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TITLE REPORT

To,
Ganesh Enterprises,
Builders , Developers and Contractors
Pandurangwadi, 1st Lane, Dombivili (E)
Dist. Thane.

Subject :- Title investigation in respect of the property bearing S.No. 24/B-1 , Plot No. 2 adm. 476 Sq. Mtrs. , at Anandwalli Nashik, Tal & Dist. Nashik and within the limits of Nashik Municipal Corporation Nashik owned and possessed by Ganesh Enterpises through Suresh Laxman Khire and Nandini Arvind Chikodi.

Sir,

Ganesh Enterpises requested me to investigate into the Title of the property mentioned in the subject and for that purpose he have placed before me the following documents.

1. 7/12 extract of last 30 years.
2. Relevant Mutation Entries of last 30 years.
3. Sale Deed dated 19/10/1988
4. General Power of Attorney.
5. Index II register Extract dated 29/07/1989.
6. N.A. Tax Receipt from the year 2011- 12 to 2013-14
7. Copy from Talathi Anandwalli with respect to N.A. order dated 13/05/2014.
8. ULC letter dated 27/02/1989.
9. Partnership Deed of Ganesh Enterprises (Old)
10. Partnership Deed of Ganesh Enterprises (New)
11. Commencement Certificate dated 06/05/2014.
12. Other relevant documents / letters or permissions etc.

On perusal of the above mentioned documents and revenue record my observations regarding the Title of the above said property is as under,

Originally Plot No. 2 out of S.No. 24B/1 belonged to Abdul Gani Karim Sha. He sold the said plot to Arvind Pandurang Pathak by way of registered sale deed which is registered in the office of Sub Registrar Nashik at Nashik.

After the death of Arvind Pandurang Pathak , the names of his legal heirs namely Rahul , Abhiram, Deepali and wife Anupama were entered in the ownership column of the record of rights of the 7/12 extrcat of the property.

Smt. Anupama Arvind Pathak being in financial crisis wanted to sale the said plot , but she was unable to attend the Sub –Registrar office for registration of the document and was unable to handle the transaction. Hence she gave a Power of Attorney to her brother in Law namely Sitaram Pandurang Pathak.

MRS. VARSHA

5 Manorath Upstair, Ar
Chennai

The present owner i.e. M/s. Ganesh Enterprises purchased Plot No. 2 from Anupama Arvind Pathak and others through GPA holder Sitaram Pandurang Pathak by way of registered sale deed which is registered in the office of Sub Registrar Nashik at Sr. No. 1607/89 dated 19/10/1988.

ULC permission with respect to the Transfer of the said plot from Smt. Anupama Pathak to the present owner has been obtained. The said permission is given vide no. ULC – SR – 26 / 1430 / 88 Nashik dated 27/02/1989.

Record further shows that , N.A. order with respect to the said plot has been issued by Collector Nashik vide order No. LNA / SR / 178 / 75 dated 11/02/1976. On record there is copy of extract from the record of Talathi office Anandwalli under the head गाव नमुना 2 – अकृषिक महसुलीची नोंदवही. The said copy is issued on 13/05/2014.

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From the date of purchase Ganesh enterprises is in possession of the said Plot and with an intend to develop the said plot Ganesh Enterprises got the building plan sanctioned from Nashik Municipal Corporation vide Commencement Certificate No. LND / BP / SAT / B1 / 46 / 525 dated 06/05/2014. As per the building plan construction work is under process.

Mutation Entries with respect to the said property :-

M.E. No. 1364 dated 30/09/1986 shows that, Plot No. 2 out of S.No. 24B / 1 was in the name of Arvind Pandurang Pathak . He expired on 24/01/1985 , Smt. Anupama Arvind Pathak gave an application to enter the names of legal heirs in the revenue record of the said property, accordingly the names of Rahul Arvind Pathak , Age – 10 years – son , Abhiram Arvind Pathak , Age – 4 years – son , Deepali Arvind Pathak, Age- 12 years – daughter and Smt. Anupama Arvind Pathak , Age – 31 years – wife were entered in the ownership column. The name of Anupama Arvind Pathak was also entered as legal guardian of minor sons and daughter, accordingly M.E. was mutated.

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M.E. No. 1597 dated 21/04/1989 shows that, Ganesh Enterprises purchased Plot No. 2 out of S.No. 24B/1 from Anupama Arvind Pathak and others through GPA holder Sitaram Pandurang Pathak by way of registered sale deed which is registered in the office of Sub Registrar Nashik and accordingly the name of Ganesh Enterprises was entered in the ownership column of record of rights, accordingly M.E. was mutated.

I have taken search of Index II register kept in the office of Sub Registrar , vide Receipt No. 16438 dated 06/08/2014. No adverse entry affecting the title of the said property has been found from the revenue

records and also after search taken in the Sub- Registrar Nashik in respect of said property , no adverse entry was found under search.

I have issued Title Cerification Notice in Daily Gavkari dated 31/07/2014 with respect to the said property. No objection has been received within the stipulated time mentioned in the notice.

OPINION :-

On perusal of the above documents referred to me and on the strength of the same, I am of the opinion that Ganesh Enterprises bears a clear and marketable title of the subject property i.e. Plot No. 2 adm. 476Sq. Mtrs. out of S.No. 24B/1 situated at Anandwalli, Nahsik and the same is free from all encumbrances of whatsoever in nature.

Nashik, Date :-19/08/2014.

ADVOCATE

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नाहरकत दाखला.

मिळकतीचे वर्णन :– तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक, पैकी मौजे आनंदवल्ली येथील महात्मानगर भागातील स.नं. 24 /ब – 1, प्लॉट नंबर 2 यांसी क्षेत्र 476 चौ.मी. ही मिळकत.

सदर मिळकती संबधाने दि. 31/07/2014 रोजी दै. गांवकरी या वर्तमानपत्रांत टायटल व्हेरीफिकेशनसाठी गणेश एंटरप्रायजेस यांचे वतीने जाहीर नोटीस प्रसिध्द केलेली होती. सदरच्या नोटीसीस मुदतीत कोणाचीही कोणत्याही प्रकारची हरकत आमचेकडे आलेली नाही.

येणेप्रमाणे उपरोक्त मिळकती संदर्भात दाखला दिला असे.

नाशिक, दि. 19/08/2014.

अॅडव्होकेट

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