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Date :-01-02-2017.

To,
M/S. R. T. ENTERPRISES, NASHIK
THROUGH PARTNER,
1) MR. DIVYESH DHAMAJIBHAI RATHOD,
2) MR. KANUBHAI LALJIBHAI TANK,
Khodyyar Kripa, Shivam Nagar, Hirawadi Road,
Panchvati, Nashik- 422003.

Subject :-Investigation of title of the property bearing R. S. No. 243/1/1, Plot No.1 admeasuring area 350.00 sq.mtrs of Village Nashik, Tal & Dist: - Nashik.

Sir,

The property bearing R.S. No.243/1/1, Plot No. 1 admeasuring area 350.00 sq. mtrs of Villge Nashik, Tal & Dist-Nashik. belonged to Smt. Hema Vishnu Pawar.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

(1) It appears that the property bearing S. No. 243 was belonged to Mr. Bhikaji Mahadu Shinde on or before 1960 & He Obtained Loan from Nandur-dasak Co-op. Credit Society on his share Gat No.243 Hissa No.1 admeasuring area 3H 39 ar. on 28-6-60. Hence the charge of the society recorded in other right Coloumn.

This was effected vide M.E.No. 7617 dt- -7-60.

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(2) Mr. Bhikaji Mahadu Shinde died on 8/7/66 and Leaving his Legal heirs as follows.

1) Balu Bhikaji Shinde son
2) Krushanabai Jagnnath Kamod Daughter

Hence the names of his Legal heirs were recorded on revenue record.

This was effected vide M.E.No. 10509 dt-1967

(3) Further it appears that Vithalbai Murlidhar Shinde & Balu bhikaji Shinde got partitioned th Land as follows by the order of the Tahsildar.

	Gat No.	Area	Name
1)	248/3/2	5.1	Vithalbai Murlidhar Shinde
2)	248/3/2	1.17	Vithalbai Murlidhar Shinde
3)	248/3/1	1.00	Balu Bhikaji Shinde
4)	243/1	6.15	Balu Bhikaji Shinde
5)	251/1	9.36	Balu Bhikaji Shinde

This was effected vide M.E.No. 11829 dt- 13-4-70.

(4) Further it appears that Govt. of Maharashtra had implemented Weights & Measurement Act (Enforcement Act) & Indian Coinage Act in the state & all measurements were changed to Decimal System & Hissa Form No. 12 were changed accordingly.

This was effected vide M.E.No. 12378 dt- 19-5-1971.

(5) Further it appears that the said Balu Bhikaji Shinde prepared Layout Plan & got the Layout approved from Nashik Municipal Corporation Nashik vide No. J.N/Nagar rachana Vibhag /Final/46/Panchavati dt- 24-7-2002 & also the said Land was converted into N.A. vide Appar Tahsildar's Nashik order No. Be.She./SR/18/2022 on 17- 8-2002. Hence the 7/12 extract were Separated Plotwise.

This was effected vide M.E.No. 47151 dt- 3-10-2002.

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(6) Further it appears that Mrs. Hema Vishnu Pawar purchased Plot No. 1 out of S. No. 243/1 admeasuring area 350.00 sq. mtrs from the Owner Balu Bhikaji Shinde for Rs. 2,00,000/- on 26-8-2006 & sale-deed was registered at Sub-registrar office No. 1 at Serial No. 6504/2 at Nashik & hence the name of the purchaser entered into record of right.

This was effected vide M.E.No. 47285 dt- 25-10-2002.

(7) Further it appears that Mrs. Swati Shailesh Musale has taken Plot No. S. No. 243/1/1 for development from Mrs. Hema Vishanu Pawar through development agreement vide document No. 4329/06 & General Power of Attorney vide document No. 4330/06 were registered at Sub-registrar office No. 3 at Nashik on 28-07-2006 & hence the names of Swati Shailesh Musale entered in other right Coloumn of 7/12 extract. The consideration of Rs. 3,70,000/- was Paid to Mrs. Hema Vishanu Pawar.

This was effected vide M.E.No. 56290 dt- 12-9-2006.

(8) Further it appears that Mrs. Shantabai Waljibhai Rathod has taken Plot No. S. No. 243/1/1 for development from Mrs. Hema Vishanu Pawar through General Power of Attorney Mrs. Swati Shailesh Musale .The consideration of Rs. 4,20,000/- was Paid to Mrs. Swati Shailesh Musale. The development Agreement the vide document No. 4475 & General Power of Attorncy vide document No. 4476 were duly registered at Sub-registerar office No. 3 on 3-8-2006 & hence the name of Mrs. Shantabai Walgibhai Rathod entered into other right Coloumn of 7/12 extract.

This was effected vide M.E.No. 56387 dt- 20-9-2006.

(9) Further it appears that M/s. R.T. Enterprises, Nashik through partner Divyesh Dhamajibhi Rathod & Kanubhai Laljibhai Tank entered for development of Plot No. 1 S. No.243/1/1 from Mrs. Hema Vishanu Pawar through G. P. holder Mrs. Swati Shailesh Pawar through G. P. holder Mrs. Shantabai Waljibhai Rathod vide development Agreement No. 975/2013...

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...& P. OA vide document No.976/2013 which was duly registered at Sub-registar office No.4 on 21-1-2013 at Nashik. The consideration at Rs.40,21,000/- was paid to Mrs. Shantabai Rathod & hence the name of M/s. R. T. Enterprizes, entered into other right coloumn of 7/12 extract.

This was effected vide M.E.No. 87814 dt- 7-2-2013.

(10) **SCHEDULE OF THE PROPERTY** :-

All that piece & parcel of land, lying and being at Village **Nashik** within the limits of Nashik Muncipal Corporation & within the limits of Registration and Sub- Registration District of Nashik, bearing Survey No.243/1/1, Plot No. 1 admeasuring area 350.00 sq. mtrs and bounded as under :-

ON OR TOWARDS EAST	:-	7.50 Meter Colony Road.
ON OR TOWARDS WEST	:-	Lagu S. No. 245/4+5.
ON OR TOWARDS SOUTH	:-	S. No. 251/2A.
ON OR TOWARDS NORTH	:-	Plot No. 2.

(11) Further to Certify that M/s. R. T. Enterprises can develop the said plot & sale the constructed units to perspeechive purchaser Subject to term & conditions of Development Agreement.

(12) For the reasons stated above, I am of the opinion that, Smt. Hema Vishnu Pawar, has a clear and marketable title, free from all encumbrances and reasonable doubts to the above mentioned property.

(13) Further to say that R. T. Enterprises entered into agreement of sale of some of the flats with the perspective purchasers.

Place :- Nashik.
Date :- 01-02-2017.

P. R. GUJRATHI
B. SC., LL. B., G.D.C. & A
ADVOCATE