

Title Report

NAME OF THE LAND OWNER :

1. Mr. Namdev Ramdas Korade
 2. Mr. Hemant Suresh Gaikwad
 3. Mr. Sunil Rajaram Kedar
 3. Mr. Prashant Pandharinath Pawar
- R/o.Nashik

NAME OF THE DEVELOPER:

Jay Developers
a partnership firm through its partner
Mr.Vijay Vasudev Lalwani
R/o.Nashik

DESCRIPTION OF THE PROPERTY:

Survey No.32/11+12/1
village Makhmalabad, Taluka & District Nashik
details of which are as follows.

Plot No.	area	Name of owners
24	215.250 sq.mt.	Mr. Namdev Ramdas Korade
25.	215.250 sq.mt.	Mr. Hemant Suresh Gaikwad
		Mr. Sunil Rajaram Kedar
		Mr. Prashant Pandharinath Pawar



Title Report by

Santosh Bhaskar Shetty

B.Com, LL.B.
Advocate

Office: **S-2, Second Floor, Suvojit Modern Point,
Sharapur Road, Nashik.Mob.9422767369**

Affirmation :

I Jay Developers a partnership firm through its partner Mr. Vijay Vasudev Lalwani to investigate the title of property mentioned in this Title Report for the purpose I have submitted copies of relevant documents and today I have received the title report along with relevant document which I had submitted .

Signature: 

Jay Developers

a partnership firm through its partner

Mr. Vijay Vasudev Lalwani

R/o. Nashik

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Suyojit Modern Point,
Opposite Police Pared Ground,
Sharapur Road, Nashik. 422002.
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advshetty santosh@gmail.com



Adv. Santosh Bhaskar Shetty
B.Com. LLB.

Title Report Date : 4-1-2017

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE LAND OWNER :

1. Mr. Namdev Ramdas Korade
 2. Mr. Hemant Suresh Gaikwad
 3. Mr. Sunil Rajaram Kedar
 3. Mr. Prashant Pandharinath Pawar
- R/o.Nashik

2] NAME OF THE DEVELOPER:
Jay Developers

a Partnership firm through its partner
Mr.Vijay Vasudev Lalwani
R/o.Nashik

2] DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the Non-Agricultural Plot Proper-
ties out of Survey No.32/11+12/1 in the revenue village
Makhmalabad, Taluka & District Nashik, within the limits of Nashik
Municipal,details of which are as follows.

Plot No.	area	Name of owners
24	215.250 sq.mt.	Mr. Namdev Ramdas Korade
25	215.250 sq.mt.	Mr. Hemant Suresh Gaikwad

Mr. Sunil Rajaram Kedar
Mr. Prashant Pandharinath
Pawar

Together with existing rights of easements, access, ways, com-
mon roads, open spaces with right of ownership bounded as per sanc-
tioned layout.

3] DOCUMENTS PRODUCED BEFORE ME FOR
ISSUING TITLE CERTIFICATE:

1. 7/12 Extracts.

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2. Mutation entries (6-D Entries) showing record.
3. Copy of Development Agreement & GPA.
4. Other relevant papers/ Documents

4] OBSERVATIONS AND FINDINGS:

On the request of Jay Developers a partnership firm through its partner Mr. Vijay Vasudev Lalwani, R/o.Nashik, I have investigated the title of above mentioned plot properties. For this purpose, they have collected 7/12 extracts and 6-D Entries, which they have received from Talathi Office, Makhmalabad and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Jay Developers a partnership firm through its partner Mr. Vijay Vasudev Lalwani, R/o.Nashik my observations and findings are as under.

1. The 7/12 extract of S.No.32/12 in year 1978-79 shows that, above said property was owned and possessed by Bhima Kondaji Pingale and 7/12 extracts of S.No.32/11 shows that, name of Nashik Ji.S.J.Vi.Bank Ltd., Nashik was muted on possessor column and name of Trambak Vishram Pingale and others were mentioned at other right column of 7/12 extract.

2. M.E.No.7324, dtd.3/2/1980 shows that, Trambak Vishram Pingale and other repaid the loan of The Maharashtra State Co. Land Dev. Bank hence name of said bank was deleted from possessor column and name of original owner shifted other right column of possessor column of 7/12 extract of S.No.32/11.

3. M.E.No.7325, dtd.3/2/1980 shows that, as per application made by Trambak Vishram Pingale and other, the names of Trambak Vishram Pingale, 2.Dnyaneshwar Vishram Pingale, 3.Shevantabai Vishram Pingale, 4.Muktalai Anna Chopde, 5.Sakubai Yashwant Shinde were deleted from 7/12 extract of S.No.32/11.

4. M.E.No.12308, dtd.9/2/1995 shows that, as per the application made by Shantaram Vishram Pingale and other 2 that they had amalgamated their properties and separated their shares accordingly following effect was made on record of rights.



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S.No.	Area	Name of Possessor
	H.R.	
32/11+12/1	0.95	1.Savirram Vishram Pingale
P.K.	0.02	2.Shantaram Vishram Pingale
32/11+12/2	0.94	Bhima Kondaji Pingale

According 7/12 extract were made.

5. M.E.No.12324, dtd.23/2/1995 shows that, Shantaram Vishram Pingale made and application that S.No.32/11 was not belonged to him hence name of Shantaram Vishram Pingale was deleted from 7/12 extract.

6. M.E.No.13059, dtd.7/1/1997 shows that, Savirram Vishram Pingale expired on 23/10/1996 leaving behind following legal heirs.

