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Adv. Minal Bhanuprakash Jadhav
 Ladies Bar Room,
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 MAH/2511/2010

Office - Nasik Ladies Bar Room, District Civil and Session Court, Nashik-01

Date :- 27/12/2016

TITLE REPORT**A] Description of the Property:-**

All that piece and parcel of the property bearing Plot No. 56 + 57 + 58A, total area adm. 270 sq. Mtrs, out of S. No. 80 / 1A + 1 B + 2 + 3 + 4A + 4B + 5 + 81 / 1 + 2 + 83 / 1 + 460 / 1 + 2 + 3, new S.No 582/1, constructed thereon building no. - P, from " Royal Town" situated at Makhamalabad within the limits of Nashik Municipal Corporation, Registered & Sub- Registered Tal & Dist- Nashik bounded as per layout plan.

B] Documents scrutinized :-

1. 7/12 Extract of 13 years.
2. 6 D Mutation entries.
3. Copy of Sale Deed of M/s. Subhadra Properties at Sr. No. 3053/2008 on 01.04.2008.
4. Copy of Sale Deed of Mrs. Reena Birendra Sinha at Sr. No. 7007/2007 on 16/08/2007.
5. Copy of Development Agreement and General Power of Attorney of Ms. Shree Sai Developers at Sr. No./ 778 & 779 respectively on 07.02.2006.
6. Sanction building plan and commencement Certificate
7. Commencement and building permit letter plot no. 56+57+58A Bldg. No. P.
8. N.A Permission.
9. Approval Final Layout.
10. Approved building permission plan.
11. N.A Tax receipt.
12. Sanction of Building permit and commencement certificate dt. 02/07/2014.

with 13/12/16
 M.B. Jadhav

संशोधन विभाग, दिल्ली-110004

Brief History:-

पुणे जिल्हा, कोल्हापूर जिल्हा, कोल्हापूर जिल्हा, कोल्हापूर जिल्हा

1. It appears from the record that Shri. Pandharinath Zungaji Pingale has purchased the land bearing S. No. 80/1 A, 80/1 B, 80/4 A, 80/4 B and the other properties that as per the Hissa no. Certificate has issued and accordingly division was made is mentioned below:-

S. No.	Plot Hissa	Area	Name of the Owners
80	1A	H. 0.6 R.	Pandharinath Gopala Pingale.
80	1B	H. 0.6 R.	Pandhurang Gopal
80	4A	H. 0.25 R.	Popat Mahadai
80	4B	H. 0.17 R.	Khandu Bhika Pingale

Hence M.E. no. 1509 was made & certified.

2. It appears from the record that Shri. Pandharinath Zungaji Pingale has purchased the land bearing S. No. 460/1 from Vishram Mahadu Pingale for amount of Rs. 175/- by way of registered sale deed on 23.06.1943 and hence M.E. No.1603 was made and certified.
3. It appears from the record that the land bearing no. 80/1 A, 80/1 B, 80/2, 80/2B and other that as per the Govt. Notification, in the Revenue Department vide No. 5869-45V/2-3-1950 as per the Consolidation Act it is applicable. Hence M.E. No. 4038 was made and certified.
4. It appears from the record that due to the death of Shri. Kera alias Pandhurang Gopala Pingale, the name of his daughter Shrimati. Sumanbai Bhaskar Mate, wife Rakhamabai entered into revenue record as he had no son. Hence M.E. No. 5925 was made and certified.
5. It appears from the record that the Maharashtra Weight and Enforcement Act, 1958 and Indian Coinage Act was made applicable to the village. Hence M.E. No. 6050 was made and certified.
6. It appears from the record that the properties bearing S. Nos. 80/1A, 80/2 and other properties, that after the repayment of the Engine Tagai by Pandharinath Pingale, the charge of other rights column was deleted by a Tahalsildar as per his order No. 921/342/70 dated 30.07.1970. Hence M.E. No. 6086 was made and certified.
7. It appears from the record that Shri. Pandharinath Zungaji Pingale purchased the land bearing S. No. 80/4A, & 81/3 from Popatrao Mahadev Pingale for an amount of Rs. 2,000/- by way of registered sale deed on 18.01.1973. Hence M.E. No. 6459 was made and certified.

