

Title Report

NAME OF THE HOLDERS:

New Jay Ambe,
a partnership firm through its partner
Mr. Sharad Laxman Bodke & others
R/o. Nashik

DESCRIPTION OF THE PROPERTY:

Survey No.278/2/2 to 12
village Nashik, Taluka & District Nashik
details of Plots are as follows.

Sr. No.	Survey Number	Plot No. No.	Area (Sq.Mtrs)
1.	278/2/2 to 12	48	243.95
2.	278/2/2 to 12	49	243.95

Title Report by **Adv.Santosh B. Shetty**

S-2, Second Floor, Suyojit Modern Point,
Sharanpur Road, Nashik-422002.

Mob.9422767369

Affirmation :

I New Jay Ambe, a partnership firm through its partner Mr. Sharad Laxman Bodke & others requested Adv. Santosh Shetty 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 .

Signature: _____

New Jay Ambe,
a partnership firm through its partner
Mr. Sharad Laxman Bodke & others
R/o. Jay Ambe Row-Bungalow,
Pokar Colony, Dindori Road,
Panchavati, Nashik-422003.

Oppo:
Sharanp

adv





Date :

17/09/2016

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDERS:

New Jay Ambe,
a partnership firm through its partner
Mr. Sharad Laxman Bodke & others
R/o. Nashik

2] DESCRIPTION OF THE PROPERTY: All that piece and parcel of the Non Agricultural plot properties out of Survey No.278/2/2 to 12 in the revenue village Nashik, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub-Registration Taluka and District of Nashik, details of Plots are as follows.

Sr. No.	Survey Number	Plot No. No.	Area (Sq.Mtrs)
1.	278/2/2 to 12	48	243.95
2.	278/2/2 to 12	49	243.95

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).
- Copies of registered Sale Deed.
- Other Relevant Documents.



4] OBSERVATIONS AND FINDINGS: On the request of New Jay Ambe, a partnership firm through its partner Mr. Sharad Laxman Bodke, R/o.Nashik, I have investigated the title of above mentioned plot properties. For this purpose, they have produced 7/12 extracts and 6-D Entries, which they have received from Talathi Office and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by New Jay Ambe, a partnership firm through its partner Mr. Sharad Laxman Bodke, and my observations and findings are as under.

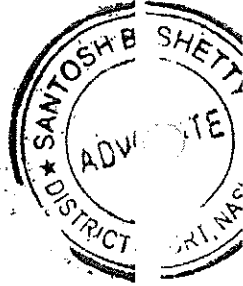
1. The above mentioned Survey No.278/2/2 to 12 came to in existence by joint lay out of Survey No.278/2/2 to Survey No.278/2/12 and origin Survey Number of said Survey Numbers is S.No.278/2. The said S.No.278/2, prior to year 1984 was owned and possessed by Vasant Rao Ramchandra Mali.

2. M.E.No.26042, dtd.19/9/1989 shows that, loan of Nashik Shivar left. Bank has been repaid hence the charge of said Bank has been deleted from record of rights.

3. M.E.No.27105, dtd.27/07/1990 shows that, Vasant Rao Ramchandra Mali sold parts of S.No.278/2, details of which are as follows.

a) area admeasuring 3765.00 Sq.Mtrs out of S.No.278/2 sold to Mr.Prakash Hari Joshi and others for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/2.

b) area admeasuring 3765.00 Sq.Mtrs out of S.No.278/2 sold to Dr.Rohit Jamanadas Shah and others for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/3.



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Adv. Santosh Bhaskar Shetty

B.Com. LLB.

Date :

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c) area admeasuring 3724.00 Sq.Mtrs out of S.No.278/2 sold to Mr.Chintaman Krushna Kelkar and others for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/4.

