

MR. YOGESH SUBHASHRAV AHER

Advocates

Office : BB 7, 8 & 9, Thakkar Bazar, Nr. Sakal Office, Nashik - 422002

TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

To,

Akshar Enterprises Partnership Firm

Through partner

Mr. Kantilal Jayantibhai Pokar

R/o. - 4, Pavan Apartment, Takle Nagar,

Panchavati, Nashik

SUBJECT :- Title Report in respect of Plot No. 14 adm. area 512.22 Sq.Mtrs out of S.No. 18/1/1/2 + F.S.I. 130.00 Sq.Mtrs. situated at Village Makhmalabad, Tal & Dist Nashik within the limits of Nashik Municipal Corporation.

Sir,

As per your instructions I am submitting my Title Report in respect of above mentioned property .

A) Description of Property (The said Property)

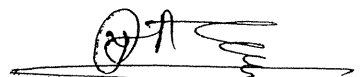
All that piece and parcel of Plot No. 14 adm. area 512.22 Sq.Mtrs out of S.No. 18/1/1/2 + F.S.I. 130.00 Sq.Mtrs. situated at Village Makhmalabad, Tal & Dist Nashik within the limits of Nashik Municipal Corporation which is bounded jointly as follows :

East :- S.No. 18/1/2(P) Amenity Plot,

West :- 9 Mtr. Vide Road,

South :- Open Space and Reserve area for M.S.E.B. ,

North:- 18 Mtr. vide D.P. Road,,



Yogesh C. Aher
Advocate

B) Documents produced before me

- 1) 7/12 extract
- 2) 6 D Mutation entries
- 3) NA Order
- 4) Sale deed dtd. 22. 12. 2011 Sr No. 11238/2011
- 5) Confirmation Deed dtd. 17. 1.2012 Sr.No. 624/2012
- 6) Confirmation Deed dtd. 13.9.2011 Sr.No.7896/2011
- 7) Sale deed dtd. 20.7.2011 Sr.No. 6142/2011
- 8) Sale deed dtd. 22.11.2012 Sr No. 11161/ 2012
- 9) T.D.R. Sale Deed dtd. 30.12.2016, Sr.No. 7643/2016
- 10) Commencement Certificate dtd. 4/01/2017

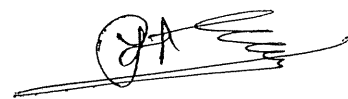
C) OBSERVATION

M.E.dt. 29.2.1938 shows that Savliram Punja Pingle died on 18.1.1938. He had no legal heir. i.e. son . daughter, wife He had only one brother Deoram Punja Pingle . Hence name of Deoram Punja Pingle was mutated in owners column and M.E. was sanctioned accordingly.

M.E.No. 1874 dtd. 13.1.48 shows that Deoram Punja Pingle died leaving behind his legal heirs Khandu Deoram Pingle - son . Hence name of son Khandu Pingle was mutated in owners column and M.E. No. 1874 was sanctioned accordingly.

M.E. No. 5876 shows that Khandu Deoram Pingle has executed Possession Mortgage Deed in favour of Nashik Zilha Sahakari Jamin Vikas Bank on 11.7.1965 for Rs. 3000/- and hence the name of bank mutated in owners column of said property.

M.E.No. 6050 dtd. 1.1.1970 shows that Weights & Measurement Enforcement Act 1958 and Indian Coinage Act was applied to the


Yogesh C. Aher
Advocate

state of Maharashtra. Hence measurement system changed into the decimal system.

M.E.No. 7193 dtd. 3.9.1978 shows that the land owner has repaid the loan of The Maharashtra State Co.Op. Land Dev. Bank Ltd. Mumbai branch Nashik hence as per letter of bank the charge was deleted.

M.E.No. 7638 dtd. 26.9.1982 shows that Parshuram Khandu Pingle has obtained the permission from Tahsiidar Nashik for the partition of Gat No. 18 hence as per permission the said land was divided as follows :

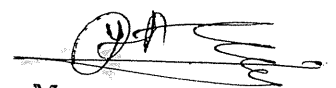
S.No. 18part	3 H 75 R ,	Asst Rs. 9-12	Parshuram Khandu
	PK 1-3		Pingle
S.No. 18 part	3 H 74 R		Khandu Pingle

M.E.No. 7240 dtd. 21.9.1978 shows that Shri Khandu Deoram Pingle has submitted the application that his son Parashram Khandu Pingle is living separately from him and the S.No. 18 was in his possession hence name of Khandu was deleted from owners column and name of Parashram was recorded and M.E . was sanctioned.

M.E.No. 7895 dtd. 12 . 8. 1983 shows that Khandu Deoram Pingle has repaid the loan of Makhmalabad VKSS hence as per letter of society the charge was deleted and M.E . was sanctioned.

M.E.No. 9058 shows that the Nashik Municipal corporation has sanctioned the layout plan of S.No.18 hence said land was divided into various plots and M.E. was sanctioned.

M.E. No. 13963 dtd. 21.11. 1998 shows that Parashram Khandu Pingle and Ramdas Khandu Pingle has submitted the application for separation of 7/12 extracts . Hence said land was divided as follows


Yogesh C. Aher
Advocate

S.No.	Hissa No.	Area	Asst	Name
18/1	1	2H 93.5.7	7.19	Ramdas Khandu Pingle
	west side	PK 0-04		
18/1	2	2-93-5	7.19	Parashram Khandu Pingle
	east side	PK 0-04		

M.E.No. 19300 dtd. 28.10.2005 shows that Ramdas Khandu Pingle has obtained loan of R.s. 13,00,000 on 28.10.2005 from Dena bank branch Ravivar Karanja Hence as per application and copy of mortgage deed the charge of loan was mutated in other right column of S.No. 18/1/1 and M.E. was sanctioned accordingly.