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Adv. Minal Bha

District Court

8. It appears from the record that Shri. Pandharinath Zungaji Pingale purchased the land bearing S. No. 80/4A, 81/3 from Bhagirathibai Khandu Pingale for an amount of Rs. 2,000/- by way of registered Sale Deed on 18.01.1973. Hence M.E. No. 6460 was made and certified.
9. It appears from the record that Shri. Pandharinath Zungaji Pingale purchased the land bearing S. No. 80/3, out of 80/5, out of 81/3 from Murlidhar Ramchandra Pingale for an amount of Rs. 2,500/- by way of registered Sale Deed on 24.01.1973. Hence M.E. No. 6462 was made and certified.
10. It appears from the record that Shri. Pandharinath Zungaji Pingale purchased the land bearing S. No. 80/1A, 80/2, out of 80/5 & 81/3 from Pandharinath Gopala Pingale for an amount of Rs. 1400/- by way of registered Sale Deed on 24.01.1973. Hence M.E. No. 6463 was made and certified.
11. It appears from the record that Shri. Pandharinath Zungaji Pingale purchased the land bearing S. No. 80/1B, out of 80/5, out of S. no. 81/3 from Surmanbai Bhaskar Mate and Rakhmabai Pingale for an amount of Rs. 700/- by way of registered Sale Deed on 08.02.1973. Hence M.E. No. 6466 was made and certified.
12. Thereafter, the name of Shri. Pandharinath Zungaji Pingale was entered into record of rights which is mentioned on the page no. 5 of development agreement dated 07.02.2006. Hence M.E. No. 7206 was made and certified.
13. It appears from the record that the properties bearing S. Nos. 80/3, 80/1A, 80/1B, 80/2, 80/3, 80/4A, 80/4B, 80/5, 82, 83, 460/1 460/2+3 that the khatedar Shri. Pandharinath Zungaji Pingale died on 11.04.1989 leaving behind his legal heirs namely - Chandrabhan, Pandhurang, Panditrao Pandharinath Pingale (sons), Jaywantabai Laxmanrao Harak, Yamunabai Yadavrao Jadhav & Sitabai Rajaram Baste (daughters) & Parvatabai Pandharinath Pingale (wife) & hence married daughter's name as recorded in the other rights column, their son and wife's names were mutated in the record of rights. Hence M.E. No. 10527 was made and certified.
14. It appears from the record that the properties bearing S. Nos. 80/3, 80/1A, 80/1B, 80/2, 80/3, 80/4A, 80/4B, 80/5, 82, 83, 460/1, 460/2+3 that the application was given by Jaywantabai Laxmanrao Harak, Yamunabai Yadavrao Jadhav and Sitabai Rajaram Baste for deleting their names as recorded in the other rights column so their names were deleted. Hence M.E. No. 12185 was made and certified on 27.09.1994.
15. It appears from the record that the properties bearing S.No. 80/3, 80/1 A, 80/1 B, 80/2, 80/2, 81/3, 80/4A, 80/4B, 80/5, 82, 83, 460/1, 46/2+3 that by virtue of release deed, the names of Chandrabhan Pandharinath Pingale, Shri. Panditrao Pandharinath Pingale & Smt. Parvatibai Pandharinath

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Pingale were deleted & Shri. Panditrao Pandharinath Pingale recorded for S. No. 83, admeasuring area H. 0.60 R. Hence M.E. No. 12188 was made and certified on 14.10.1994.

16. It appears from the record that the properties which is in the name of Pandurang Pandharinath Pingale, he has made partition of the same property as per mentioned below :-

S. No	Area	Assessed		Name of the Owners
	H.R.	Rs.	Ps.	
81/3	0=28	0=12		
80/1A	0=06	0=71		
80/1B	0=06	0=84		
80/2	0=08	1=19		Ashok Pandurang Pingale
80/3	0=25	3=44		
80/5	0=04	0=65		
80/4A	0=26	3=70		
80/4B	0=17	2=50		Ramesh Pandhurang Pingale
82/1	0=44	2=62		
83/2	0=60	3=19		Panditrao Pandharinath Pingale
82/2	0=80	4=75		Vijay Pandharinath Pingale
83/1	0=21	1=12		
460/1	0=24	3=07		Arun Pandurang Pingale
460/2+3	0=27	3=69		

Hence M.E.No. 12231 was made & certified on 25/12/1994.

