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इतर पावती

Original/Duplicate

Wednesday, 14 February 2018

3:29 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2396 दिनांक: 14/02/2018

गावाचे नाव: पाथडी

दस्तऐवजाचा अनुक्रमांक: नसन1-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. पी. एम. आघाव

वर्णन मौजे पाथडी येथील स.नं.298/1/38 प्लॉट नं.38, स.नं.298/2अ प्लॉट नं.12 सन 1989 ते 2018
एकुण वर्ष 30 शोध करिता

शोध व निरीक्षणे

रु. 1500.00

एकूण:

रु. 1500.00

सह. दुय्यम निकाशिक-१ Sub Registrar Nashik

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

नाशिक-१.

TITLE / SEARCH REPORT

I) Description of the property:

All that piece and parcel of Non-Agricultural Immovable property more particularly described here under, situated at Village Pathardi within the limits of Municipal Corporation Registration and Sub-registration Tal & Dist Nashik and as per approved layout plan of S.No. 298/2/A Plot No.12 area 288.75 Sqr.Mtrs. (C.T.S.No.1532 area 286 Sqr.Mtrs.) and S.No. 298/1 Plot No.38 area 334.44 Sqr.Mtrs. (C.T.S.No.1531 area 370.50 Sqr.Mtrs.) and which is bounded as follows:

S.No. 298/2/A Plot No. 12:

On or towards East--Plot No.11, On or towards West--S.No. 298/1,
On or towards North--Colony Road and On or towards South--S.No.299.

S.No. 198/1 Plot No. 38:

On or towards--East-S.No.311, On or Towards--West-Plot No. 37,
On or towards North--Colony Road and On or Towards South--S.No.299.

II) Name of the Owners/Holders of said Property.

Mrs. Sunanda Laxman Gomase, Prop. M/s Sanskar Developers.
R/o Flat No. 403, Sanskruti Vishwa Appt., Pathardi Phata Nashik-422 009.

III) Observations and findings :

As per the request of Mrs. Sunanda Laxman Gomse, Prop. Sanskar Developers, R/o Nashik I have verified the title of concerned property. For that purpose, I have perused all available records and other related papers, permissions and my findings and observations are as under :

* About Sarvey No. 298/2/A:

Originally S.No. 298/2/A area 00 H 79 was owned by one Mr. Vitthal Dawal Donde.

M.E.1149 Dated 11.07.1948 shows that Mr. Vitthal Dawal Donde sold out the property to one Mr. Yeshu Donde for Rs. 200/- and hence the name of the purchaser were recorded in the record of rights.

M.E.No. 2747 dtd 17.05.1970 shows that the Govt. of Maharashtra have implemented the Enforcement Act 1958 and Indian Coinage Act, in the state and all measurements were change to Decimal system and Hissa Form No. 12 were changed accordingly.

Assistant Director of Town Planning, Nashik Municipal Corporation Nashik. The said authority sanctioned the layout by its order No. LYT/RT/Nashik/Pathardi/3059 dated 07.08.1981 and also the Collector of Nashik have sanctioned the land for N.A. as per their order No. RBD/LNA/SR/305/81 dated 11.09.1981. As per the above orders and by virtue of the said permissions the said land was converted into various 68 numbers of plots including the plot No. 38 admeasuring 334.44 Square Mtrs.

M.E.No.3352 dated 10.03.1998² shows that Mr. Kacharu Yesu donde sold the said plot through its G.P.holder Mr. Shantilal Inderchand Jain to Mr. Arun Ramkrishna Kabare.

M.E.No.10296 dated 28.10.2005 shows that Mr. Arun Ramkrishna Kabare sold out the said N.A.Plot to Sau. Harsha Arun Subuddhi and Nandini Santosh Trivedi dated 13.10.2005 which is dully registered to the Office of the Sub-Registrar Nashik-2 at Sr.No.5679/2005. Hence the effect was given to the R/R of the said plot record.

M.E.No. 18982 dated shows that Sau. Harsha Arun Subuddhi and Nandini Santosh Trivedi sold out the N.A.plot to Mr. Rahul Mansaram Deore Prop.of M/s Sai Construction by a way of Sale deed which is registered at the office of the Sub-Registrar Nashik-5 at Sr.No. 6780/2011, dated 22/08/2011. So the name of the above owner entered into the R/R of the said N.A.Plot.

Mr. Rahul Mansaram Deore Prop.M/s Sai Constructions have sold out the said N.A.Plot to Mrs. Sunita Laxman Gomase Prop. Sanskar Developers the N.A .Plot No. 38 out of S.No.298/1 of Village Pathardi admeasuring 344.44 Squar Mtrs. By a Sale Deed which is dully registered at the office of the Sub-Registrar Nashik-5 at Sr.No. 6168/2017 dated 08/11/2017 and hence Mrs. Sunita Laxman Goamase Prop. Sanskar Developers have acquired rights, title and interest over the same.

