Subodh M. Shah

B.Sc.(Hons.),LL.B.

Advocate

Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422005.
Tel. : +91-0253-2312638. Email : adv.smshah@gmail.com

Date : 20/11/2019

TITLE CERTIFICATE & SERACH REPORT

NAME OF THE LAND OWNERS :- **[1] M/S. POONAM BUILDERS, A PARTNERSHIP FIRM THROUGH ITS PARTNER [A] MRS.POONAM SHRENIK SURANA [B] MR. MANOJ ZUMBERLAL KHIVANSARA [2] MR. DEEPAK BHAGWANDAS MOTWANI [3] SIDDHARTH AJIT SURANA (HUF) [4] SHRENIK SHASHIKANT SURANA (HUF) [5] SAMYAK SUBHASH SURANA (HUF) [4] PIYUSH HIRALAL SURANA (HUF).**

PROPERTY:- All that piece and parcel of the property bearing **Plot No. 1/2 of S. No. 610/587 total admeasuring 1789.75 Sq. Mtrs. (Final Plot NO. 108 and 108A)** situated at **Nashik** Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik bounded as follows :-

On or towards East	:-	By Plot No. 3
On or towards West	:-	By property owned by Elite Marble
On or towards South	:-	By Plot No. 7, 8 and 9
On or towards North	:-	By 12 Mtr. wide Road

HISTORY:- After going through the relevant revenue records like, 7/12 extracts and mutation entries and other relevant orders and papers, my observations are as follows :-

Following documents perused:

[1] 7/12 extract since last 30 years
[2] Mutation Entries since last 30 years
[3] Copy of Sale Deed dated 7/7/1993
[4] Copy of Agreement of sale dated 28/4/1994.
[5] Copy of Confirmation Deed dated 21/3/2005.
[6] Copy of Sale Deed dated 21/3/2005
[7] Copy of Plot layout blue print
[8] Copy of order 155 dated 22/10/2008.
[9] Copy of Sale Deed dated 27/11/2012.
[10] Copy of Approved layout letter dated 12/5/2017.

S. No. 587 & 610 were owned by Shree Vyankatesh Balaji Sansthan Trust Nashik since prior to 1993.

M. E. No. 12378 is effected in the record of rights on 19-5-1971 for giving effect to the Indian Coinage Act and Enforcement Act.

That one of the tenant Binnu Hari Motkari died on 16/12/1987 and as such names of his legal heirs namely Fakira Binnu Motkari,Bhagirathibai Dagu Shinde, Indu Ramesh Daptare, Sindhu Karbhari Dhole and Parvatabai Binnu Motkari are mutated in the other rights column under M. E. No. 24580 on 27/5/1988 for S. No. 610.

That one of the tenant Gangaram Hari Motkari died on 14/2/1973 and as such names of his legal heirs namely Haushabai Murlidhar Shinde, Rakhmabai Waman Daptare, Mandabai Vitthal Junnare and Bhimabai Kashinath Kshirsagar are mutated in the other rights column under M. E. No. 28185 on 2/7/1991.

That one of the tenant Vithabai Harishchandra Kshirsagar died on 6/4/1969 and as such names of her legal heirs namely Ranjana Tulashiram Kharate, Dilip Harishchandra Kshirsagar and Lalit Harishchand Kshirsagar are mutated in the other rights column under M. E. No. 30435 on 12/4/1993 of S. No. 610.

SUBODH M. SHAH ADVOCATE NASHIK

S Shah

That as per the order of Tahasildar Nashik dated 28/6/1993 Tenants Fakira Motkari and others surrender their tenancy rights S. No. 587 and 610 to Shree Vyankatesh Balaji Sansthan Trust Nashik and as such names of the Tenants are deleted from the other rights column under M. E. No. 30667 on 30/6/1993.

That Yogesh Ashok Tupsakhare, Megha Ashok Tupsakhare, Bhausaheb Laxmanrao Adik, Shewantilal Chhotalal Shah, Mahendralal Chhotalal Shah, Pramod Shewantilal Shah, Hajrabi Abdul Kadir Meman, Faruk Siddik Meman, Bilkis Ibrahim Meman purchased S. No. 587 and 610 from Shree Vyankatesh Balaji Sansthan Trust Nashik (Mumbai) and the necessary permission is obtained for purchased the said property from the Charity Commissioner and as such names of the said purchasers are mutated in the owners column under M. E. No. 31325 on 9/12/1993.

That Pencil remark of Regular Darkhast No. 37/47 is deleted from the other rights column under M. E. No. 46264 on 7/5/2002.

That Imran Abdul Kadir Meman purchased an area admeasuring 66.67 Sq. Mtrs. out of S. No. 587 and an area admeasuring 1120.55 Sq. Mtrs. out of S. No. 610 from Bilksi Ibrahim Meman by sale deed dated 22/10/2002 and as such name of the said purchaser is mutated in the owners column under M. E. No. 47456 on 22/11/2002.

That Ashok Vishnupant Tupsakhare purchased an area admeasuring 1120.55 Sq. Mtrs. out of S. No. 610 and an area admeasuring 66.67 Sq. Mtrs. out of S. No. 587 from Bhausaheb Laxmanrao Adik by sale deed dated 22/3/2005 and as such name of the said purchaser is mutated in the owners column under M. E. No. 52959 on 22/3/2005.

That one of the land owner Hajrabi Abdul Kadir Memon died on 22/2/2008 and as such name of her legal heirs namely Imran Abdul Kadar Meman and Nusrat Iqbal Meman are mutated in the owners column of S. No. 587 and S. No. 610 under M. E. No. 61276 on 25/4/2008.