M.E.No. 19368 dtd. 2.12. 2005 shows that Ramdas Khandu Pingle has repaid the loan of Rs. 8,00,000- dtd. 21. 4. 2001, Rs. 8,00,000 dtd. 10.10. 2003 , Rs. 9,00,000 dtd. 16.10.2003 of Makhmalabad V.K.S.S. Hence as per letter of society the charge was deleted and M.E. was sanctioned accordingly.

M.E.No. 27542 dtd. 3. 9. 2011 shows that Ramdas khandu Pingle has partitioned the land bearing S.No. 18/1/1 . The said partition deed was registered in the office of Sub Registrar Nashik vide Sr.No.7492 dtd. 30.8.2011 and as per partition deed the name was recorded as follows :

S.No.	Area	Name of possessor
18/1/1	1-73.5.7	Meena Ramdas Pingle
	Pk 0-04	Puja Ramdas Pingle
		Shubham Ramdas Pingle
		Sujan Ramdas Pingle
		No. 1 for herself and
		minor Guardian of 2 to 4

M.E.No. 27040 dtd. 21.7.2011 shows that 1) Sunil Virumal Ochani 2) Suresh Virumal Ochani 3) Purushottam Lakhumal Rajpal 4) Vinit


Yogesh C. Aher
Advocate

Purushottam Rajpal 5) Kundan Dakhanmal Nankani 6) Manoj Kundan Nankani has purchased area 1 H 20 R out of S.No. 18/1/ 1 from Ramdas Khandu Pingle on 20.7. 2011 by way of sale deed for Rs. 2,89,80,000/-. Hence name of purchaser was mutated in owners column and M.E was sanctioned.

Thenafter Confirmation deed was executed by Meena Ramdas Pingle and other 3 in favour of Sunil Virumal Occhani and others.

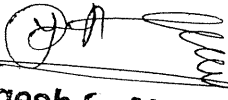
The said confirmation deed was registered in the office of Sub-Registrar vide Sr.No. 7896 dtd. 13.9.2011.

Thenafter on 20.7. 2011 Suresh Virumal Ochani and others 4 has executed GPA in favour of Sunil Virumal Ochani in the office of Notary.

M.E.No. 28019 dtd. 23.12.2011 shows that Chhaya Parasmal Modi has purchased area 1 h 20 R out of S.No. 18/1/1 from 1) Sunil Virumal Ochani 2) Suresh Virumal Ochani 3) Purushottam Lakhumal Rajpal 4) Vinit Purushottam Rajpal 5) Kundan Dakhanmal Nankani 6) Manoj Kundan Nankani on 22. 12. 2011 by way of sale deed. Hence name of purchaser was mutated in owners column and M.E. was sanctioned accordingly.

M.E.No. 28236 dtd. 18. 2. 2012 shows that Ramdas Khandu Pingle has repaid the loan of Dena Bank , branch R. K . Nashik hence as per letter of bank the charge of Joan was deleted from other right column of S. No. 18/1/ 1.

M.E.No. 29485 dtd. 3.12.2012 shows that Akshar Enterprises partnership firm through Partner Shri. Kantilal Jayantibhai Pokar has purchased Plot No 14 adm. Area 512.22 Sq.Mtrs. out of S.No. 18/1/ 1/ 2 situated at Makhmalabad Tal & Dist Nashik from Chaya Parasmal Modi on 22 .11.2012 by way of sale deed.


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It appears from the record that Akshar Enterprises partnership firm through Partner Shri. Kantilal Jayantibhai Pokar has purchased D Zone T.D.R. adm. area 270.29 Sq.Mtrs. vide D.R.C. Certificate No. 726 situated at Devlali, Tal & Dist Nashik from Rajendra Rasiklal Shah and other on 30.12.2016 by way of T.D.R. sale deed, the said Sale Deed was registered in the office of Sub-registrar, Nashik 5 at Sr. No. 7643/2016.

Layout plan :- The layout plan was sanctioned by Nashik Municipal Corporation Nashik vide letter No. Nagar Rachna / Antim/ Panchvati/ C-2/ 103 dtd. 11. 10. 2012

N.A. Order :- Collector of Nashik has granted NA permission vide order No: Mah/ Kaksha 3/ 4/ NA / 265/ 2012 dtd. 10.8. 2012.

It appears from the Record that Akshar Enterprises partnership firm has prepared Building Plan through their architect the said Building plan was sanction by Nashik Municipal Corporation vide latter No LND/ BP/C-2/654/5377 dtd 4/01/2017.

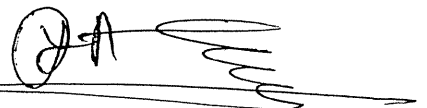
:: OPINION ::

After perusal of revenue record and documents produced before me I am of the opinion that Plot No. 14 adm. area 512.22 Sq.Mtrs out of S.No. 18/1/1/2 + F.S.I. 130.00 Sq.Mtrs. situated at Village Makhmalabad, Tal & Dist Nashik within the limits of Nashik Municipal Corporation which is owned by Akshar Enterprises partnership firm through Partner Shri. Kantilal Jayantibhai Pokar has clear and marketable title free from all encumbrances.

Hence This Title Report

Nashik

Date : 24/01/2017


Advocate
Yogesh C. Aher
Advocate