

TITLE SEARCH REPORT

Date-04/11/2019

TO WHOMSOEVER IT MAY CONCERN

Property : S.No. 108/3/2, admeasuring 0 H. 80 Ares, situated at village Gangapur, Tal. & Dist. Nashik.

Owner : Shilpa Estates, a partnership firm through it's partner
Shri. Jayesh Vallabhdas Thakkar

Sir,

You have asked me to investigate in to the title of the above mentioned property. I have perused the revenue record which you have supplied to me. I also perused the documents and Index II register for last 30 years, and my observations are as follows.....

1. The property S.No.108/2 was owned by Shri. Bholanath Narayan Sonawani, Shri. Ramdas Raghunath Sonawani and Smt. Rukhminibai Raghunath Sonawani. They have partitioned the said property amongst themselves and as per the partition the part adm. 2 H. 98 Ares + Pot Kharaba 0 H. 03 Are has been allotted to the share of Shri. Bholanath Narayan Sonawani and was numbered as S.No.108/2/1. The part adm. 2 H. 99 Ares + Pot Kharaba Hecter 01.5 Are was allotted to the share of Shri. Ramdas Raghunath Sonawani and Smt. Rukhminibai Raghunath Sonawani and was numbered as S.No.108/2/2. The entry to that effect has been mutated into the record of rights by M.E.No.1713.

2. In the year 1972 the names of the tenants Shri. Dhondu Mukunda Katad and others had been entered in the ownership column of S.No.108/1 by M.E.No.1243. Subsequently Shri. Bholanath Narayan Sonawani and Shri. Raghunath Narayan Sonawani had filed and appeal in the

court of Addl. Collector Nashik and in the said appeal the M.E.No.1243 was cancelled, accordingly a appeal against the said order was filed by Shri. Dhondu Mukunda Katad and others and the same was also dismissed and the M.E.No.1243 has been cancelled and the names of the owner Shri. Bholanath Narayan Sonawani and Shri. Raghunath Narayan Sonawani were entered in the ownership column and the names of the tenants Shri. Dhondu Mukunda Katad and others were entered in the other column of S.No.108/1. The entry to that effect has been mutated into the record of rights by M.E.No.3040.

3. Shri. Bholanath Narayan Sonawani expired on 31/08/1988 and on his death the names of his legal heirs widow Dagubai and Anusayabai, sons Nandkumar, Rajkumar, Ashokkumar, Deepak, Pravinkumar, Radhakrushna had been entered in the ownership column of S.No.108/2/1 and the names of the married daughter Smt. Gulab Chandrakant Nikumbh, Pushpa Devida Chavan, Mangala Kantilal Sable and Shaila Janardhan Birari have been mutated in the other rights column. The entry to that effect has been mutated into the record of rights by M.E.No.3442.

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4. The entry about the charge of Bank Of India and Central Godavari Krushak Seva Sahkari Sanstha in the other rights column of S.No.108/1 have been deleted by M.E.No.4054 and 4161 respectively.

5. The entry of Restricted Tenure in the other rights column has been deleted as per the order of Tahsildar, Nashik. The entry to that effect has been mutated into the record of rights by M.E.No.5205.

6. The entry about the charge of Someshwar Vividh Karyakari Seva Sahkari Sanstha, Gangapur in the other rights column of S.No.108/1 have been deleted by M.E.No.5231 and 5235 respectively.

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7. By M.E.No.5245 the names of legal heirs of deceased Bholanath Narayan Sonawani and Raghunath Narayan Sonawani was entered into the record of rights of S.No.108/1, but the names have already been entered by M.E.No.1295 and 3442.

8. The rectification in record of S.No.108/1, 108/2/1 and 108/2/2 has been made by the order of District Inspector Land Record Nashik, and as per the rectification S.No.108/1 was shown in the names of Shri. Ramdas Raghunath Sonawani and others and Shri. Nandkumar Bholanath Sonawani and others. S.No.108/2 was shown in the names of Shri. Ramdas Raghunath Sonawani and others and S.No.108/3 was shown in the names of Shri. Nandkumar Bholanath Sonawani and others. The entry to that effect has been mutated into the record of rights by M.E.No.5278.

9. You have purchased the said property adm. 0 H. 80 Ares out of the S.No.108/3 from Shri. Nandkumar Bholanath Sonawani and others by a registered Sale Deed. The said Sale Deed has been registered in the office of Sub Registrar Nashik, finally at Sr.No.3407 on 07th July 1997. Accordingly the portion purchased has been numbered as 108/3/2 and your name has been mutated into the record of rights of S.No.108/3/2 by M.E.No.6410.

10. The search of the Index II for the year 1990 to 2019 was conducted and on inspection no adverse entries regarding the said property have been found in the available record.

11. On above observations I am of the opinion that the owner has got a good, clear and marketable title to the above mentioned property and have further right to sell and dispose of the same.

Advocate
Mr. Manish V. Lonari
(Advocate)