23-7-1984 and Kisan Dagadu Navale became the full owner of Gat No. 473.

The remark reserved for resettlement is shifted from Gat No. 473 to Gat No. 509 under M. E. No. 1976 on 24/4/1990.

That Jayram Tolaji Shinde purchased H. 1.00 R. out of Gat No. 473 from Kisan Dagadu Navale by sale deed dated 11/1/1991 and as such name of the said purchaser is mutated in the owners column for Hector 1-00 are under M. E. No. 2143 on 16/1/1991.

That Jayram Tolaji Shinde purchased H. 1.05 R. out of Gat No. 473 from Kisan Dagadu Navale by sale deed dated 11/3/1991 and as such name of the said purchaser is mutated in the owners column

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under M. E. No. 2171 on 15/3/1991 and as such Jayram Tolaji Shinde became full owner of Gat NO. 473.

That the charge of Adgaon Society is deleted from the other rights column under M. E. No. 2193 on 2/5/1991.

That the land owners had mortgaged the property to The Maharashtra State Co. Op. Land Dev. Bank and as such name of the said bank appeared in the owners column and on repayment of the said loan the name of the bank is deleted from the owners column and names of the owners are restored in the owners column under M.E. No. 2194 on 2/5/1991 but such effect does not appear in the 7/12 extract.

That Rajendra Kapurchand Mutha and others purchased an area admeasuring H. 1-05 R from the previous owner Jairam Tolaji Shinde by sale deed dated 29-4-1991 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 3406 and as such name of the said purchaser is mutated in the owners column of the record of rights under M. E. No. 2203 on 16/5/1991.

That Vimal Shivaji Bahirav and Usha Raosaheb Bhalerao purchased H. 1-00 R. from Jairam Tolaji Shinde by sale deed dated 27/2/1991 and as such name of the said purchasers are mutated in the owners column under M. E. No. 2273 on 12/9/1991.

That the land owners Rajendra Mutha etc. prepared a layout for an out of Gat No. 473 which is duly sanctioned by Nashik Municipal Corporation under their letter under No. Land/Antim/11/221 dated 10/4/2002 and the said property is duly converted to Non Agri. use u/s. 44 of the M.L.R.Code under order of Collector, Nashik under No. Maha/Kaksha/3/Bi.She.Pa.Kra/469/91 Dated 11/12/1991 and as such separate 7/12 extracts are prepared for the individual plots under M. E. No. 2431 on 14/5/1992.

Urmila Vijay Luthra purchased west side land admeasuring H. 1.00 R. out of Gat No. 473 from Vimal Shivaji Bahirav and Usha Raosaheb Bhalerao by Sale Deed dated 12/8/1997 and as such name of the said purchaser is mutated in the owners column under M. E. No. 4054 on 9/2/1998.

That land owner Urmila Vijay Luthra entrusted Gat No. 473/26 H. 1-00 R. to Arvind Punjaji Kare under Development Agreement and General Power of Attorney and accordingly name of the Arvind Punjaji Kare is mutated in the other rights column under M. E. No. 5323 on 21/6/2001.

That land owners Urmila Vijay Luthra prepared a layout for H. 1.05 ARE of Gat No. 473/26 which is duly sanctioned by Nashik Municipal Corporation under their letter under No. Nagarrachna Vibhag/Antim/C-5/12 dated 29/4/2013 and the said property is duly converted to Non Agri. use u/s. 44 of the M.L.R.Code under order of Collector, Nashik under No. Makh/Kaksh-3/4/BiShePrakra/15/2012

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Dated 14/2/2012 and as such separate 7/12 extracts are prepared for the individual plots under M. E. No. 17258 on 14/5/1992.

Sanjay Damu Shinde HUF through its Karta Sanjay Damu Shinde purchased Plot No. 3 and 4 from Urmila Vijay Luthara and Arvind Punjaji Kare respectively by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 8506/2013 on 13/8/2013 and name of the said purchaser is mutated in the owners column under M. E. No. 17626 on 17/8/2013.

That Prathamesh Vivek Gangurde purchased Plot No. 3 & 4 from Sanjay Damu Shinde HUF through its Karta Sanjay Damu Shinde by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 9475/2013 on 18/11/2013 and name of the said holder Prathamesh Vivek Gangurde is mutated in the owners column under M. E. No. 17903 on 28/11/2013.

M. E. NO. 21479 and 21883 are pertaining to E-conversion.

As per the rules of Nashik Municipal Corporation Nashik an area admeasuring 7.50 Sq. Mtrs. from Plot No. 3 and 7.50 Sq. Mtrs. from Plot No. 4 total admeasuring 15.00 Sq. Mtrs. area is surrendered to Nashik Municipal Corporation for widening the road and as such name of Nashik Municipal Corporation is mutated in the owners column for the area admeasuring 15.00 Sq. Mtrs. for Plot No. 3 and 4 and the holding of the holder is reduced to 407.89 Sq. Mtrs. and accordingly M.E. No. 23130 is effected on 20/5/2019.

Land owners amalgamated both the plots by Nashik Municipal Corporation, Nashik under No. LND/BP/PANCHAVATI/839/2014 dated 13/1/2014 and accordingly New 7/12 extract is prepared for Plot No. 3 to 4 of S. No. 473/26 and accordingly M. E. No. 23270 is effected on 27/6/2019.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide Ref. No. 91220437 on 5/12/2019 and no adverse entries is observed during the course of the search.

No charge, encumbrance or defect in title is observed during the course of the aforesaid observation, in respect of the aforesaid property.

OPINION :- In consistence with my above observations, I am of the opinion that the title of the aforesaid property appears to be clear, negotiable and marketable without any charge, encumbrance and defect in title.

SUBODH M. SHAH ADVOCATE DIST. COURT, NASIK-2

SUBODH M. SHAH
ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH009148735201920E	BARCODE		Date	05/12/2019-12:51:11	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR	Full Name	Adv S M Shah
Location	NASHIK		
Year	2019-2020 One Time	Flat/Block No.	Gat.No. 473/26
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	Plot No. 3 to 4
		Area/Locality	Nashik
		Town/City/District	
		PIN	4 2 2 0 0 3
		Remarks (If Any)	30 Years
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292019120505385	91220437
Cheque/DD No.		Bank Date	RBI Date	05/12/2019-12:51:11	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 8007075055

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

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