

Title Report

NAME OF THE HOLDER:

Mr. Hitesh Masnukhbhai Virpara
R/o. Flat No. 3, Shiv Purna Apt.,
Kala Nagar, Meri, Nashik-422004.

DESCRIPTION OF THE PROPERTY:

Plot No. 32, area adm. 200.00 sq. mtrs. &
Plot No. 33, area adm. 190.00 sq. mtrs.
Survey No. 562/1
village MAKHMALABAD, Tal. & Dist. Nashik

Anil Subhash Mahale

Title Report by



B. Com, LL.B.
Advocate

Office:

S-2, Second Floor, Suyojit Modern Point,
Sharapur Road, Nashik. Mob. 9326008324

Mr. 3

Affirmation :
 I Mr.Hitesh Masnukhbal Virpara requested Adv.Anil S. Mahale to investigate the title of property mentioned in this Title Report for the purpose I have submitted copies of relevant documents and today I have received the title report along with relevant document which I had submitted .

Mr.Hitesh Masnukhbal Virpara:

Signature

104/0
 Monday,30 January 2017 3:54 PM
 Regn.:39M
 ऑडिट नं.: 39म
 Original/Duplicate

प्राप्ति नं.: 1477
 दिनांक: 30/01/2017

मार्गदर्शक मंडळ, मुंबई-४००००१
 मंडळी मंडळ, मुंबई-४००००१
 मंडळी मंडळ, मुंबई-४००००१
 मंडळी मंडळ, मुंबई-४००००१
 मंडळी मंडळ, मुंबई-४००००१

रकम: ₹. 750.00

श्री. गुलाब, Bulk Registrar, Nashik

ऑडिट-२.

1) देयता प्राप्त: By Cash रकम: ₹ 750/-



वृद्ध. आर्जुन सुभाष मंडले

बी. कॉम., एलएल. बी

अमरावती ९३२६००८३२४

पत्र २, दुसरा मजला, सुधीरजील मंडल पॉइंट, पोलिस परेड ग्राउंड समोर, शंकरपुर रोड, वाडोविक-४२२००२

दिनांक : 13-02-2017

TITLE REPORT TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDER:

Mr. Hitesh Masnusukhbhai Virpara
R/o. Flat No. 3, Shiv Purna Apt.,
Kala Nagar, Meri, Nashik-422004.

2] - DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the Non-Agricultural plots bearing Plot No. 32, area adm. 200.00 sq.mtrs. & Plot No. 33, area adm. 190.00 sq.mtrs. out of Survey No. 562/1 in the revenue village MAKHMALABAD, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation Nashik the plot bounded as per sanctioned layout. Together with all the rights of assessment access, ways, common roads, etc.

3] DOCUMENTS PRODUCED BEFORE ME FOR ISSUING TITLE REPORT:

- 7/12 Extracts.
- Mutation entries (6-D Entries).
- Registered Sale Deed.
- Other Relevant Documents.

4] OBSERVATIONS AND FINDINGS:

On the request of Mr. Hitesh Masnusukhbhai Virpara, R/o. Nashik, I have investigated the title of above mentioned plot properties. For this purpose, he has collected 7/12 extracts and 6-D Entries, which he has received from Talathi Office MAKHMALABAD and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me

by Mr. Hitesh Masnuskhhal Virpara and my observations and findings are as under.

a. The 7/12 extract of said Plot No. 32 & 33 of S.No. 562/1 of the year 1985-86 shows that said properties were owned by Parvatibai Pundlik Pingale.

b. Further record shows that lay out of said land is sanctioned by Nashik Municipal Corporation vide letter no. LND/WS/46, dtd. 31/3/1985 and use of land has been converted into Non Agricultural purpose by order of Collector vide its order No. RB.D./III/LNA/SR.123/85, dtd. 23-07-1985 and accordingly 7/12 extracts were separated by M.E.No. 8461, dtd. 14/12/1985.

