

Title Report

NAME OF THE HOLDER:

Jay Developers

a partnership firm through its partner

Mr.Vijay Vasudev Lalwani

R/o.Nashik

DESCRIPTION OF THE PROPERTY:

Plot No.8 area admeasuring 1280.00 sq.mtrs.
out of Survey No.72/1 [4] 6
village Nashik, Taluka & District Nashik

Title Report by

Adv.Santosh B. Shetty
S-2, 2nd Floor, Suyojit Modern Point, Sharanpur Road, Nashik.



दिनांक :

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDER:

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 property bearing plot No.8 area admeasuring 1280.00 sq.mtrs. out of Survey No.72/1 [4] 6 in the revenue village Nashik, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub-Registration Taluka and District of Nashik.

Together with all the rights of assessment access, ways, common roads, etc.

3] DOCUMENTS PRODUCED BEFORE ME FOR ISSUING

TITLE REPORT:

1. 7/12 Extracts.
2. Mutation entries (6-D Entries).
3. Sale Deed.
4. Previous Title Report issued by Adv.Amit R.Agrawal, dtd.30/11/2007.
5. Other Relevant Documents.

4] OBSERVATIONS AND FINDINGS:

On the request of Jay Developers through its partner Mr. Vijay Vasudev Lalwani, R/o. Nashik I have investigated the title of above men-

tioned plot property. For this purpose, they have collected 7/12 extracts and 6-D Entries, which they have received from Talathi Office Nashik and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Jay Developers through its partner Mr. Vijay Vasudev Lalwani and my observations and findings are as under.

1. The abovesaid S.No.72/1/4 was ancestral property of Savitribai Damodar Kale and other.
2. M.E.No.23199, dtd.17/1/1987 shows that, as per partition held under Section 85 of M.L.R.C. S.No.72/1/4 area adm.00 H.91 R came to in the share of Savitribai Damodar Kale.
3. M.E.No.32109, dtd.12/8/1994 shows that, as per application made by Savitribai Damodar Kale to revenue authority, the name of Shri.Dhananjay Damodar Kale son of Savitribai Kale has been muted in the record of rights and the name of Savitribai Kale has been deleted from Record of Rights.
4. M.E.No.37346, dtd.9/1/1998 shows that, Dhananjay Damodar Kale made and application to revenue authority to enter the name of his father Damodar Dhingaji Kale , name of his mother Savitribai Damodar Kale , the name of his brothers Pratap, Vilas and Ratnakar and name of his married sister Sau.Manik Rambhau Sable, accordingly said names were entered into the record of rights.
5. M.E.No.47576, dtd.12/12/2002 shows that, Damodar Dhingaji Kale died on 2/11/2002 and the name of his legal heirs were already muted in the record of rights hence only the name of Damodar Dhingaji Kale has been deleted from record of rights.
6. M.E.No.55326, dtd.10/4/2006 shows that, Savitribai Damodar Kale and other prepared a layout of said S.No.72/1/4 and same is sanctioned





दिनांक :

{3}

and approved by Nashik Municipal Corporation vide a letter No.Nagarachna Vibhag/Anfim/Panchvati/83/5822, dtd.21/2/2006 and property also duly converted into Non Agricultural purpose by order of Collector vide order No.Mah/Kaksha-3/Bi.She.Pra.Kra./4/65/2004, dtd.26/5/2004. Accordingly 7/12 extract were separated.

7. M.E.No.60267, dtd.7/1/2008 shows that, Mr.Onkar Yadavrao Bhare, Mr.Yogesh Onkar Bhare, Mr.Kalpesh Onkar Bhare purchased Plot No.8 out of S.No.72/1/4 from Savitribai Damodar Kale and other through General Power of Attorney holder Mr.Anant Keshav Rajegaonkar by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No. 11467, dtd.28/12/2007.

8. M.E.No.68285, dtd.19/7/2010 shows that, as per Hissa Form No.12 and order of T.L.R.Nashik vide letter No.Po.Hi.No.751/2010 dtd.3/7/2010 and letter of Tahshildar Nashik vide letter No.Adhi./Abhi./Kavi/1555/2010, dtd.12/7/2010.

9. M.E.No.68883, dtd.18/9/2010 shows that, Onkar Yadavrao Bhare died on 4/2/2009 leaving behind following legal heirs.

Sr.No.	Name	Age	Relation
1.	Yogesh Onkar Bhare	32	Son
2.	Kalpesh alias Banti Onkar Bhare	30	Son
3.	Sarika Sachin Kadekar	28	Daughter
4.	Sonika Rahul Todle	25	Daughter
5.	Rangubai Yadavrao Bhare	-	Mother

10. M.E.No.71420, dtd.3/6/2011 shows that, Kalpesh Onkar Bhore and other took a loan of Rs.11,00,000/- from the Nashik Jilha Mahila Sahkari Bank Ltd.Nashik and Mortgaged said plot No.8 to bank accordingly Deed of Mortgage is registered at the office of Sub-Registrar Nashik vide Sr.No.3179, dtd.8/4/2011.

11. M.E.No.88490, dtd.20/3/2013 shows that, Sarika Sachin Kadekar, Sonika Rahul Todle and Rangubai Yadavrao Bhore released their rights in respect of Plot No.8 to the favour of Yogesh Onkar Bhore and Kalpesh Onkar Bhore by way of Released Deed and same Released Deed is registered at the office of Sub-Registrar Nashik at Sr.No.4552, dtd.10/5/2010.

12. M.E.No.88537, dtd.22/3/2013 shows that, the loan of the Nashik Jilha Mahila Sahakari Bank Ltd.Nashik has been repaid hence said bank executed and registered a released deed in the favour of Kalpesh Onkar Bhore and others and same Released Deed is registered at the office of Sub-Registrar Nashik at Sr.No.3084, dtd.14/3/2013.

13. M.E.No.90662, dtd.17/9/2013 shows that, present owner i.e. Jay Developers through its partner Mr.Vijay Vasudao Lalwani purchased aforesaid plot No.8 from Mr.Yogesh Onkar Bhore and Kalpesh Onkar Bhore for the consideration of Rs.1,30,00,000/-accordingly Agreement is registered at the office of Sub-Registrar Nashik at Sr.No.4327, dtd.25/4/2013 and thereafter Sale Deed is also registered at the office of Sub-Registrar Nashik at Sr.No.9259, dtd.30/8/2013.

14. Thereafter Jay Developers through its partner Mr. Vijay Vasudeo Lalwani prepared a building plan and same is sanctioned by Nashik Municipal Corporation vide Commencement Certificate No.LND/BP/Panch/C-1/870/4762, dtd.22/1/2014.



एस २, दुसरा मजला,
सुवोर्जीत मॉडर्न पॉइंट, पोलिस पेठ ग्राऊंड समोर,
शरणपुर रोड, नाशिक-४२२००२
भ्रमण ध्वनी ९४२२७६७३६९
advshettysantosh@gmail.com



अॅड. संतोष भास्कर शेटी
बी. कॉम., एलएल. बी

{5}

दिनांक :

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

OPINION

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that above Jay Developers a partnership firm through its partner Mr. Vijay Vasudev Lalwani have legally clear, negotiable and marketable title over above said Non - agricultural plot property, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner.

Nashik

Date-16/1/2015.



Santosh Bhaskar Shetty
Adv.

Adv. SANTOSH BHASKAR SHETTY
B. Com., LL.B.
S-2, SUYOJIT MODERN POINT,
SHARANPUR ROAD, NASIK