That Rajendra Rasiklal Shah and Reema Amish Shah purchased an area admeasuring 200.00 Sq. Mtrs. out of S. No. 587 and an area admeasuring 4767.33 Sq. Mtrs. out of S. No. 610 from Imran Abdul Kadar Meman and others by sale deed dated 20/9/2011 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 11512/2011 and as such names of the said purchasers are mutated in the owners column for the said purchased area under M. E. No. 76873 on 21/9/2011.

That one of the land owner Ashok Vishnupant Tupsakhare died on 18/6/2012 and he has legal heirs namely Hema Ashok Tupsakhare, Yogesh Ashok Tupsakhare, Megha Ashok Tupsakhare alias Vinita Sanjay Kumthekar and Nilesh Ashok Tupsakhare. But as per his Will dated 26/4/2012 an area admeasuring 66.25 Sq. Mtrs. out of S. No. 587 and an area admeasuring 1120.55 Sq. Mtrs. out of S. No. 610 is given to Yogesh Ashok Tupsakhare and such name of the Yogesh Tupsakhare is mutated in the owners column for the said area under M. E. No. 84693 on 19/7/2012.

That [1] M/s. B.C.S. Developers Pvt. Ltd. Through its Directors Mr. Vikram kapdiya, [2] Mr. Siddharth Ajit Surana (HUF) [3] Mr. Shrenik Shashikant Surana (Huf) [4] Mr. Samyak Subhash Surana (Huf) [5] Mr. Piyush Hiralal Surana (Huf) [6] Mr. Abhay Ambalal Nahar [7] Mr. Dipak Bhagwandas Motwani purchased 1/3 hissa an area admeasuring 4763.33 Sq. Mtrs. out of S. No. 610 & 587 from Yogesh Ashok Tupsakhare and others by sale deed dated 27/11/2012 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 10320 and as such name of the said purchasers are mutated in the owners column under M. E. No. 87058 on 27/11/2012.

Subodh M. Shah

B.Sc.(Hons.),LL.B.

Advocate

Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422005.
Tel. : +91-0253-2312638. Email : adv.smshah@gmail.com

M. E. No. 63533 is effected on 19/1/2009 of S. No. 609/2 as per the Maharashtra Regional Town Planning Act and Maharashtra Arbitration Nagarrachna Scheme land area admeasuring 3727.00 Sq. Mtrs. out of S. No. 609/2 is includes in Final Plot No. 108 which includes S. No. 610 & 587 and names of Ashok Vishnupant Tupsakhare and others are recorded and amalgamated while sanctioning TPS II and is given Final Plot No. 108.

That all the land owners of S. No. 587 and 610 jointly prepared a layout which is duly sanctioned by Nashik Municipal Corporation under their letter No. 12/5/2017 under No. Nagarrachana Vibhag / Antim-A-1/02/17 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. Mah/Kaksh-3/4/Bi.She.Pra.Kra./49/2013 Dated 2/5/2013 and as such separate 7/12 extracts are prepared for the individual plots under M. E. No. 500278 on 18/2/2018 and accordingly S. NO. 610 and 587 became S. NO. 610+587 (as per Online 7/12 extract S.No. 610/587) and as per the memorandum amongst all the plot owners, the names of the individual is mutated in the owners column as per the plots allotted.

M. E. No. 103318, 103319 and 500296 is pertaining to the E-Conversion.

That the owner of Plot No. 1 and owner of Plot No. 2 amalgamated both the plots which is duly approved from Nashik Municipal Corporation, Nashik under No. Nashik/Abhinyas/Bhukhand Ektrikaran/Sasannar/ Manapa/LND/ AML/ Nashik/DCR/0001/2019 on 22/3/2019 and accordingly new 7/12 extract is prepared for Plot No. 1/2 of S.NO. 610/587 under M. E. No. 501201 on 27/3/2019.

That **aforesaid holder No. 1 M/s. Poonam builders, a partnership firm through its partner [A] Mrs. Poonam Shrenik Surana [B] Mr. Manoj Zumberlal Khivansara** purchased land admeasuring 433.625 Sq. Mtrs. undivided ownership of Abhay Ambalal Nahar out of Plot No. 1/2 total admeasuring 1789.75 Sq. Mtrs. from Abhay Ambalal Nagar with the consent of Deepak Bhagwandas Motwani by a registered Sale Deed dated 20/8/2019 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 5503 on 20/8/2019 and as such name of the said holder is mutated in the owners column under M. E. No. 501552 on 22/8/2019 and the name of Abhay Ambalal Nahar is deleted from owners column.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide Ref. No. 90590860 on 20/11/2019 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 search.

OPINION :

In consistence with the above observations, I am of the opinion that, the title of the aforesaid holders **[1] M/S. POONAM BUILDERS, A PARTNERSHIP FIRM THROUGH ITS PARTNER [A] MRS.POONAM SHRENIK SURANA [B] MR. MANOJ ZUMBERLAL KHIVANSARA [2] MR. DEEPAK BHAGWANDAS MOTWANI [3] SIDDHARTH AJIT SURANA (HUF) [4] SHRENIK SHASHIKANT SURANA (HUF) [5] SAMYAK SUBHASH SURANA (HUF) [4] PIYUSH HIRALAL SURANA (HUF)** to the aforesaid property is clear, negotiable and marketable without any charge, encumbrance or defect in title.

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

SUBODH M. SHAH
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH008555463201920E	BARCODE		Date	20/11/2019-15:13:15	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.	S.No. 610/587
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	Plot No. 1/2
		Area/Locality	Nashik
		Town/City/District	
		PIN	4 2 2 0 0 1
		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.	02202292019112005744	90590860
Cheque/DD No.		Bank Date	RBI Date	20/11/2019-15:13:15	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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 20-11-2019 03:13:53