

Bhaskarrao Malharrao Gadakh

B.Com. LL.B. Advocate & Notary

Office :- Chamber No. 502/3 Dist. Court Compound, Nashik,
Tal & Dist. Nashik.

Residence :- 8, "Shree Renuka", Navrang society, Behind
Gandhinagar, Ramdas Swaminagar, Agartakali, Nashik -

Date : 17.4.2017

TITLE REPORT

To,

Shri. Hiteshkumar Ramanbhai Patel

R/O- Nashik.

Subject :- Investigation of the Title of the Land bearing Gat
No.561/2/1, Plot No.80, adm. Area 343.71 sq.mtrs. assessed
at Rs. 164.99 ps. from village Adgaon, Tal & Dist. Nashik,
belongs to Shri. Avinash Keshav Patil.

Dear Sir,

Shri. Hiteshkumar Ramanbhai Patel, R/O- Nashik,
Tal & Dist. Nashik, approached to me with a request to
investigate the title of the above Said property. He has
produced before me, relevant revenue record and all other
concerned papers. After going through the record, I am of the
opinion that the above mentioned property has a clear and
marketable title from all encumbrances and reasonable doubts,
subject to the observations made as under :-

1. It appears in 1965 S.No. 149/1 and 149/2 purchased by
Sheth Tunganlal Phulchand Parashrampuria from Goggeram

of Rs. 17,500/- on 15.12.1964, purchaser name was entered in record of rights as per M.E.No. 5597.

2. It appears in 1979 Gatas Scheme was applicable to village record as per M.E.No.1.

3. It appears in 1985 landlord Tuganlal Phulchand Parashram Puriya died on 1.6.1979, after his death his legal heirs as under :-

Sr.No.	Name	Relation	Age.
1.	Ashokkumar Tuganlal Parashram Puriya	Son	33
2.	Biharilal Tuganlal Parashram Puriya	Son	37
3.	Geetadevi Chandiprasad Bajaj	daughter	52
4.	Drupadadevi Shamdas Agrawal	daughter	51
5.	Vimaldevi Wasudevji Agrawal	daughter	45
6.	Pushpadevi Umshankarji Lohiya	daughter	42
7.	Prabhadevi Dwarakaprasadaji Jaipuriya	daughter	32
8.	Ginnibai Tuganlal Parashram Puriya	wife	Major

Heirs names were entered in record of rights as per M.E.No. 836.

4. It appears in 1999 as per application filed by Ashokkumar Tuganlal Parashrampuriya and others, the layout

Nashik about N.A. as per letter No. 747/97 dt. 10.2.1999, Plots were made as under :-

<u>Gat No/</u>	<u>Plot No.</u>	<u>Area</u>	<u>Name of owner</u>
<u>Hissa No.</u>			
561/2/1	80	343.71	Ashokkumar Tunganlal Parashrampuriya, & etc.

The above mentioned plot No. 80 is from Talegaon Dabhade Scheme sanctioned as per ULC Authority. Above effect made in record of rights as per M.E.No. 4401.

5. It appears in 1970, Weight and Measurement Act and Indian Coinage Act decimal system applicable to village record as per M.E.No. 6302.

6. It appears in 2000 Shri. Keshav Kanji Patil purchased Plot No. 80 out of Gat No.561/2 from Biharilal Tunganlal Parashrampuriya and others G.P.A. Holder Shri. Baburao Vishwant Bagade for a consideration of Rs. 95,000/- on 28.3.2000. Purchaser name was entered in record of rights as per M.E.No. 4793.

7. It appears in 2014 Keshav Kanji Patil died on 26.10.2012, heirs name were under :-

<u>Sr.No.</u>	<u>Name</u>	<u>Relation</u>	<u>Age</u>
1.	Shri.Avinash Keshav Patil	Son	25
2.	Nalini Keshav Patil	wife	62
3.	Pratibha Harshad Talale	Daughter	38
4.	Jyoti Hema Chaudhari	Daughter	40

The above effects made in record of rights as per M.E.No. 18144.

ADAKH
Notary
No. 3,
Nashik - 2

favou of Shri. Avinash Keshav Patil for Plot No.80 area 343.71 sq.mtrs. out of Gat No.561/2/1. The said Release Deed was registered as per document No. 121/2014 dated 19.4.2014. Effect made in record of rights as per M.E.No. 18369.

9. It appears in 2015 Shri. Avinash Keshav Patil executed and registered Development Agreement in favour of Shri. Hiteshkumar Ramanbhai Patel for Plot No.80 out of Gat No. 561/2/1 from village Adgaon, Tal & Dist. Nashik on 4.9.2015 as per Document No. 4595. The said document was registered in the office Sub-Registrar, Nashik-6. The said effect made in record of rights as per M.E.No. 19680.

The landlord and Developer both have a clear and marketable title free from all encumbrances.

10. I have taken the Index II search of the above property from 1988 to 2017.

11. The receipt No. 5518 of Sub-Registrar, Nashik-1 dt. 15.4.2017 is affixed herewith this title search report.

For the reasons stated above, I am of the opinion that the above said property bearing Land bearing Gat No.561/2/1, Plot No.80, adm. Area 343.71 sq.mtrs. assessed at Rs. 164.99 ps. from village Adgaon, Tal & Dist. Nashik, belong to Shri. Avinash Keshav Patil, as a owner and Developer Shri. Hiteshkumar Ramanbhai Patel both have a clear and marketable title free from all encumbrances.

Thanking you.

Nashik

Gadekh
17/4/2017