

Date:25-7-2017

Title Report

NAME OF THE HOLDER:

Sai Anand Builders

a partnership firm through its partner

Mr.Manoj Raju Makwana and others

R/o.Nashik.

DESCRIPTION OF THE PROPERTY:

Plot No.34 area admeasuring 282.70 sq.mtrs.

Survey No.82/1A

village Nashik, Taluka & District Nashik

Title Report by: **Adv.Santosh B.Shetty**

S-2, Second Floor, Suyojit Modern Point, Opp.Police Parade Ground,

Sharanpur Road, Nashik-422002.

Affirmation :

I Mr.Manoj Raju Makwana 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:_____

Mr.Manoj Raju Makwana

Adv. Santosh B. Shetty
1/2, Second Floor, Sreebhairya, Near, Chhatrapati Shivaji Maharaj
Museum, Pune - 411002



Date :

Date:25/7/2017

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDER:

Sai Anand Builders

a partnership firm through its partner

Mr.Manoj Raju Makwana and others

R/o.Nashik.

2] DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the Non Agricultural plot property bearing plot No.34 area admeasuring 282.70 sq.mtrs. out of Survey No.82/1A 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:

- a. 7/12 Extracts.
- b. Mutation entries (6-D Entries).
- c. Sale Deed.
- d. Other Relevant Documents.

4] OBSERVATIONS AND FINDINGS:

On the request of Sai Anand Builders a partnership firm through its partner Mr.Manoj Raju Makwana and others, I have investigated the title of above mentioned 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 Sai Anand Builders a partnership firm through its partner Mr. Manoj Raju Makwana and others and my observations and findings are as under.

A. The 7/12 extract of abovesaid S.No.82/1 of the year 1985-86 shows that, abovesaid property was owned and possessed by Mr. Baburao Fakira Mali and others. The 7/12 also shows that, provisions of Sec.43 applied to the property and the charge of Rs.826.76/- of the original land owner Papalal Trambak Rathod mentioned at other rights column.

B. M.E.No.27761, dtd.13/2/1991 shows that, said property declared as Excess Land under U.L.C. Act by order of Addl. Collector and Competent Authority of U.L.C.

C. M.E.No.27773 shows that, area adm.00 H.99 R out of said S.No.82/1 acquired for Canal Road.

D. M.E.No.28306, dtd.6/8/1991 shows that, the charge and consideration amount of Rs.826.76/- which was fixed under Bombay Tanancy Act, paid to Papalal Trambak Rathod by Baburao Fakira Mali and others. Accordingly 32 M Certificate has issued in favour of Baburao Fakira Mali.

E. M.E.No.29839, dtd.29/10/1992 shows that, one of the common owner Sulabai Nana Kolhe died on 28/2/1989 leaving behind two son Suresh and Ravindra Nana Kolhe and Husband Nana Yashwant Kolhe as a legal heirs.

F. M.E.No.30279, dtd.26/2/1993 shows that, the charge of Nashik Shiwar Left Bank Canal Society has been deleted from record of rights.





Date :

{3}

G. M.E.No.31238, dtd.8/11/1993 shows that, Motilal Shankarlal Rathod filed a suit in Nashik Court Numbered R.C.S.No.545/90 against Baburao Fakira Mali and others.

H. M.E.No.31515, dtd.3/2/1994 shows that, as per the order of Hon'ble High Court Mumbai the said land given back to original land owner Papalal Trambak Rathod. Hence the name of Baburao Fakira Mali and others were deleted and the name of Papalal Trambak Rathod has muted on the record of rights.

I. M.E.No.34686, dtd.20/7/1996 shows that, Papalal Trambak Rathod died on 29/7/1990 and the names of 1.Ramlal Papalal Rathod, 2.Shantabai Mishrilal Rathod, 3.Sushilabai Premchand Rathod, 4.Subhash Papalal Rathod, 5.Shankar Gangaram Rathod, 6.Motilal Shankarlal Rathod, 7.Sulochanabai Chhotelal Rathod, 8.Ishwarlal Shankarlal Rathod are muted on record of rights as a legal heirs.