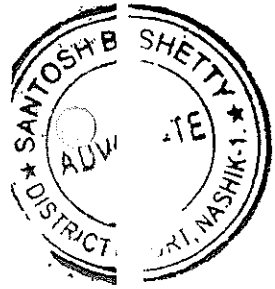
d) area admeasuring 3724.00 Sq.Mtrs out of S.No.278/2 sold to Mr.Jivandas Juthalal Badiyani and others for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/5.

e) area admeasuring 3765.00 Sq.Mtrs out of S.No.278/2 sold to Mrs.Lalita Prakash Joshi and others for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/6.

f) area admeasuring 3724.00 Sq.Mtrs out of S.No.278/2 sold to Mr.Achyut Laxmanrao Kandpile and others for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/7.

g) area admeasuring 3724.00 Sq.Mtrs out of S.No.278/2 sold to Mrs.Sushilabai Bjojraj Khachne for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/8.

h) area admeasuring 1862.00 Sq.Mtrs out of S.No.278/2 sold to Shantiwan Farms through its Prop. Chandrakant Jivandas Badiyani for the consideration of Rs.30000/- on dtd.14/2/1990 and said part became S.No.278/2/9.



i) area admeasuring 1862.00 Sq.Mtrs out of S.No.278/2 sold to Tapovan Farm through its Prop.Madhukar Bapurao Mali and others for the consideration of Rs.30000/- on dtd.14/2/1990 and said part became S.No.278/2/10.

j) area admeasuring 1862.00 Sq.Mtrs out of S.No.278/2 sold to Greens Farm through its Prop. Anilkumar Juthalal Badiyani for the consideration of Rs.30000/- on dtd.14/2/1990 and said part became S.No.278/2/11.

k) area admeasuring 1862.00 Sq.Mtrs out of S.No.278/2 sold to Panchavati Farm through its Prop.Vijay Ramkrushna Kakatkar for the consideration of Rs.30000/- on dtd.14/2/1990 and said part became S.No.278/2/12.

4. M.E.No.44934,dtd.13/09/2001 shows that, Sahyog Charitable Trust Panchavati purchased said S.No.278/2/9, and S.No.278/2/10 and S.No.278/2/11 and S.No.278/2/12 From Shantiwan Farms through its Prop.Chandrakant Jivandas Badiyani and other owners for the consideration of Rs.151000/- on dtd.19/6/2001.



5. M.E.No.48045,dtd.10/02/2003 shows that, remark of Reservation of Sinhasta Kumbh Mela has been muted on record of rights of S.No.278/2/2 to S.No.278/2/12.

6. M.E.No.48666,dtd.28/05/2003 shows that, area of S.No.278/2/2 was erroneously mentioned 376.00 sq.mtrs in place of actual area adm.3765.00 sq.mtrs hence said error has been rectified and area adm.3765.00 sq.mtrs has been muted on record of rights of S.No.278/2/2.

7. M.E.No.49243,dtd.02/09/2003 shows that, the name of owner of S.No.278/2/4 was erroneously mentioned as chintaman



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krushna Kotakar in place of actual name Chintaman krushna Kelkar hence said error has been rectified and name of chintaman krushna Kelkar has been muted on record of rights of S.No.278/2/4.

8. M.E.No.49927,dtd.23/12/2003 shows that, remark of Resarvation of Sinhasta Kumbh Mela has been deleted from record of rights of S.No.278/2/2 to S.No.278/2/12.

9. M.E.No.50598,dtd.24/03/2004 shows that, Ashok Laxman Kandpile and other ,Gifted S.No.278/2/7 to Damayanti Madhukar Mali on dtd.18/3/2004.Hence the name of Damayanti Madhukar Mali has been muted of record of rights.

10. M.E.No.53226,dtd.05/05/2005 shows that, Damayanti Madhukar Mali, Gifted S.No.278/2/7 to Gitanjali Ramkrushna Sonawane on dtd.09/02/2005.Hence the name of Gitanjali Ramkrushna Sonawane has been muted of record of rights.

11. M.E.No.53498,dtd.24/06/2005 shows that, as per previ-ous M.E.No.27105 ,S.No.278/2/8 purchased by Sushilabai Bojraj Khachane and Vijay Bojraj Khanane but name of Vijay Bojraj Khanane has not muted hence the name of Vijay Bojraj Khanane has been muted on record of rights with the name of Sushilabai Bojraj Khachane.

