

GULAB B.SHETE

B.S.L.L.L.B

Advocate

Office : FH-02, Thakkar Bazar, New C.B.S.Nashik
Email ID-gulabshete71@gmail.com
Mobile - 9405001109

To,
Pacific Builders,
Audumbar Apartment,
Patil Lane No.4,
College Road, Nashik.

Subject : Opinion Report or Title Report on the basis of Copies of Documents produced before me of the available record for my perusal in respect of the property bearing **Plot No.21/1A, area 1200.00 Sq.Mtr.i.e. 00 H. 12 R, assessed at Rs. 0.32 Paise of village Wadala, Tal & Dist-Nashik with in the local limits of Nashik Municipal Corporation, Nashik.**

Description of the Property :

Name of the Vendor /Developer	Pacific Builders Partnership firm through their partner Prashant Harchand Patil
Description of the Property	All that piece and parcel of property bearing Plot No.21/1A, area 1200.00 Sq.Mtr.i.e. 00 H. 12 R, assessed at Rs. 0.32 Paise of village Wadala, Tal & Dist-Nashik with in the limits of Nashik Municipal Corporation, Nashik its boundaries as follows :: Towards East : Adjacent Hissa No.21/2 Towards West : S.No.20 Towards South: S.No.19 Towards North : 18 Mtrs wide DP Road
Area in Sq.Mtrs	area 1200.00 Sq.Mtr
Any Land Mark	DGP Nagar, Opp.K.K.Wagh School

2. Name of the person in whose name Municipal Taxes / Electricity Bill, Society Charges & Other Statutory Charges are raised up to date?

As per the statement, so it's the name of plot owner.

6. List with details of Title Deeds scrutinized by Advocate
- i. 7/12 Extract
 - ii. 6D Mutation Entries.
 - iii. Xerox Copy of General Power of Attorney
dtd.31/10/2011, vide Sr.No.12632/2011.
 - iv. Xerox Copy of Sale Deed dtd.6/8/2012, vide
Sr.No.8213/2012.
 - v. Commencement Certificate dtd. 12/5/2016
 - vi. Copy of NA Tax receipt
 - vii. Copy of Building Plan
 - viii. NOC of Collector, Revenue Department, Nashik



7. **Source & History of Title :-**

- A. It appears from the Record that, initially Plot No.21/1A out of S.No.21/1A was owned and possess by Pacific Builders through their Partner Mr.Prashant Harchand Patil in the year 2012.
- B. It appears from the Mutation Entry No.653 dtd.10/3/64, it shows that Original Land Owner Premaji Ganpat Bharvirkar was died on 7/2/1963 at Nashik and his legal heirs namely 1) Murlidhar, 2) Baburao, 3) Vishnupant, 4) Jagannath came on the record of rights on S.no.20 and 21.
- C. It appears from the Mutation Entry No.1816 dtd.21/02/81 by Partition order of Collector, partition has been done between legal heirs of the Premaji and by

that partition Hissa No.21/1A was allotted to Baburao Premaji Bharvirkar on dtd. 19/3/81.

- D. It appears from the Mutation Entry No.2418 on dtd.1/7/1987 Baburao Premaji Bharvirkar was died on dtd.15/5/1987 at Pune whenever he live he made the Will on dtd.12/9/1986 as per that will he allotted his property to his son and wife namely Ramesh Baburao Bharvirkar and Kshamabai Baburao Bharvirkar.
- E. It appears from the Mutation Entry No.2933 dtd.12/9/1990 Mr.Ramesh Baburao Bharvirkar submits the application in Talathi Office that his mother namely Kshamabai Baburao Bharvirkar died on dtd. 23/7/1990 at Nagpur and she dont have any other legal heir other than Ramesh.
- F. It appears from the Mutation Entry No.11307, dtd.8/11/2011 the property owner Ramesh Baburao Bharvirkar was died on dtd. 19/10/2011 and he has the following legal heirs namely 1) Meera Ramesh Bharvirkar-wife, 2) Ranjit Ramesh Bharvirkar- Son, 3) Madhumati Mira Ramesh- daughter.
- G. It appears from the Mutation Entry No.11517, dtd.21/3/2012 Nashik Municipal Corporation has acquired the area of 00 H 37 R for Hospital, 00 H 47 R for Ground, 00 H 48 R for High Schoool & 00 H 09 R for 18 Mtrs D.P Road vide proposal No.51/04 from private property for public purpose and final award drawn accordingly by Hon'ble Deputy Collector (Land Acquizitation) No.2, Nashik vide order No.Dy. Collector Land Acquiziation No.2 /Kavi/53/2011 dtd. 26/8/2011



and the accordingly the name of Nashik Municipal Corporation, Nashik is entered into record of rights i.e. 7/12 extract and the 7/12 extract was divided into two parts viz A & B and name of Nashik Municipal Corporation Nashik was entered into record of rights of S.No.21/1/B admeasuring 1 H 41 R and same is effected by M.E.No.11517 which was certified on 10/4/2012 by Circle Officer, Nashik.