J. M.E.No.55248, dtd.23/3/2006 shows that, the charge of Nashik Jilha Mahila Sahkari Bank has been deleted from record of rights.

K. M.E.No.56274, dtd.11/9/2006 shows that, Ishwarlal Shankarlal Rathod died on 29/7/2000 and the names of Shaila Satish Rathod [Karlekar], Madhuri Shamlal Rathod [Karlekar], Maya Chandrakant Rathod [Karlekar] & Chhaya Jitendra Rathod [Karlekar] are muted on record of rights as a legal heirs.

L. M.E.No.57202, dtd.11/1/2007 shows that, the remark of injunction against Rangubai Fakira Mali and others was granted



under order of R.C.S.No.45/90 further by order of District Judge Nashik under Appeal No.340/1997 and order of Hon'ble High Court Under Appeal No.751/2001 the said land given to Motilal Shankarlal Rathod and others. And further the name of Rangubai Fakira Mali and others were deleted from record of rights and the names of Motilal Shankarlal Rathod and others are muted in the record of rights. Hence the said remark of injunction has been deleted from record of rights.

M. M.E.No.57825, dtd.2/4/2007 shows that, Mr.Sandip Ganpat Mhatre and others purchased area adm.17005.00 sq.mtrs. Retaintion Area and Reservation area of D.P.Road area adm. 4095.00 sq.mtrs. out of G.No.82/1 from Motilal Shankarlal Rathod and others for the consideration of Rs.1,00,00,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.2216, on 15/3/2007.



N. M.E.No.61174, dtd.10/4/2008 shows that, arrears of Irrigation has paid hence the said charge has been deleted from record of rights.

O. M.E.No.65939, dtd.1/12/2009 shows that, Sandip Ganpat Mhatre and others prepared a layout and same is approved by Nashik Municipal Corporation vide order No.Nagarrachna Vibhag/Antim/Panchvati/C-1/70, dtd.30/11/2009. And property also duly converted into Non Agricultural purpose by order of Collector of Nashik vide order No.Mah/Kaksha-3/4/Bi.She.Pra.Kra./50/2008, dtd.16/5/2008. Accordingly 7/12 extract of each plot were separated and S.No.82/1A given to said plot properties.

P. M.E.No.67109, dtd.26/3/2010 shows that, abovesaid Plot No.34 and other plots out of said S.No.82/1A purchased by Sunderrao Tulshiram Pawar from Sandip Ganpat Mhatre and others for the consideration of Rs.46,00,000/- by way of Sale Deed



Date :

{5}

and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.2827, dtd.25/3/2010.

Q. M.E.No.97169, dtd.27/4/2015 shows that, Sai Anand Builders a partnership firm through its partner Mr.Manoj Raju Makwana and others purchased Plot No.34 out of said S.No.82/1A from Sudarrao Tulshiram Pawar for the consideration of Rs.40,00,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.3360, dtd.15/4/2015.

R. Thereafter records itself shows that, Sai Anand Builders a partnership firm through its partner Mr.Manoj Raju Makwana and others purchased T.D.R. area adm.110.00 sq.mtrs. out of D.R.C. No. 704, dtd.30/3/2015 from Mrs.Vaishali Shivaji Sahane for the consideration of Rs.3,30,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.3423 on dtd.12/5/2015.

S. Further records itself shows that, Sai Anand Builders a partnership firm through its partner Mr.Manoj Raju Makwana and others prepared a building plan on abovesaid plot property with utilised above mentioned T.D.R. area adm.110.00 sq.mtrs. and same building plan its sanctioned by Nashik Municipal Corporation vide Commencement Certificate No.LND/BP/C-1/486/1965/15, dtd.06/11/2015.

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 Sai Anand Builders a partnership firm through its partner Mr. Manoj Raju Makwana and others 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 : 25/7/2017.**

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