

☎ : 111/1, Advocate Chambers, District Court Compound, Nashik-422 002. Ph. : (0253) 2570970
idence : Murali, 24/25, Tupsakhare Nagar, Holkar Marg, Nashik-422 002. Ph. : (0253) 2582360

TITLE REPORT

Date-29/07/2017

TO WHOMSOEVER IT MAY CONCERN

OWNER : M/S Shilpa Estate,
through It's Partner
Shri Jayesh Vallabhdas Thakker

PROPERTY : S.No. 28/1B, adm.0 H. 14 Are,
S.No.28/1C, adm.0 H. 15 Are, totally
adm.0 H. 29 Are (2900 sq.mtrs. excluding
D.P. road area adm.337 sq.mtrs) balance
area adm. 2563 sq.mtrs., of village
Chehdi, Nashik.

Sir/Madam,

You have asked me to investigate into the title of the above mentioned property. I have inspected the revenue records and relevant permissions and my observations are as follows....

- 1) The said property S.No.28/1B, adm. 0 H. 14 Are was owned by Shri. Dhondiram Krishna Pagare and S.No.28/1C, adm. 0 H. 15 Are was owned by Shri. Punja Dagadu Pagare, the names of the owners have been entered into the record of rights by M.E.No.1482.
- 2) The said property was Inam Property and hence on abolition of Watan Inam the name of Government has been mutated in to the record of rights by M.E.No.1548.
- 3) The said property was regranted on payment of possession rights amount of Inam Class 6B lands as per the order of Tahsildar, Nashik. Accordingly the name Sarkar has been deleted from the record of rights by M.E.No. 1747.
- 4) The entry about charge of Chehdi Vividh Karyakari Seva Sahakari Society Ltd has been mutated into the other rights column of S.No.28/1B by M.E.No.1750.

5) Shri. Punja Dagadu Pagare has paid the possession rights amount in respect of Inam Class 6B and accordingly the said property has been regranted on New Undivided Tenure as per the order of Tahsildar, Nashik and the name Sarkar has been deleted from the record of rights of S.No.28/1C by M.E. No.1839.

6) The name of Shri. Laxman Ganpat Waje has been entered into the other rights column of S.No.28/1B as tenant. The entry to that effect into the record of rights has been mutated by M.E.No.1875.

7) Shri. Dhondiram Krishnaji Pagare died on 25/05/1967 and accordingly the names of his legal heirs wife Anusaya Dhondiram Pagare and 2 sons Shri. Dashrath Dhondiram pagare and Shri. Balu dhondira Pagare minors have been mutated into the record of rights by M.E.No.1926.

8) The entry about the effect of Enforcement Act 1958 of Maharashtra State and Indian Coinage Act have been mutated in the record of rights by M.E. No. 2036.

9) Smt. Anusaya Dhondiram Pagare and others have paid the assessment amount in respect of the said Mahar Inam Class 6B land regarding S.No.28/1B and accordingly the said property was regranted on old tenure as per the order of the Tahsildar, Nashik. The entry to that effect has been mutated into the record of rights by M.E.No.2038.

10) Shri. Punja Dagadu Pagare has paid the assessment amount in respect of the said Mahar Inam Class 6B land regarding S.No.28/1C and accordingly the said property was regranted on old tenure as per the order of the Tahsildar, Nashik. The entry to that effect has been mutated into the record of rights by M.E.No.2039.

11) Shri. Dashrath Dhondiram Pagare and others sold the property S.No.28/1B to Shri. Balwant Laxman Tajanpure by

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a Sale Deed dated 17/02/1971 and accordingly the name of the purchaser has been entered into the record of rights by M.E. No.2077.

12) Shri. Punja Dagadu Pagare filed an application for entering the names of his wife Sau. Parvatabai Punja Pagare and 2 daughters Venubai Namdeo Dande and Sundarbai Janak Bagul into the records of S.No.28/1C, accordingly their names have been entered into the record of rights by M.E.No.2347.

13) Shri. Balwant Laxman Tajanpure purchased the land S.No.28/1C from Parvatabai Punja Pagare and others through Court Commissioner Shri. Suresh Krishna Kulkarni by a registered Sale Deed dated 20/09/1969, accordingly the name of the purchaser has been entered into the record of rights by M.E. No.2369.

14) The entry about charge of Maharashtra Rajya Sahakari Krushi Gramin Vikas Bank Ltd, Mumbai, Nashik Branch has been mutated into the other rights column of S.No.28/1B and S.No. 28/1C by M.E.No.3222, 3680 and 3727.

15) The entry about the charge of Chehdi Vividh Karyakari Seva Sahakari Society Ltd has been deleted on the repayment of the said loan by M.E.No.4433 and 5292.

16) The entry about the charge of Maharashtra Rajya Sahakari Krushi Gramin Vikas Bank Ltd, Mumbai, Nashik Branch has been deleted on the repayment of the said loan by M.E.No.5293.

17) The Collector Nashik vide its order MAH/DESK-III/4/N. A. per/143/2011 dtd 31/10/2011 granted the permission for non agricultural use the entry to that effect has been mutated into the record of rights by M.E.No.6165.

18) M/s Shilpa Estates partnership firm through it's partner Shri. Jayesh Vallbhdas Thakker have purchased the said property S.No.28/1B and S.No.28/1C totally adm. 0 H. 29 Are from Shri. Balwant Laxman Tajanpure and others by a Sale Deed dated 31/05/2013. The said Sale Deed has been registered in the office of Joint Sub Registrar Nashik-5 at sr. no. 7522. Accordingly the name of the purchaser has been mutated into the record of rights by M.E.No.6166.

19) The part adm. 337.00 sq.mtrs. out of the property S.No.28/1B has been acquired towards road widening and accordingly the entry has been mutated into the record of rights by M.E.No.6577.

20) The owner prepared a building plan for construction of building on the said property and the Nashik Municipal Corporation has sanctioned the building plan by Commencement Certificate bearing No. LND/BP/C4/04/165 dated 12/05/2016.

On the above observations I am of the opinion that the owner has got a good, clear and marketable title to the said property and have further rights to sell the built-up premises.



Advocate

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अडवोकेट