SANDIP MOTIRAM PINGALE
ADVOCATE

B-206, meghdoot shopping centre,opp.CBS, Nashik, Mob No.9922992777

TITLE REPORT

To,

Municipal Corporation Nashik

Nashik

Subject: Opinion Report / Title Report for the property bearing gat no 486 out of which plot no.51 having area 298.50 Sq. mtrs. which is situated at Adgoan Shivar ,Nashik Tal and Dist. Nashik within the limits of Nashik Municipal Corporation, Which is owned by Shivam realtors partnership firm through partner Shri. Narndrabhai Tulasibhai Patel.

This Title Report in respect of subject mentioned property, for which I have taken search of the concerned revenue record and copies of relevant document of the property which are described below.

(1)Description of property

All that piece and parcel of non agriculture land bearing gat no 486 out of which plot no.51 having area 298.50 Sq. mtrs which is situated at Adgoan Shivar, Nashik Tal and Dist. Nashik within the limits of Nashik Municipal Corporation bounded as follows :-

EAST ; gat no 482

WEST ; plot no 52

NORTH; open space

SOUTH; Plot no. 50

Together with all the right of assessment access ways etc. and the things Appurtents thereto.

The property for the sake of brevity shall be hereinafter referred to as the "said property" .

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2) NAME OF THE OWNER OF THE SAID PROPERTY

Shivam realtors partnership firm through partner Shri.Narndrabhai Tulasibhai Patel

3) DOCUMENT PRODUCED BEFPORE ME FOR INSPECTION.

1. 7/12 EXTRACT (30 YEARS)

2. REGISTER DOCUMENT

a. copy of Sale Deed vide no. NSN/6330/1988 Dated 20/09/1988

b. copy of Sale Deed vide no. NSN4/3516/2012 Dated 9/04/2012

3. OTHER DOCUMENT

a) N.A. order

b) Layout plan

c) N.A. tax

4) OBSERVATION AND FINDINGS

Originally the land bearing gat no 486 is onwed and possessed by Shri. Hiraman Khandu Shirsath and other

1. 7/12 EXTRACT (30 YEARS)

A. Mutation entry no 838 21/2/1985 shows that land owner Shri. Hirman Khanderao Shirasath through its GPA Jitendra Manohardas Thakkar given application with certificate for no any due of loan of Adgoan V. K. S. society abut land bearing Gat no 486 which is owned and possess by Shri. Hirman Khanderao Shirasath. Hence charge of the society deleted from the other rights column of the record of rights.

B. Mutation entry no 931 2/8/1985 shows that Shri. Hiraman Khandu Shirasath, Sau. Kamala Hiraman Shirasath, Sau. Suman Hiraman Shirasth and Shri. Devidas Hiraman Shirasath, Ishwar Hiraman Shirasath, Shri. Someshwar Hiraman Shrisath, Shir. Manisha Hiraman Shirsath and Mirabai Hiraman Shrisath through minor Gurdian Smt. Kamala Hiraman Shirsath through General Power of Attorney Shri. Jitendra Manohardas Thakkar and Narendra Manohardas Thakkar prepare a layout of land out of land bearing Gat No. 486 and got Permition from the City .

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hance amalgamated plot mutated in record of rights and given a Gat. No. 486/50+51 mutated in the record of rights.

2. REGISTER DOCUMENT

A. It appears from the **copy of sale deed vide no NSN-/6330/1988 dated 20/09/1988** that Nutan Rajan Lanke purchase land bearing Plot no. 51 having area 298.50 Sq. mtrs out of Sv. No.116 out Gat no. 486 from Shri. Hiraman Khandu Shirasath, Sau. Kamala Hiraman Shirasath, Sau. Suman Hiraman Shirasth and Shri. Devidas Hiraman Shirasath, Shri. Someshwar Hiraman Shrisath, Shir. Manisha Hiraman Shirsath and Mirabai Hiraman Shrisath through minor Gurdian Smt. Kamala Hiraman Shirsath through General Power of Attorney Shri. Jitendra Manohardas Thakkar and Narendra Manohardas Thakkar by register Sale Deed. the said document before Sub Registrar Nashik -Vide No. NSN-/6330/1988 dated 20/09/1988.

