



**NILESH. B. GAYAKE**  
B.COM. LL.B ADVOCATE

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Dt. 04/04/2015

## TITLE SEARCH REPORT

### DESCRIPTION OF PROPERTY:-

All that piece and parcel of land property within the limit of Nashik, Taluka & District Nashik & within the Registration and Sub-Registration of Nashik, situated at Nashik Shiwar, bearing S.No. 266/2D+266/2E Plot No. 7+8 admeasuring area 485.10 Sq. Mtrs.+C zone TDR admeasuring 195.00 Sq. Mtrs. Bounded as under;

On or towards East: 7.5 mtrs. wide colony road  
On or towards West: Adjoining S.No. 266  
On or towards South: Plot No. 6  
On or towards North: Plot No. 9

### NAME OF PLOT OWNER:-

SHRI. VIMALBHAI PARBATBHAI TOGADIYA.

I have perused the following documents in respect of the said Property.

1. 7/12 Extract since last 30 Years.
2. Mutation entries last 30 Years.
3. N. A. Order & N. A. Tax Receipt
4. Sale deed dt. 27/06/2008
5. Sale deed dt. 18/02/2009
6. Sale deed dt. 18/09/2014
7. T.D.R. Sale deed Dt. 19/11/2014
8. T.D.R. Sale deed Dt. 19/11/2014
9. Building plan.
10. Commencement Certificate

I have investigated the Title of the aforesaid holder on the basis of the above documents found that:-

### OBSERVATION AND FINDINGS

Shri. Vimalbhai Parbatbhai Togdiya, R/o Nashik have approached to me for grant of Title Search Report in respect of the said property. They have submitted the above mentioned revenue records and other papers for my inspection & observations/ findings after its perusal it transpires to me as under:-

**M.E. No. 4564 Dt. 08/05/1946** Show that, S.No. 266/2 and 266/3 Trimbak Rama Suryawanshi Purchased the said Property from Bhagabai Mard Mahadu Nikam on dated 24/06/1946 for a consideration of Rs 450/-

**M.E. No. 7470 Dt. 23/08/1959** Show that, S.No. 257/1, 261,266/2 and 266/3 owner of the property was Trimbak Rama Suryawanshi died on 04/06/1959 at Nashik leaving behind legal heirs recorded in the said property namely.

| S.R. | Name                          | relation |
|------|-------------------------------|----------|
| 1.   | Tukaram Trimbak Suryawanshi   | Son      |
| 2.   | Vithoba Trimbak Suryawanshi   | Son      |
| 3.   | Pandurang Trimbak Suryawanshi | Son      |
| 4.   | Nivrutti Trimbak Suryawanshi  | Son      |
| 5.   | Gangadhar Trimbak Suryawanshi | Son      |
| 6.   | Godabai Mard Dattu Vadnerkar  | Daughter |
| 7.   | Rakhmabai Yashwant Thorat     | Daughter |
| 8.   | Aannyabai Trimbak Suryawanshi | Wife     |

**M.E. No. 7489 Dt. 05/10/1959** Show that, Rakhmabai Yashwant Thorat and Godabai Dattu Vadnerkar both giving her written application to Talathi for deleted her name from S.NO. 266/2..

**M.E. No. 7588 Dt. 24/04/1960** Show that, 1) Rakhmabai Mard Yashwant Thorat 2)Godabai Mard Dattu Vadnerkar 3) Aannybai Mard Trimbak Suryawanshi both giving her written application to Talathi Office for relies our legal rights from S.No. 257/1, 266/2, 261 and 266/3.

**M.E. No. 7592 Dt. 08/05/1960** Show that, 1) Tukaram 2) Vithoba 3) Pandurang 4) Nivrutti 5) Gangadhar Trimbak Suryawanshi both are decided S.No. 266/2C and 266/E other had action to mutually as under.

| S.No.  | Area   | Aakar  | Name                           |
|--------|--------|--------|--------------------------------|
| 266/2C | 0.3011 | 0.14.0 | Pandurang Trimbak Suryawanshi. |
| 266/2E | 0.3011 | 0.14.0 | Tukaram Trimbak Suryawanshi.   |

**M. E. No. 7979 dt. 11/06/1961** shows that, S.No. 261/2, 266/2D, 267/1D, 267/1E shri. Vithoba trimbak suryawanshi had taken loan from Nandurdask Vividh Karyakari Sevak Society Ltd, for Rs/- 2000/- effect was taken.

