Adv. M. D. BODKE
B. Com., LL.B

Office : FD-02, Thakkar's Bazar, New C. B. S. Nashik.

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject : All that piece and parcel of the property bearing Plot No. 24 adm. 631.91 sq.mtrs. N.A. assessment Rs. 1309.00 Ps., (T.P. Scheme No. 2 Final Plot No. 177) from and out of S.No.1024/1/31 situated at Village Nashik, Taluka and District Nashik, within the limits of Nashik Muncipal Corporation, and the said plot is bounded as under ::

East : 25 feets Colony road
West : Plot No. 15 and 16 part
South : Plot No. 25A part
North : Plot No. 23 part.

Name of the Owner : M/s. Aakar Buildcon Partners : -
1. Shri. Sameer Vasant Patil
2. Shri. Chetan Kunjanprasad Gupta

Documents produced before me :

a. 7/12 extracts.
b. Mutation entries explained below.
c. Layout permission dt. 25/6/1994
d. N.A. permission dt. 6/8/1994
e. Sale Deed dt. 27/4/1994 Sr. No. 1792/1994.
f. Sale Deed dt. 28/6/2016 Sr. No. 4788/2016.

On the basis of referred documents and subject to search of available record, my observations are as under :-

a. It appears as per M. E. No. 15236 dt. 06/03/1976 that S. No. 1024/1 owned and possessed by Mr. Pramodlal Thakorlal Vaidya as a Karta of H. U. F., he had prepared a layout plan excluding the area 00.13 gunthas, acquired for Right Bank Canal, which has been approved by Arbitrator Nashik as per Order No. TPS / NSK/11/123-839 dated 12/08/1975 and the said land has been divided into various plots, and plot nos. 15, 16 and 17 were shown in the name of Mr. Liladhar Murlidhar Vaidya and Bipinchandra Murlidhar Vaidya as per Partition Deed dt. 22/11/1962.

b. It is seen from M. E. No. 31775 dt. 28/4/1994 that, Shri. Kantilal Tularam Dhadiwal has purchased Plot No. 24 under subject from Mr. Liladhar Murlidhar Vaidya and Bipinchandra Murlidhar Vaidya as per Sale deed dated 27/4/1994 registered in the office of SRO Nashik 1 at Sr. No. 1792, the purchaser was agriculturist, therefore permission u/s. 63 of Bombay Tenancy Act has not been taken.

c. It is seen from record that N.A. permission has been granted by Collector Nashik as per Order No. Mah/Kaksha 3/Bi.She. Pa. Kra./139/1994 dt. 6/8/1994. Layout plan of the said property has been approved by Assist. Director of Town Planning NMC Nashik as per Letter Nagar Rachana Vibhag / Vashi 14 / 2683 / 96 dt. 25/6/1994

d. It is seen from M. E. No. A 1829 dt. 18/6/2016 that, M/s. Aakar Buildcon Partners Shri. Sameer Vasant Patil and Shri. Chetan

Kunjanprasad Gupta have purchased Plot No. 24 from Shri. Kantilal Tularam Dhadiwal as per Sale deed dated : 28/6/2016 registered in the office of SRO Nashik 4 at Sr. No. 4788/2016, accordingly name of present owner has been entered into record of rights.

e. It is seen from record that, M/s. Aakar Buildcon Partners Shri. Sameer Vasant Patil have purchased TDR adm. 252.76 sq.mtrs. of DRC No. 128 dt. 30/4/2002 from Shri. Kantilal Tularam Dhadiwal as per TDR Sale deed dt. 28/6/2016 registered in the office of SRO Nashik 4 at Sr. No. 4787/2016.

f. It is seen from record that, M/s. Aakar Buildcon Partners Shri. Sameer Vasant Patil etc. have prepared a building plan, it has been approved by Nashik Muncipal Corporation Nashik as per Commencement Certifiate No. LND/BP/A 1/312/4123 dt.17/10/2016.

OPINION :

On the basis of the referred documents I am of the opinion that, the title of property bearing Plot No. 24 adm. 631.91 sq.mtrs. N.A assessment Rs. 1309.00 Ps.,(T.P. Scheme No. 2 Final Plot No. 177) from and out of S.No.1024/1/31 situated at Village Nashik, Taluka and District Nashik, within the limits of Nashik Muncipal Corporation is clear, marketable and free from encumbrances.

Nashik
Dated : 10/1/2017

Advocate