



TO WHOM SO EVER IT MAY CONCERN

TITLE REPORT

1. **Name of the Owner:- Shri Shri Radhamadan Gopal Construction & Developers.**

2. **Description of the Property :-** All that piece & parcel of non-agricultural plot property bearing **Plot No. 3A area 405.46 sq. mtrs.** assessed at N.A. assessment of Rs. 436.00 Ps. of **S. No. 482/2A+3+3A**, of village **Nashik, Tal. & Dist. Nashik** & within Nashik Municipal Corporation limits having bounded as under :-

On or towards East - By Plot No.3B

On or towards West - By S. No. 482 Part

On or towards South - By 15 mtrs. wide Road

On or towards North - By Plot No.2

A) Documents produced before me: -

1. 7/12 extracts.
2. Mutation Entries.
3. Copy of N.A. order.
4. Copy of sanctioned lay-out.
5. Copy of letter of Municipal Corporation of final layout.
6. Copy of permission U/s. 26(1).
7. Sale Deed dtd. 22/04/1996.
8. Sale Deed dtd. 10/12/2012.
9. Sale Deed dtd. 09/07/2015.

B) OBSERVATION AND FINDINGS:-

1. The land bearing S. No. 482/2+482/3 was originally owned and possessed by Shri. Sahebrao Ghaman Kashmire.
2. The **M.E. No.29791 dtd. 15/10/1992** shows that, the land owner prepared layout plan which is duly sanctioned by the

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Assistant Director, Nashik Municipal Corporation Nashik vide letter No. Land/Final/ 103/4308 dtd. 28/09/1992. Accordingly the mutation entry was duly certified.

3. **The M.E. No.38979 dtd. 01/12/1998** shows that, the Plot No. 3A area 405.45 sq. mtrs. & Plot No.3B area 406.60 sq. mtrs. were purchased by Sau. Kumudini Vishwasrao Alias Vasantrao Deshmukh & Sau. Prabhavati Vinayak Deshmukh from Shri. Sahebrao Ghman Kashmire by a Sale Deed dtd. 18/04/1996 which is registered in the office of Sub-Registrar, Nashik-1 at Sr. No. 2721 dtd. 22/04/1996.

Prior permission U/s. 26(1) was also obtained from the Additional Collector & Competent Authority, Urban Land Celling, Nashik vide Letter No. ULC-A-2-2/SR-26/1039/95 dtd. 15/11/1995. As per the Sale Deed dtd. 18/04/1996, Mrs. Kumudini Vishwasrao Alias Vasantrao Deshmukh had purchased Plot No.3A admeasuring 405.45 sq. mtrs. & another owner Mrs. Prabhavati Vinayak Deshmukh had purchased Plot No.3B admeasuring 406.60 sq. mtrs. Accordingly mutation entry was made and duly certified.

4. **The M.E. No.87308 dtd. 17/12/2012** shows that, the Plot No. 3A area 405.46 sq. mtrs. was purchased by M/s. Pancharatna Developers a Partnership Firm through Partner Shri. Sandeep Sudam Patil from Sau. Kumudini Vishwasrao Alias Vasantrao Deshmukh by a Sale Deed dtd. 07/12/2012 which is registered in the office of Sub-Registrar, Nashik-3 at Sr. No. 11495/2012 dtd. 10/12/2012. Accordingly mutation entry was made and duly certified.

5. **The M.E. No.98052** shows that, the Plot No. 3A area 405.46 sq. mtrs. was purchased by Shri Shri Radhamadan Gopal Construction & Developers a Partnership Firm through Partner Shri. Sachin Dattatray Rudrawar & Shri. Nikhil Dhananjay Shingane from M/s.

Vasant Dattatraya Gadkari

B.Com., LL.B.

ADVOCATE & NOTARY



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वसंत दत्तात्रय गडकरी

बी.कॉम., एलएल.बी.

अॅडव्होकेट

ऑफिस : अे १३, पहिला मजला, मेघदुत शॉपिंग सेंटर,
सी.बी.एस. समोर, नाशिक - १. मोबा.: ९८२२०५७९५५

Pancharatna Developers a Partnership Firm through Partner Shri. Sandeep Sudam Patil by a Sale Deed dtd. 09/07/2015 which is registered in the office of Sub-Registrar, Nashik-1 at Sr. No. 6260/2015 dtd. 09/07/2015. Accordingly mutation entry was made and duly certified.

6. The original land owner Shri. Sahebrao Ghaman Kashmire had also obtained Non-Agricultural permission U/s. 44 of Maharashtra Land Revenue Code, 1966 from the Collector of Nashik vied Order No. Maha/Desk-3/N.A.S.R./400/1991 dtd. 18/01/1992.

7. OPINION

Therefore, I am of the opinion that the title of **Shri Shri Radhamadan Gopal Construction & Developers** is clear, good and marketable to **Plot No. 3A area 405.46 sq. mtrs.** assessed at N.A. assessment of Rs. 436.00 Ps. of **S. No. 482/2A+3+3A**, of village **Nashik, Tal. & Dist. Nashik** & within Nashik Municipal Corporation limits.

Nashik

Date: - 31/03/2017

(V.D.Gadkari)

Advocate

Vasant Dattatraya Gadkari

B.Com., LL.B.

ADVOCATE

A-13, First Floor, Meghdoot Shopping
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