17. Thereafter, Shri. Ashok Pandhurang Pingale, Ramesh Pandurang Pingale, Vijay Pandhurang Pingale, Arun Pandhurang Pingale had repaid the entire loan of Makhamalabad Vivid Karyakari Sahakari Society and hence the said charge was deleted from the other rights columns in the property Survey No. 80/4A, 80/4B, 82/1, 80/2, 83/1, 460/1, 460/2+3 and hence M.E.No. 19690 was made and certified on 03.06.1998.

18. It appears from the record that Shri. Ashok Pandhurang Pingale has availed the loan on the properties bearing S. No. 80/5, 82/3, 80/1B, 80/1A, 80/3 from Makhamalabad Vivid Karyakari Sahakari Society. The said loan was repaid on 15.02.2003, hence the charge of said society has been released from other rights column. Hence M.E. no. 17049 was made & certified on 04.03.2003.

19. Thereafter Shri. Ramesh Pandurang Pingale, had repaid the entire loan of Janalaxmi Sahakari Bank Ltd. & hence the said charge was deleted from the other rights columns in property S. No. 80/4A, 80/4B, 82/1, & hence M.E. NO. 18986 was made & certified on 01.07.2005.
20. It appears from the record that Shri. Ashok Pandurang Pingale, Ramesh Pandurang Pingale, Vijay Pandurang Pingale, Arun Pandurang Pingale through their GPA Holder Shri. Govind Dagaçu Dev & Vijay Fakirchand Sabadra prepared layout plan of the said property and Assistant Director Town Planning, Nashik vide his letter no. TDS/Panchavati/681 of Municipal Corporation dated 06.07.2004 have approved Tentative Plan and thereafter the fulfilment of all the terms and conditions, Assistant Director Town Planning, Nashik vide its Letter no. Nagar Rachana Department/ Final/ C-2/24 dated 02.05.2006 have approved and sanctioned the final layout plan. According to the said subject, properties are amalgamated and divided into various plots of 1 to 124. Accordingly the Collector of Nashik had granted Non - Agricultural permission vide their Letter no. MAHA/DESK-3/NA/Case No.4/48/2005 dated 29/10/2005. Hence M.E. No. 19706 was made and certified.
21. Thereafter, Shri. Ashok Pandurang Pingale, Ramesh Pandurang Pingale, Vijay Pandurang Pingale, Arun Pandurang Pingale have executed the Development Agreement GPA and Final Payment Receipt in favour of Shri. Sai Developers, partnership firm through its partner Shashikant Shivchand Parakh, Ramesh Bansilal Sakhal, Vishal Kantilal Jain with respect to the subject properties for development of the same. Both these documents are registered at Sub- Registrar, Office at Sr. No. 778/2006 & 779/2006 respectively dated 07.02.2006 & the final payment receipt is notarized before Notary Shri. N.K. Kerpe, at Sr. No. 1385/2006 dated 05.05.2006.
22. Thereafter Plot No. 56+57+58 were amalgamated and divided into two parts i.e one part 56+57+58A area admeasuring 270.00 sq.mtrs. and second plot 56+57+58B area admeasuring 270.00 sq.mtrs. through vide letter no. Jawak no/nagarrachana vithag/anim/panchavati/38/716 dt. 18/07/2007. Hence M.E. No. 20945 was made and certified on 09/08/2007.
23. It appears from the record that GPA Holder 1. Shashikant Shivchandra Parakh 2. Ramesh Bansilal Sarwan 3. Vishal Kantilal Jain 4. is Sai Developers Bhagidari Sanstha 1. Ashok Pandurang Pingale, 2. Ramesh Pandurang Pingale, 3. Vijay Pandurang Pingale 4. Arun Pandurang Pingale has purchased the Plot No. 56+57+58A area admeasuring 270.00 sq. Mtrs. for Rs. 3,24,000/- [In words Three Lakhs Twenty Four Thousand Only] dt.01/08/2007. Hence the M.E No. 21010 was made and certified.
24. It appears from the record that Mrs. Reena Birendra Sinha purchased Plot No. 56 + 57 + 58A out of S. No. 80/1A+1B+2+3+4A+4B+5+81/1 +2+83/1+460/1+2+3 from A) Shri. Ashok Pandurang Pingale, B) Shri.

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Ramesh Pandhurang Pingale, C) Shri. Vishal Shantilal Jain, & D) Shri. Amit Paras Modi, by way of Sale Deed which is registered in the office of Sub - Registered, Nashik. Hence purchases names were mutated in the record of rights and the name of Shree Sai Developers was deleted from the record of rights. Hence M.E. No. 21075 was made and certified dt. 05/09/2007.