Sr. No.	Name	Age	Relation
1.	Sitabai Savliram Pingale	50	Wife/Widow
2.	Sanjay Savliram Pingale	25	Son
3.	Dilip Savliram Pingale	22	Son
4.	Anita Suryabhan Waje	19	Daughter



7. M.E.No.15586, dtd.16/3/2001 shows that, Sitabai Savliram Pingale repaid loan of The Federal Bank Ltd., Nashik of Rs.20000/- hence the charge of said bank was deleted from other right column of 7/12 extract.

8. M.E.No.16269, dtd.25/1/2002 shows that, Sanjay Savliram Pingale repaid loan of Makhmalabad Vi.Ka.Se. Society and hence charge of said society was deleted from other right column of 7/12 extract.

9. M.E.No.17020, dtd.24/1/2003 shows that, as per letter of Tahsildar Nashik vide its No.Abhi./Adhi./Kavi./2169/2002, dtd.25/12/2002 and as per hissa form No.12 following effect has been made.

Before Hissa Form No.12

S.No.	Area	Name
	H.R.	
32/11+12/1	0.97	Sitabai Savliram Pingale
P.K.	0.02	and other
32/11+12/2	0.94	Bhima Kondaji Pingale

After Hissa Form No.12

S.No.	Area	Name
32/11+12/1	0.97	Sitabai Savliram Pingale
P.K.	0.01	and other
32/11+12/2	0.94	Bhima Kondaji Pingale
P.K.	0.01	

And hence above said effect made on 7/12 extract.

10. M.E.No.19504, dtd.24/1/2006 shows that, Sitabai Savliram Pingale and others through their General Power of Attorney holder Sanjay Madhavav Patil prepared layout on S.No.32/11+12/1 and same is sanctioned by Nashik Municipal Corporation vide their sanctioned letter No. Nagarrachna Vibhag/Antim/Panchvati/73/5108, dtd.19/1/2006 and also land property duly converted into N.A. purpose by order of Collector Nashik vide their order No.Maha./Kaksha-3/Bi.She.Pra. Kra./4/77/2004 Nashik, dtd.5/6/2004. According to layout 7/12 extract of each plot were separated and hence the 7/12 extract of each plot were separated.

11. M.E.No.20832, dtd.27/6/2007 shows that, M/s. Immediate Construction through its partner Mr.Leena Ashok Bodke purchased plot No.24 and other plots from Sitabai Savliram Pingale and others through General Power of Attorney holder Sanjay Madhavram Pingale for consideration of Rs.1780000/- on 14/02/2007 by way of Sale Deed.



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Date :

12. M.E.No.22017, dtd.4/3/2008 shows that, M/s. Immediate Construction through its partner Mr.Madhukar Dagadu Bodke purchased plot No.25 and other plots from Sitabai Savliram Pingale and others through General Power of Attorney holder Sanjay Madhavram Pingale for consideration of Rs.2855290/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.2243 on 3-3-2008.

13. M.E.No.22213 shows that, Mr. Jayantilal Mepabhai Tank & Mrs.Lalita Jayantilal Tank, purchased abovesaid Plot No.24 from M/s. Immediate Construction through its partners Mrs. Leena Ashok Bodke by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.3736 on 17-4-2008.

14. M.E.No.22214 shows that, Mr. Jayantilal Mepabhai Tank & Mrs.Lalita Jayantilal Tank, purchased abovesaid Plot No.25 from M/s. Immediate Construction through its partners Mr.Madhukar Dagadu Bodke for consideration of Rs.323000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.3740 on 17-4-2008.



15. M.E.No.27819, dtd.14/11/2011 shows that, Mr. Hemant Suresh Gaikwad, Mr. Sunil Rajaram Kedar & Mr. Prashant Pandharinath Pawar purchased abovesaid Plot No.25 from Mr. Jayantilal Mepabhai Tank & Mrs.Lalita Jayantilal Tank for consideration of Rs.1150000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.9162 on 19-10-2011.

16. M.E.No.27820, dtd.14/11/2011 shows that, Mr. Namdev Ramdas Korade purchased abovesaid Plot No.24 from Mr. Jayantilal Mepabhai Tank & Mrs.Lalita Jayantilal Tank for consideration of Rs.1150000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.9161 on 19-10-2011.

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17. M.E.No.31834, dtd.29/11/2014 shows that,Mr. Namdev Ramdas Korade ,Mr. Hemant Suresh Gaikwad, Mr. Sunil Rajaram Kedar, Mr. Prashant Pandharinath Pawar jointly entrusted into the Development Agreement and General Power of Attorney regarding said Plot No.24 & 25 with Jay Developers Partnership Firm through its Partner Mr.Vijay Vasudeo Lalwani for the consideration in kind of construction in the building which is to be jointly constructed on abovesaid plots (i.e. Flat No.3,7,11 to Mr. Namdev Ramdas Korade ,Flat No.6 to Mr. Hemant Suresh Gaikwad, Flat No.2 to Mr. Sunil Rajaram Kedar & Flat No.10 to Mr. Prashant Pandharinath Pawar) and accordingly Development Agreement and General Power of Attorney are registered at the office of Sub-Registrar Nashik at Sr.No.9905 & 9906 respectively on Dt.17/11/2014.

No charge, encumbrances or defect in title is observed during the course of inspection of said documents and search.

O P I N I O N

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that above said owner i.e. Mr. Namdev Ramdas Korade ,Mr. Hemant Suresh Gaikwad, Mr. Sunil Rajaram Kedar, Mr. Prashant Pandharinath Pawar have legally clear, negotiable and marketable title over above said non - agricultural plot properties, which are free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner whatsoever as owner and the said developer i.e. Jay Developers Partnership Firm through its Partner Mr.Vijay Vasudeo Lalwani and other is empowered to construct & sell the constructed premises on the said property & execute the agreement of sale and proceeds thereof.

NASHIK

DATE : 4-1-2017



Adv.

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