

ADV. JYOTI YOGESH SANAP**Bsc.LLB,MPM**

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Off:- A-224, Meghdoot Shopping Centre, Old CBS, Nashik.

Resi:- B-7, Saishraddha Apartment, Saiyadhari Nagar, Cidco, Nashik.

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TITLE REPORT

Sub: Title Report in respect of.

All that piece & Parcel of Property, bearing Sv.No.867/2/69 area measuring 468.22 sq.mtrs and Sv.No. 867/2/74 area adme. 468.22 sq.mtrs situated at **Manje Nashik**, Tal and Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik, is owned by **Roongta Homes LLP, Through Partner Mr. Nikhil Lalit Roongta**, Roongta.

As per request and instruction of **Roongta Homes LLP, Through Partner Mr. Nikhil Lalit Roongta** and document produced before me, I have submitted search report as under:-

A. Description of property:-

1) All that Piece and parcel of land Sv.No.867/2/69 area admeasuring 468.22 sq.mtrs and Sv.No. 867/2/74 area adme. 468.22 sq.mtrs situated at **Manje Nashik**, Tal and Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik, which is jointly bounded as under:

East : 9.00 mtrs wide road

West : 7.50 mtrs wide road

South : Plot No.75
North : Plot No.66

Name of the Owner / Holder of said property :-

The said property is owned by **Roongta Homes LLP.**

B. Documents produced before me:-

1. 7/12 extract and 6D mutation 1962-1963 to 2015-2016.
2. Copy of Sale Deed dated 03.01.1973.
3. Copy of Sale Deed dated 03.01.1973.
4. Copy of Sale Deed dated 31.7.1993.
5. Copy of Sale Deed dated 3.10.2016.
6. Copy of TDR Sale Deed dated 3.10.2016.
7. Copy of NA order.
8. Copy of Layout order.

C. Observation & Findings:- After going through the necessary papers and subsequent correspondence my observations are as follows:

1. Further it appears from **M.E.No. 2982** dated 10.6.1938 that Sv.No. 867/1 and 867/2 were in real possession of Anant Sakharam through Guradian Shiva Gangaram Mahar and Dagadu Bapu Mahar. Hence there name recorded in ownership colour and name of Ramna Gaja Mahar recorded in other right column of said property. Accordingly entry was made.

2. Further it appears from **M.E.No. 5457** dated 7.8.1948 as per application produce by Dagadu Bapu Mahar, name of Suka Trimbak Mahar recorded in record of right of Sv.No.867/2. Accordingly entry was made.

3. Further it appears from **M.E.No. 5483** dated 28.1.1948 as per application produce by Sitabai Aba Mahar that Suka Trimbak Mahar repaid all loan amount which was taken from her. Hence her name deleted from other right column of Sv.No. 867/2. Accordingly entry was made.

4. Further it appears from **M.E.No. 6544** dated 26.8.1964 that as per order issued by Mumbai Govt. Mulaki Department vide order no. 8072 II61/1.7.1964 and order issued by Collector, Bahadur, Nashik vide order no. Vatan.3960/19.7.64, Sv.No. 867/2 and other lands deleted from Mahar Inam Land and added in Khalasa and also quantity of Mahar decreased from 4 to 3. Accordingly effect made as per order.

5. Further it appears from **M.E.No. 6725** dated 19.10.1955 as per Mumbai Govt order no.8072 A51/1.7.54 and Collector order no. Vatan 3950-54/19.7.54 and Mamledar order no. 4684-55/10.10.55, Sv.No. 867/2 was regret by giving 12 times more amount (then assesment to mahar. Hence name of Govt recorded in ownership column and under that name of real owner recorded.

6. Further it appears from **M.E.No. 6812** dated 4.3.1956 that owner of Sv.No.867/2 Dagadu Bapu Kale expired on 6.2.1994 leaving behind legal heir only one son laxman Dagadu Kale. Hence name of legal heir recorded in record of right of said property and entry was made.

7. Further it appears from **M.E.No. 7391** dated 5.12.1958 as per application produce by Shiva Gangaram Kale, name of Ramu Gaje Mahar deleted from other right column of Sv.No. 867/2. Accordingly entry was made.

8. Further it appears from **M.E.No. 8277** dated 7.8.1962 that as per Collector, Nashik Prant vide order no. W.S.1.1068, Nashik dated 31.5.1962 area adm.O.1 gunia aquired for canal by Executive Engineer, Gangapur, Canal Division, Nashik.

9. Further it appears from **M.E.No. 9197** dated 31.12.1964 as per Prant, Nashik vide order no. Tenancy 2296/64 dated 18.12.1964 some area out of Sv.No.867/2 acquired for canal, hence assessment of said land is made less from 1964/65. Accordingly entry was made.

10. Further it appears from **M.E.No. 9441** dated 25.8.1965 as per Mamledar Nashik vide order no WTN-1353/394 dated 14.8.1965 and Maharashtra Shasan Memorandum No.8072/M15 dated 1.7.54 name of Govt deleted from ownership column of Sv.No. 867/2. Accordingly entry was made.