25. It appears from the record that M/s. Subhadra Properties through its Directors Shri. Siddharth Ramesh Shah purchased Plot No. 1 to 33, out of S. No. 80/1A+1B+2+3+4A+4B+5+81/1+2+83/1+460/1+2+3 from A) Shri. Ashok Pandhurang Pingale, B) Shri. Ramesh Pandhurang Pingale, C) Shri. Vishal Shantilal Jain, & D) Shri. Amit Paras Modi, by way of Sale Deed which is registered in the office of Sub - Registered, Nashik at Sr. No. 3053 dated 01/04/2008. Hence purchaser's name were mutated in the record of rights and the name of Shree Sai Developer's was deleted from the record of rights. Hence M.E. No. 22272 was made and certified.
26. It appears from the record that M/s. Subhadra Properties through its Director Shri. Siddharth Ramesh Shah purchased plot/ no. 50,52 to 55, & 86 to 88, out of S.No. 80/1A+1B+2+3+4A+4B+5+81/1+2+83/1+460/1+2+3 from A) Shri. Ashok Pandurang Pingale, B) Shri. Ramesh Pandurang Pingale, C) Vijay Pandurang Pingale, & D) Shri. Arun Pandurang Pingale through their GPA holder Shree Sai Developer a partnership firm through its partners 1) Shri. Shashikant Shivchand Parakh, 2) Shri. Ramesh Bansilal Sakhalal, 3) Shri. Vishal Shantilal Jain, & 4) Shri. Amit Paras Modi, by way of Sale Deed dated 13.05.2008 for Rs. 42,65,000/- & hence purchasers names were mutated in the record of rights & the name of Shree Sai Developers was deleted from the record of rights. Hence M.E.No. 22334 was made & certified on 32.06.2008.
27. Shri. Aniruddha Ramesh Shah on behalf of Subhadra Private Limited purchased the land bearing S.No. 582/1 of Plot No. 56+57+58-A from Reena Birendra Sinha by way of registered Sale Deed document nos. 10810 for an amount of Rs. 27,90,000/- on 20/09/2013. Hence M.E. No. 30550 was made by presenting the application and sale deed agreement copy.
28. It appears from the record that Nashik Municipal Corporation has sanctioned the building permit and commencement certificate vide no: LND/BP/Panch/C-2/223/1153 dt. 02/07/2014 to Subhadra Properties Private Ltd. through director Shri. Siddhartha Ramesh Shah.
29. Shri. Siddharth Ramesh Shah registered Special Power of Attorney for presentation of document before Sub - Registrar vide document no. 1421 - 2015 in the office of sub - Registrar No. 5 on 24/02/2015 in favour of Shri. Manoj Dinkarrao Magare.

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30. After commencement of the building plan from NMC, Mr. Siddharth Ramesh Shah booked the flat in favour of allottee's and given registered agreement to the flat holder which is found at the time of title search which is as under:-

Sr. No	Date	Flat No	Doc No.	Name of the flat owner
1	27/11/2015	7	7722	Mr. Yuvraj Gangadhar Khemnar
2	27/11/2015	9	7721	Mr. Mohan Nimba Gangurde
3	26/12/2016	2	7531	Mr. Arun Madhukar Bacchav
4	31/05/2017	5	2732	Srimati. Harshal Prakash Salve

D] SEARCH REPORT:-

This is to certify that I have investigated the title of the property described above and for that purpose I have caused to inspect the Revenue Records and searches from the available records from the year 1981 to 2016 some of the record not readable condition and due to computerization and data processing some records is not available for search. Hence from the available records I have not found any adverse entries over the said property.

E] OPINION :-

On perusal of above referred documents, I am of the opinion that the ownership/ absolute right, title and interest in the said property is clear and marketable and it is free from all sorts of encumbrances and the constructed building named as "Shri Ganesh" Apartment . In pursuant of the aforesaid registered Sale Deed, Shri. Siddhartha Ramesh Shah has acquired absolute rights for sale, alienation, transfer, dispose off and development of the said property.

Hence, this Title Report.

Nashik

Date: 27/12/2016

M.B. Jadhav

(Minal Bhanuprakash Jadhav)

Advocate

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