Apart from above, I have taken a Search in respect of above said plot No. 12 out of S.No. 298/2/A and Plot No. 38 out of S.No.298/1 of Village Pthardi, for the last 30 years at the office of the Sub-Registrar, Nashik-1 vide (Receipt No.2396 dated 14.02.2018) and I have not found any entry affecting the title of Mr. Sunita Laxman Gomase Prop. Sanskar Developers over the above said plots.

After perusing all the available revenue records which is provided by the owner and necessary documents/papers, permissions etc. together search taken at the office of the Sub-Reistrar, Nashik-1 for the last 30 years. I am of the opinion that Mrs.Sunita Laxman Gomase Prop. Sanskar Heights R/o Nashik are heaving a clear and marketable title over above said N.A.Plot No. 12 admeasuring 288.75 Sqr.Mtrs. out of S.No. 298/2/A and Plot No. 38 admeasuring 344.44 Sqr.Mtrs out of S.No. 298/1 of Village Pathardi, Tal and Dist. Nashik and which is free from all charges/encumbrances.

Hence this Title/Search Report.

Place:Nashik,

Date: 03.03.2018

Adv P M. AGHAV
M.Com. LL.B
126/1, Maruti Chambers
Dist Court, NASHIK

(P. M. AGHAV)
ADVOCATE

M.E.No. 3175 dated 06.03.1979 shows that the owner Mr Vitthal Dawal Donde died at Nashik on 20.01.1978 at village Pathardi and hence name of the legal heirs brought on record and the name of the legal heirs are: 1) Mr. Baburao Vitthal Donde, (2) Vishnu Vitthal Donde, (3)Mr.Govind Vitthal Donde, (4) Mr. Mohan Vittahl Donde, (5)Wife Smt.Radhabai Vittahl Donde in the R/R column and (6) Mrs.Shantabai Chander Baviskar (7) Mrs. Gaubai Waman Gangurde, (8) Yamunabai Baburao More (9) Kamalabai Hiranman Salve are recorded in the other right of R/R column. The name of the legal heirs brought on record accordingly.

M.E. No. 3711 dated 15.12.1983 shows that Mr. Baburao Vitthal Donde and other 5 have prepared a lay-out plan of S.No. 298/2/A and after its submission to the Assistant Director, Town Planning Officer, Nashik, Nashik Municipal corporation. The same was approved by its order No. RP/Pathardi/N.A./217 dated 20.01.1982. Also the Collectr of Nashik has granted N.A. permission to the said land by its order No.RBD/III/N.A./S.R./649/82 dt.16.03.1982. By virtue of said permission, the said land was converted into various 14 plots including Plot No.12 and the same were shown in the name of above said land owner.

M.E. No.3771 dated 20.02.1984 shows that the N.A.Plot No12 admeasuring 288.75 Mtrs. sold out by the land owner Baburao V.Donde & 4 other through their G.P. a./Anand developrs Nashik Mr. Shantilal I. Jain to M/s Anand Developrs Nashik by way of Sale deed. The name of the plot purchasers are recorded into owners column of R/R other said plot.

M.E.No. 4240 dated 04.08.1986 shows that M/s Anand developrs Nashik through Mr. Shantilal I. Jain have sold out the said N.A.Plot No. 12 admeasuring 288.75 to Mr. Mohan Vitthal Donde by a way of Sale Deed which is registered at the office of the sub registrar Nashik-1 at Sr.No. 4188/1986. The name of the said plot purchaser is recorded into the R/R column to that effect.

M.E.No. 12346 dated 11.09.2007 goes to show that one Mr. Deepak Baban Sonwane have taken a loan from The Nashik Merchant Co-Op. Bank Ltd.and the plot owner Mr. Mohan Vitthal Donde remains a guarantor to the said person. But unfortunately the person Mr. Sonwane did not repay the said loan and so the said bank issued the notice for forfeiture of the said plot. Thats why the effect was given to the other rights of record of right of the said plot record.

The owner of the plot No. 12, as a guarantor, have repay the entire amount of loan with interest to the said Bank on dated 26/02/2018 and hence the said N.M.C.Bank issued a letter address to the Talathi, Village Pathardi for round up the M.E.No.12346.

Mr. Mohan Vitthal Mohand Donde has sold the said N.A.Plot to Mrs. Sunita Laxman Gomase Prop. Sanskar Developers by a way of Sale Deed which is dully registered at the office of the Sub-Registrar Nashik-5 at Sr.No.1070/2018 dated 03.02.2018.

*** Regarding the S.No. 298/1 PLOT NO.38.**

Originally the land S.No. 298/1 admeasuring 2 H 82 area + Pot Kharba 00 H 19 was belongs to Mr. Kacharu Yesu Donde.

M.E.No. 3292 dated 13.10.1981 shows that the land owner of S.No. 298/1 Mr. Kacharu Yesu Donde have prepared a layout of the above land and submitted to the