12. M.E.No.65320,dtd.04/09/2009 shows that, Sushilabai Bojraj Khachane died on 30/4/2009 and as per her Will Deed which is registered at the office of Sub-Registrar Bhusaval at Sr.No.2435/2008,dtd.19/7/2008, ownership of S.No.278/2/8 given to her son viz. Vijay Bhojraj Khachane. The remark column of said M.E. shows that M.E. has been pending to certify. But Further by M.E.No.70787 Dtd.5/



4/2011 ,the name of Vijay Bjojraj Khochane has been muted for the share of Sushilabai Bojraj Khachane by effect of said Will Deed and M.E.No.70787 has been certified.

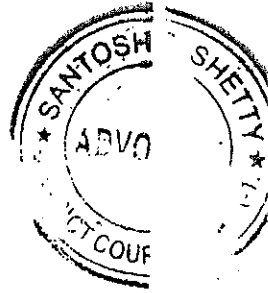
13. M.E. No.66232, dtd.1/1/2010 shows that, Hissa Form No.12 has been applied to S.No.278/1 which has no relevancy to subjected property of this Title Report.

14. M.E.No.71259,dtd.19/05/2011 shows that, Jayavantiben Jamanadas Shah died on 03/10/2009 and as per her Will Deed , ownership of S.No.278/2/3' given to her son viz. Rohit Jamanadas Shah.

15. M.E.No.71365, dtd.30/5/2011 shows that, one of the common owner and possessor of S.No.278/2/4, Chintaman Krushna Kakatkar died on 15/4/2005 and as per his Will Deed his share out of S.No.278/2/4 came to in the name of his grandson Vikram Vijay Kakatkar.

16. M.E.No.91569,dtd.04/12/2013 shows that, Jivandas Juthalal Badiyani died on 07/06/2012 and as per his Will Deed , ownership of S.No.278/2/5 given to her son viz.Vinod Jivandas Badiyani.

17. M.E.No.95469, dtd.27/11/2014 shows that, the owner of S.No.278/2/2 to S.No.278/2/12, prepared a joint layout and same is approved by Nashik Municipal Corporation Nashik vide letter No.Nagarrachna Vibhag/Antim/Panchvati/C-1/60, dtd.22/10/2013 and property also duly converted into Non Agricultural purpose by order of Collector vide order No.Mah/Kaksha-3/Bi.She.Pra.Kra./196/2012, dtd.4/5/2012. Accordingly 7/12 extract were separated and as per the original share of the owners ,plot properties are distributed between owners. Thus Plot No.48 came to in the name of Mrs. Lalita Prakash Joshi and Mr.Ashok Sadashiv Limaye and Plot No.49 came to in the name of Mr. Vijay Bhojraj Khachne.





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18. M.E.No.99703, dtd.10/12/2015 shows that, Plot No.48 purchased by New Jay Ambe, a partnership firm through its partner Mr. Sharad Laxman Bodke from Mrs. Lalita Prakash Joshi and other-1 for the consideration of Rs.25,00,000/- by way of Sale Deed and same Sale deed is registered at the office of Sub-Registrar Nashik-6 at Sr.No.5525, dtd.10/11/2015.

19. M.E.No.99704, dtd.10/12/2015 shows that, Plot No.49 purchased by New Jay Ambe, a partnership firm through its partner Mr. Sharad Laxman Bodke from Mr. Vijay Bhojraj Khachne and others for the consideration of Rs.25,00,000/- by way of Sale Deed and same Sale deed is registered at the office of Sub-Registrar Nashik-6 at Sr.No.5720, dtd.27/11/2015.

20. Further Record itself shows that New Jay Ambe, a partnership firm through its partner Mr. Sharad Laxman Bodke prepared a joint building plan of Plot No.48 & 49 and same is sanctioned by Nashik Municipal Corporation vide their Commencement Certificate No.LND/BP/C-1/311/3045, dtd.01/09/2016.

No charge, encumbrances or defect in title is observed during the course of inspection of said documents and search.

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 New Jay Ambe, a partnership firm through its partner Mr. Sharad Laxman Bodke have legally clear, negotiable and



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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 :17-9-2016


Adv. **SANTOSH BHASKAR SHETTY**
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