**M.E. No. 8384 Dt. 17/10/1962** Show that, Shri.Gangadhar Trimbak Suryawanshi Mortgage S.No. 237/1 and 266/2 said Property to Bank Canal Vi. Ka. Seva. Saha. Society Nashik at Nashik Shiwar as Declaration For Rs. 1125/- on 7/10/1962.

**M.E. No. 9904 Dt. 16/02/1966** Show that, Shri. GovindPrakash Rambabu Agrawal was Purchase S.No. 266/2D this Property from Shri. Vithoba Trimbak Suryawanshi on dated 31/12/1965 for a Consideration of Rs. 999/-.

**M.E. No. 9992 Dt. 09/04/1966** Show that, Shri.Gangadhar Trimbak and Vithoba Trimbak Suryawanshi Mortgage the S.No.275/1D, 257/1E, 261/2, 266/2A, 266/2D Property to Vi. Ka. Seva. Sahakari. Society Ltd. All Loan Amount paid with interest so the said Charge imposed in other right column.

**M.E. No. 11320 Dt. 25/02/1969** Show that, S.No.266/2A, 266/2D, 266/3C, 266/3B said Property owner Shri.Somparakash and GovindPrakash Rambabu Agrawal, Shri Somparakash Rambabu Agrawal Mortgage the said Property to Nashik District Sahakari Loan Vikas Bank Ltd. Nashik For Rs. 2500/- on Dated 13/05/1968 for Collateral Security for period of 10 years. Bank Name entered other rights column on basis of Kabjedar.

**M. E. No. 12378 dt. 19/5/1971** is effected in the record of rights for giving effect to the Indian Coinage Act & Indian Weights & Measurement Act 1958.

**M.E.No.19597 Dt. 27/01/1983** Show that, Shri.Somparakash and GovindPrakash Rambabu Agrawal had taken loan from the Maharashtra State Co-op Land development Bank Ltd. Mumbai of Rs. 2500/- on 20/03/1979 the borrower paid Full Loan Ammount with Interest to the Bank as per Letter No. 11/1142 dated 27/01/1983 bank charge is deleted.

**M.E.No.22719 Dt. 24/07/1986** Show that, Shri.Somparakash Rambabu Agrawal and others 4 has decided Mutually Agree to Divided S.No. 266/3C,266/2D, 266/3B, 266/2A as under.

| S.No.  | Area   | Aakar | Name                                |
|--------|--------|-------|-------------------------------------|
| 266/3C | 0.46   | 0.95  | Shri.Somparakash Rambabu Agrawal    |
| 266/2D | 0.30.9 | 0.87  | Shri.Govindparakash Rambabu Agrawal |
| 266/3B | 0.46   | 0.95  | Shri.Omparakash Rambabu Agrawal     |
| 266/2A | 0.31.3 | 0.88  | Shri.Subhaschand Rambabu Agrawal    |

All the name muted as R.T.S Va.Ke. No. 54186 dated 04/06/1986. Through Received Act 5.

**M.E.No.44323 Dt. 01/06/2001** Show that, S.No. 266/2D Shri.GovindPrakash Rambabu Agrawal Mortgaged said property to the Nashik Peoples Co-op Bank Ltd. for Rs. 1500000/- on 31/05/2001 the borrower paid Full Loan Ammount with Interest to Bank as per Letter No. 11/1142 dated 27/01/1983 bank charge is deleted.