c. M.E.No. 9776, dt. 25-10-1986 shows that, Mr. Shivaaji Dattatray Bagul was purchased above said Plot No. 32 from Parvatibai Pundlik Pingale for the consideration of Rs. 4,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No. 1444 on 14-03-1986. The remark column of M.E. shows that, the remark of "Ku.Ka.Ka. 63 Virudha Vyavhar" has been taken to other right column but as per my view the use of said land was converted to non agricultural purpose with privouse permission of Collector hence the said remark should be deleted from record and regardingly the application is filed in the office of Tahasildar Nashik on dtd. 29/8/2016.



d. M.E.No. 10029, dt. 28-10-1987 shows that, Mr. Pundlik Narayan Bhadane and Mrs. Vimal Motiram Jadhav were purchased above said Plot No. 33 from Parvatibai Pundlik Pingale through G.P.A. Holder Motiram Tanaji Jadhav for the consideration of Rs. 4,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No. 2802 on 29-05-1987.



वै. आनंद सुभाष महले

बी. कॉम., एलएल. बी

अमरावती ९३२९००८३२४

पृष्ठ २, दुसरा मजला, सुवालील माहल पाईट, पोलिस चौक आठरा समास, शरणापुर रोड, नाशिक-४२२००२

e. M.E.No.10629, dt.08-01-1990 shows that, Mr.Shivaji Dattatray Bagul was purchased above said Plot No.33 from Mr.Pundlik Narayan Bhadane and Mrs.Vimal Motiram Jadhav for the consideration of Rs.5,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.4661 on 03-07-1989.

f. M.E.No.26504, dt.30-03-2011 shows that, said owner of Plot No.32 & 33, Mr.Shivaji Dattatray Bagul died on dtd.29/7/2000 leaving following legal heirs behind him.

Sr. No.	Name	Age	Relation With
01.	Kumudini Shivajirav Bagul	58	Wife
02.	Ravindra Shivajirav Bagul	35	Son
03.	Dipali Shivajirav Bagul	29	Daughter
04.	Rupali Shivajirav Bagul	26	Daughter

g. M.E.No.28940, dt.16-07-2012 shows that, Mr.Bhimji Narayan Bhawad was purchased above said Plot No.32 & 33 from Kumudini Shivajirav Bagul & others for the consideration of Rs.9,11,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.5294 on 22-05-2012.

h. M.E.No.33856, shows that, Mr.Hitesh Masnukhbhai Virpara has purchased above said Plot No.32 & 33 from Mr.Bhimji Narayan Bhawad for the consideration of Rs.18,53,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.7117 on 02-09-2016.

I. Further record itself shows that, Mr. Hitesh Masnukhbhai Virpara has purchased T.D.R. area adm. 72.90 sq.mtrs out of D.R.C.No.726, dtd. 4/10/2016 from Mr. Rajendra Rasiklal Shah and other-1 for the consideration of Rs.1,48,800/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.6469 on 26-10-2016.

J. Further record itself shows that, Mr. Hitesh Masnukhbhai Virpara prepared a joint building plan on said Plot No.32 & 33 with utilized above said T.D.R. area and said plan is sanctioned by Nashik Municipal Corporation vide Commencement Certificate No.LND/BP/C-2/549/4807, dtd.30/11/2016

K. I have also taken a search for the period of 30 years i.e. 1988 to 2017 at the office of Sub-Registrar, Nashik regarding above said property vide Receipt No.1477, dtd.30/1/2017 and as per record available to me at the office of Sub-Registrar & No charge, encumbrances or defect in title is observed during the course of the inspection of the document.

OPINION

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that above Mr. Hitesh Masnukhbhai Virpara have legally clear, negotiable and marketable title over above said Non-agricultural plot properties, which are free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner.

NASHIK

DATE : 13-02-2017

Adv. ANIL SUBHASH MAHALE
S-2, SUYOJIT MODERN POINT,
SHARANPUR ROAD, NASIK