11. Further it appears from **M.E.No. 9463** dated 6.9.1965 as per possession receipt dated 25.7.1964 produce by Suka Trimbak Kale in Regular Darkhast No.324/63, name of Anant Sakharam Kale and Shiva Gangaram Kale deleted from record of rights of Sv.NO. 867/2

12. Further it appears from **M.E.No. 12378** dated 19.5.1971 the Govt. Of Maharashtra has implemented the Weights & Measurements. Act (Enforcement Act) & Indian Coinage Act in the State and all measurements were changed to Decimal System and Hissa Form No. 12 were changed accordingly.

13. Further it appears from **M.E.No. 13729** dated 15.5.1973 that Suka Trimbak Kale and others 2 prepared layout plan of Sv.No.867/2 plot no.1 to 84 which sanctioned by Assistant Director, Town Planning, Nashik vide order no. DP/MSK/88H dated 18.7.1969. Hence said land divided into plots.

14. Further it appears from **M.E.No. 14846** not seen properly.

15. Further it appears from **M.E.No. 23248** dated 30.1.1987 that Madhukar Raghunath Shukla purchased plot no.69 out of Sv.No.867/2 from Suka Trimbak Kale and Laxman Dagadu Kale on 3.1.73. Hence name of purchaser recorded in record of right of said property and entry was made.

16. Further it appears from **M.E.No. 30796** dated 4.8.1993 that owner of Sv.No. 867/2/74 expired on 20.7.90 leaving behind legal heirs Vaishali Vikas Chapekar, Chitra Rajendra Samudra, Sneha Ravindra Karjatkar and Manorama Shankar Gaidhani and Makrand Shankar Gaidhani. Hence name of all legal heirs recorded in record of right of said property.

17. Further it appears from **M.E.No. 30797** dated 4.8.1993 that Vaishali Vikas Chapekar, Chitra Rajendra Samudra, Sneha Ravindra Karjatkar and Manorama Shankar Gaidhani released their right from Sv.NO. 867/2/74 in favor of Makrand Shankar Gaidhani. Hence their name deleted from other right column of said property and accordingly entry was made.

18. Further it appears from **M.E.No. 31125** dated 13.10.1993 that Manisha Makrand Gaidhani purchased plot no.69 out of Sv.No. 867/2 from Madhukar Raghunath Shukla on 8.10.1993. Hence name of purchaser recorded in record of right of said property and entry was made.

D. Besides the above mutation entry I have been traced the title of said property from below document.

1. It appears from Copy of **Sale Deed** dated 3.1.1973 that Madhukar Raghunath Shukla purchased plot no.69 area adm. 468.00 sq.mtrs out of Sv.No. 867/2 from Suka Tirmbak Kale and Laxman Dagadu Kale. The said document registered before Sub Registrar Nashik vide sr.no. 16/1973.

2. Further it appears from Copy of **Sale Deed** dated 3.1.1973 that Shankar Murlidhar Gaidhani purchased plot no.74 area adm. 468.00 sq.mtrs out of Sv.No. 867/2 from Suka Tirmbak Kale and Laxman Dagadu Kale. The said document registered before Sub Registrar Nashik vide sr.no. 17/1973.

3. Further it appears from Copy of **Sale Deed** dated 31.7.1993 that Manisha Makrand Gaidhani purchased plot no.69 area adm. 468.00

squares out of Sv.No. 867/2 from Madhukar Rajbunath Shinde. The said document registered before Sub Registrar Nashik 1 vide sr.no. 2824/1993.

4. Further it appears from Copy of **Sale Deed** dated 3.10.2016 that Roongta Homes LLP through Partner Nikhil Lall Roongta purchased Sv.No. 867/2/69 area adm. 468.22 sq.mtrs and Sv.No. 867/2/74 area adm. 468.22 sq.mtrs from Shriwasha Makrani Gaidhani and Makrand Shantkar Gaidhani. The said document is registered before Sub Registrar Nashik 4 vide sr.no. 7032/2016.

5. Further it appears from copy of TDR Sale Deed dated 11.10.2016 that Roongta Homes LLP through Partner Arvind Lall Roongta purchased C Zone TDR area adm. 375.00 sq.mtrs out of DRC No. 260 from Vha Highways (Former known as Vha Highway Pvt Ltd) through its authorised representative Sachin Suresharam Khadke. The said document registered before Sub Registrar Nashik 5 vide sr.no. 5849/2016.

6. Further it appears from Copy of layout order that said layout is sanctioned by Assistant Collector, Nashik Division on 15.11.1972 vide no. TMC-WS.3088/72.

OPINION

After perusing the concern Record I am of the opinion that the title of the said Property, bearing Sv.No.867/2/69 area measuring 468.22 sq.mtrs and Sv.No. 867/2/74 area adm. 468.22 sq.mtrs situated at Mafje Nashik taluqa, Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik is owned by **Roongta Homes LLP, through Partner Mr. Nikhil Lall Roongta** is clear, negotiable and marketable title without any reasonable doubts.



Adv. Jyoti Yogesh Sanap.