**M.E.No.52005 Dt. 05/11/2004** Show that, S.No. 266/2D and S.No. 279/1/10/2 owner of the said property Shri.GovindPrakash Rambabu Agrawal was died on 24/08/2003 leaving behind legal heirs namely wife Urmila GovindPrakash Agrawal 2 Daughter 1- Anita Kamlesh Agrawal 2- Prabha Harshwardhan Mangla and Son Shri. Kannhiya GovindPrakash Rambabu Agrawal.

**M.E.No.63827 Dt. 20/02/2009** Show that, Sangita Ashok Pawar was Purchase the said Property from Vasant Ramchandra Nikam and other 3 for a consideration of RS. 600000/- the said sale deed Registered before sub-Registrar Nashik-1 at Sr.No. 1208/2009 dated 18/02/2009 name of the purchaser recorded in record of rights column.

**M.E.No.63544 Dt.19/01/2009** Show that, S.No. 266/2D area 3090.00 Sq.Mtrs in the name of Urmila GovindPrakash Agrawal and Others and S.No. 266/2E area 3208.00 Sq.Mtrs in the name of Vasant Ramchandra Nikam and others both owner obtained N.A.permission from collector of Nashik for Residential purpose its Order No. Maha/kaksh-3/4/Be.She.Pra.Kra/88/2008 date 04/02/2008 and Order No. Maha/kaksh-3/4/Be.She.Pra.Kra/43/2008 date 05/04/2008 then the owner of the said porperty jointly prepared layout plan and sanction by Assistant Director of Town Planning Nagar rachana Nashik Municipal Corporation Nashik its Letter No. Ja.No./Nagar rachana Vibhag/Antim/Panchavati/112 Date 24812/2008. They have decided mutually divided number of plot date 16/11/2009.

M.E.No.94850 Dt. /10/2014 Show that, Shir, Vimalbhai Parbatbhai Togdiya Purchase the said Property from Sangita Ashok Pawar for a consideration of RS. 4610000/- the said sale deed Registered before sub-Registrar Nashik-3 at Sr.No. 6413/2014 dated 18/09/2014 name of the purchaser recorded in record of rights column.

M.E.No.95953 Dt. 08/01/2015 Show that, S.No. 266/2D+266/2E Plot No. 7+8 total area 485.10 Sq.Mtrs the said Property is in the name of Shri. Vimalbhai Parbatbhai Togdiya given an application for amalgamation above plot ap per letter No-LND/BP/Panchavati/C-1/650/3503 Date 29/12/2014 NMC granted permission for amalgamation revenue department taken effect as per letter.

Shir, Vimalbhai Parbatbhai Togdiya prepared building plan of the said property and obtain Commencement Certificate from Nashik Municipal Corporation Nashik its letter No. LND/BP/Panch/C-1/650/3403 DT. 29/12/2014.

Shir, Vimalbhai Parbatbhai Togdiya purchased TDR in C Zone admeasuring 173.00 Sq.mtrs. from M/s AMF Real tee LLP Partnership firm for a consideration of RS. 500000/- the said sale deed Registered before sub-Registrar Nashik-5 at Sr.No. 8837/2014 dated 19/11/2014.

Shir, Vimalbhai Parbatbhai Togdiya purchased TDR in C Zone admeasuring 22.00 Sq.mtrs. from Viva highwayz Ltd. First Name of company Viva highwayz pra.Ltd. for a consideration of RS. 220000/- the said sale deed Registered before sub-Registrar Nashik-5 at Sr.No. 8827/2014 dated 19/11/2014.

### OPINION

Thus I have gone through relevant documents to give my hand I have found that, the title of the said property situated at Nashik Shiwar, bearing S.No. 266/2D+266/2E Plot No. 7+8 admeasuring area 485.10 Sq. Mtrs.+C zone TDR admeasuring 195.00 Sq. Mtrs. Within the limits of Nashik Municipal Corporation and within the Registration and Sub - Registration of Nashik is clear and marketable and free from all encumbrances. The builder and owner has right to develop the said property and sale out the constructed premises to various person.

NASHIK  
DATE -04/04/2015



NILESH B. GAYAKE  
ADVOCATE.