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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10117 दिनांक: 05/10/2015

याचावे नाव:

दस्तावेजाचा अनुक्रमांक: नमन2-0-2015

दस्तावेजाचा प्रकार :

मादर करणाऱ्याचे नाव: अँड - व्ही टी चौगुले

वर्णन अर्ज क्र 2387/2015 मोजे दमक न न 51/2-1 प्लॉट न-6 वन 2003 ते 2015 13 वर्षे

SEARCHFEE

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Nashik 2

1); देवळाचा प्रकार: By Cash रक्कम: रु 325/-

खर्च कुठल्या निदेशावर - २
मासिक - २



VISHWAS TUKARAM CHAUGULE,
23 to 25, Anand Bazar, Tilak Path,
Nashik Road, Nashik.

TITLE & SEARCH REPORT

To,
Shri. Prabhudas Laxman Patel,
R/o. Nashik Road.

AND TO WHOMSOEVER IT MAY CONCERN

Sub : Title & Search Report in respect of Plot No. 4/2+5+6, area admeasuring 1036.61 Sq.Mtrs. out of Non-Agricultural Survey No. 51/2C/1 of Village Dasak, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik.

Sir,

You have instructed me to go into title of the below mentioned property & further to submit my report accordingly. Therefore first of all I am giving description of the property which is under my consideration.

1) **Description of Property :-**

All that piece & parcel of Non Agricultural *Plot No. 4/2+5+6, area admeasuring 1036.61 Sq.Mtrs. out of Non-Agricultural Survey No. 51/2C/1 of Village Dasak, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik* having boundaries as per sanctioned layout plan.

As mentioned herein above the property is subject matter of this title report.



A handwritten signature in dark ink is located at the bottom right of the page, next to the circular stamp. The signature is cursive and appears to be 'V. Chaugule'.

- 2) For my perusal you have produced before me 7/12 extract & M.E.No. & other necessary documents in respect of the said plot property & accordingly I have gone through all the record & documents & further made up my opinion as under.
- 3) First of all I am reporting in respect of original Survey No. 51/2C/1 was owned by Pramila Madhukar Gangurde, Shantabai Hiran Bankar, Meenakshi Shantaram Jadhav, Rajasbai Sambhaji Thakare, Indubai Bhimrao Salve, Keshav Gajarmal, Dayaram Bankar, Vasant Pagare, Keshav Tambekar, Sundarabai Sonkambale, Savliram Gajarmal, Balvant Gajarmal, Sahebrao Gajarmal, Ashok Gajarmal, Bhaskar Gajarmal, Ratanlal Bagul. The said property was their self acquired property.
- 4) Infurtherence record & documents shows that, the said owners of the property gave the said property for development to Mr. Ramesh T. Makhija. As per the said Development Agreement with General Power of Attorney laid down a layout plan over the said Survey Number & the N.M.C. Nashik sanctioned the said final layout plan by their letter No. Nagar Rachana/Final/2/130 Dated 24.4.1992. As per the said sanctioned layout, 7/12 extract of the said layout as per plotwise separated by M.E. No. 4590.
- 5) Infurtherence record shows that as per the application of original owners, the Collector of Nashik gave Non-Agriculture permission by their letter No. Maha/Kaksha-3/Non-Agri./30/2005 Dated 15.2.2005.



- 6) Infurtherence M.E.No. 6334 shows that, the owners of the said property through their G.P.A. Holder Mr. R.T. Makhija sold out 249.16 sq.Mtrs. land to Mr. S.G. Salve out of Plot No. 4 of Survey No. 51/2C/1. So that, as per Sale Deed name of said Mr. S.G. Salve recorded into record of rights by M.E.No. 6334.
- 7) Infurtherence M.E.No. 6615 shows that, owners of Plot No. 4 Mr. S.G. Salve & Pramila Madhukar Gangurde & others 16 through their G.P.A. Holder Mr. R.T. Makhija take Sub-Division permission from N.M.C., Nashik vide their letter No. Land/Vashi/Sub-Div/27/458 Dated 17.7.1999. As per the said order Plot No. 4/1 area admeasuring 249.09 Sq.Mtrs. recorded in the name of Mr. S.G. Salve & Plot No. 4/2 area admeasuring 171.81 Sq.Mtrs. recorded in the name of Mr. Pramila Madhukar Gangurde & others 16 by M.E.No. 6615.
- 8) Infurtherence M.E.No. 7000 shows that, Mr. P.L. Patel purchased Plot No. 5 area admeasuring 430.10 sq.Mtrs., Plot No. 4/2 area admeasuring 171.81 Sq.Mtrs. & Plot No. 6 area admeasuring 434.00 sq.Mtrs. purchased by Mr. Nitesh Karamsingh Singhani by Regd. Sale Deed. As per the Sale Deed for Plot No. 5 & 4/2 name of Mr. P.L. Patel recorded into record of rights by M.E.No.7000 & for Plot No. 6 name of Mr. Nitesh Karamsingh Singhani recorded into record of rights by M.E.No. 7000.
- 9) Infurtherence M.E.No. 7444 shows that, on the 7/12 extract of the said Plot No. 4, 5, 6 in other rights column RTS Appeal No. 15/2001 mutated, but the said appeal was rejected on 



25.10.2001. So as per the Application & as per the Decision of Sub-Divisional Officer, Nashik mutation of RTS Appeal No. 15/2001 deleted from record of rights by M.E. No. 7444.

- 10) Infurtherence M.E.No. 14326 shows that, owner of Plot No. 6 Mr. Nitesh Karamsi Singhani (Patel) gifted the said plot to Mr. Prabhudas Laxman Patel by Regd. Gift Deed vide document at Serial No. 3642/2014 Dated 29.4.2014. So as per the said Gift Deed name of the said Donee recorded into record of rights by M.E.No. 14326.
- 11) Infurtherence record & documents shows that, the said Plot No. 4/2, 5 & 6 was owned by Mr. P.L. Patel as a owner he prepared a Building Plan through Arch. R.S. Shete & Structural Engg. C.D. Patel & N.M.C. Nashik gave commencement certificate & sanction of building permit vide their Letter No. LND/BP/C-4/274/4259 Dated 7.3.2015. As per sanctioned building plan the said 3 plots amalgamated & 7/12 extracts of the said 3 plots amalgamated of Plot No. 4/2+5+6 by M.E.No. 14824 & also remark of Circle Officer on the said M.E. that 64.13 Sq.Mtrs. area not available on spot, so that remark was taken on other rights column of 7/12 extract of Plot No. 4/2+5+6 by M.E.No. 14824.
- 12) Infurtherence I have also taken search in the office of the Joint Sub-Registrar, Class-II, Nashik by receipt No. 10117 Dated 5.10.2015 from last 13 years but I do not found any adverse entry relating to the said property.



So in this way *Plot No. 4/2+5+6, area admeasuring 1036.61 Sq.Mtrs. out of Non-Agricultural Survey No. 51/2C/1 of Village Dasak, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik* are having clean, clear & good marketable title & free from all encumbrances & charges as per record & documents produced by you before me.

Thanking you,

Nashik Road.

Dated : 7/10/2015.



Advocate.

Adv. Vichwas Tukaram Chaugule

(B.S.L., LL.B.)

Off. 24 Anand Bazar, Tick. Peth, Mukdham Road,

Nashik Road, Tal. Dist. Nashik (M.S.)

Mob:- 9423472500