- H. It appears from the Mutation Entry No.11886, dtd.8/8/2012 property owner 1) Meera Ramesh Bharvirkar 2) Ranjit Ramesh Bharvirkar, 3) Madhumati Mira Ramesh sale out land to Pacific Builders by way of Sale Deed dtd.6/8/2012 vide Sr.No.82/2012
- I. It appears from the Mutation Entry No.821 it is unreadable but it is shown that the Mutation Entry No.821 is related to Public Health Department of Nashik Municipal Corporation.
- J. It appears from the Mutation Entry No.2418 it is shown that, the complaint was filed in the complaint register of Talathi of the village Wadala after hearing both the parties circle officer give the judgement in the favour of Ramesh Baburao and Kshma Baburao Bharvirkar and Mutation Entry is finalized.
- K. It appears from the Mutation Entry No.2750, it shown that, revision application No.482/88 was filed at Divisional Commissioner by the Mansi Gangaram and others it was decided by Divisional Commissioner on dtd.1/2/1989 and the name of Mansi Gangaram and others deleted and the name of Ramesh Baburao and

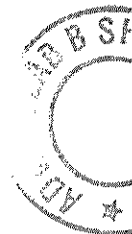


Kshma Baburao Bharvirkar was placed as owner of the property.

- L. It appears from the Mutation Entry No.9651, dtd. 8/2/2010, it shown that, the Civil Suit No.260/2005 is pending before Hon'ble Civil Division Nashik in between Ramesh Baburao Bharvirkar V/s. Alfred John Jadhav @ Ajit Jayant Jadhav and Ambadas Sitaram Ghotekar and the notice of Lease Pendency is registered at Sub Registrar Office, vide Sr.No.7555/2005 this Mutation Entry Certified by Circle by the application and affidavit of the parties of suit.
- M. It appears from the Mutation Entry No.11204, dtd. 1/9/2011, by the Court order and application of Ramesh Baburao Bharvirkar the Civil Suit No.260/2005 was decided by Hon'ble C.J.S.D on dtd.3/5/2011 and by the court order Mutation Entry of Lease Pendency was cancelled.
- N. The General Power of Attorney has been registered between Meera Ramesh Bharvirkar and Ranjit Ramesh Bharvirkar execute Sub Registrar Nashik-3, dtd. 31/10/2011 vide Sr.No.12632.
- O. It appears from the copy of **Commencement Certificate No. LND/BP/A-4/05/203 dtd.12/5/16.** The Plot owner Pacific Builders prepared construction plan over the said plot No.21/1A of Wadala shiwar and the same is sanctioned by Nashik Municipal Corporation vide above letter No.



- P. It appears from the copy of NA Tax receipt No.952665 dtd.27/7/2015, it shows that plot No.21/1A in the name of Pacific Builders.
- Q. It appears from the copy of N. A. order, dtd. 20/5/2013 of Collector, Nashik vide his order No.Kra./Maha/Kaksh-3/4/Bi. She.Pra.Kra.560/2012 dtd 20/5/2013. S.No.21/1A the area of said plot 1200 Mtrs (actual 1180 Sq.Mtr) is granted for Residential purpose.
- R. It appears from the Copy of No Objection Certificate is given by Revenue Department, Collector Office, Nashik vide his order No.Kramasha/Kaksha/3/7-1/NOC/SR/56/16 on dtd. 22/7/2016 to the Pacific Builders for the purpose of Residential & Commercial Development on the area of 407.67 Sq.Mtrs from the total area.
- S. The Partition Deed has been registered in between 1) Meera Ramesh Bharvirkar, 2) Ranjit Ramesh Bharvirkar, 3) Madhumati Mira Ramesh on dtd. 6/8/2012 bearing No.08195/2012 at the Sub Registrar Office Nashik 3, but the effect of partition is not taken on 7/12 extract therefore there is no mutation entry on the 7/12 extract.
- T. It appears from the Public Notice for the purpose of Title Verification published through Adv. R.M.Nagare in the daily news paper Deshdoot on dtd.14/3/2012 and there is no objection raised by public hence the property is clear and marketable.
- * As per the instructions of the client online document search was not taken so this title report is merely given



on the xerox copy of the documents produced before me by the client namely Pacific Builders.

On perusal of 7/12 extract it appears that name of present owner is entered in ownership and possession column of said property.

In the light of above said observation of scrutiny of documents produced before me, I am of the opinion of the present owner have acquired Clear Title in respect of property mentioned above. Hence I issue following Certificate.

The Present Owner as mentioned above have acquired clear and marketable title in respect of property mentioned above and said property is free from any encumbrances.

This title report is given on the strength of document produce before me.

This title report dtd. 18/11/2016.



Place : Nashik

Mr. Gulab B. Shete

Advocate.

Adv. Gulab B. Shete
Reg. No.: MAH 2508 /2014
Office : FH-02, Thakker Bazzar,
New CBS, Nashik.
Mob: 9730002212/9405001109