B. It appears from the **copy of sale deed vide no NSN-/6774/1988 dated 12/10/1988** that Omkar Sakharam Kakalij purchase land bearing Sv. No. Plot no. 50 having area 270.00 Sq. mtrs out Gat no. 486 from Shri. Hiraman Khandu Shirasath, Sau. Kamala Hiraman Shirasath, Sau. Suman Hiraman Shirasth and Shri. Devidas Hiraman Shirasath, Ishwar Hiraman Shirasath, Shri. Someshwar Hiraman Shrisath, Shri. Manisha Hiraman Shirsath and Mirabai Hiraman Shrisath through minor Gurdian Smt. Kamala Hiraman Shirsath through General Power of Attorney Shri. Jitendra Manohardas Thakkar and Narendra Manohardas Thakkar by register Sale Deed. the said document before Sub Registrar Nashik -Vide No. NSN-/6774/1988 dated 12/10/1988

C. It appears from the **copy of sale deed vide no NSN-4/3515/2012 dated 09/04/2012** that Shivam realtors partnership firm through partner Shri. Suresh Ratilal Patel and Shri. Vinodbhai Haribhai Patel purchase land bearing Sv. No. Plot no. 50 having area 270.00 Sq. mtrs out Gat no. 486 from Nutan Rajan Lanke by register Sale Deed. the said document before Sub Registrar Nashik - 4 Vide No. **NSN-4/3515/2012 dated 09/04/2012.**

D. It appears from the **copy of sale deed vide no NSN-4/3516/2012 dated 20/09/2012** that Shivam realtors partnership firm through partner Shri. Suresh Ratilal Patel and Shri. Vinodbhai Haribhai Patel purchase land bearing Sv. No. Plot no. 51 having area 298.50 Sq. mtrs out Gat no. 486 from Omkar Sakharam Kakalij by register Sale Deed. the said

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Planner and Development Nashik Municipal Corporation nashik vide no. LND / WS / Tent / Layout/P33 / dated 04/01/1985 and also got N.A order from the Collector Nashik Vide no. RBD/111/LND/SR/34/85 dated 02/08/1985 and also land owner plotted the land into 1 to 88 and plot mutated in the record of rights.

C. **Mutation entry no 1757 dated 28/4/1989** shows that Omkar Sakharam Kakalij purchase land bearing Sv. No. Plot no. 51 having area 298.50 Sq. mtrs out Gat no. 486 from Shri. Hiraman Khandu Shirasath, Sau. Kamala Hiraman Shirasath, Sau. Suman Hiraman Shirasth and Shri. Devidas Hiraman Shirasath, Ishwar Hiraman Shirasath, Shri. Someshwar Hiraman Shrisath, Shir. Manisha Hiraman Shirsath and Mirabai Hiraman Shrisath through minor Gurdian Smt. Kamala Hiraman Shirsath through General Power of Attorney Shri. Jitendra Manohardas Thakkar and Narendra Manohardas Thakkar by register Sale Deed dated 20/09/1988. Hence name of the purchaser recorded in the record of rights.

D. **Mutation entry no 4941** dated 6/9/2000 show that land area out of the land bearing Gat No. 486 corrected as per the Corrigendum latter and form No. 8 and order from the Superintendent Land Record Nasik vide order No. Amalgamation/Corrigenda Letter/ SR/ 9/ Nasik dated 08/08/2000 along with the order from Taluka Inspector Land Record Nasik Vide No. Amalgamation/ Corrigendum Letter/ SR/ 9/ Nasik dated 08/08/2000 and as per the Corrigendum order land bearing land bearing plot no. 51 having area 270.00 sq. mtrs corrected and mutated in the record of rights.

E. **Mutation entry no. 15599 dated** shows that Shivam realtors partnership firm through partner Shri. Narendrabhai Tulsibhai Patel purchase land bearing Sv. No. Plot no. 50 having area 270.00 Sq. mtrs out Gat no. 486/50 from Omkar Sakharam Kakalij by register Sale Deed. the said document before Sub Registrar Nashik - 4 Vide No. NSN-4/3515/2012 dated 09/04/2012. Hence name of the purchaser recorded in the record of rights.

F. **Mutation entry no. 20633** dated 02/01/2017 shows that land owner prepare a amalgamation Plan of land having Plot No. 50+51 having area 568.50 sq. mtrs. Out of Gat No. 486 and got Sanction from Nashik Municipal Corporation Nashik vide no. LND/BP/ Panch/ C-5 /583/3125/Nashik dated 05/12/2014

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document before Sub Registrar Nashik - 4 Vide No. NSN-4/3516/2012 dated 20/09/2012.

E. It appears from the **copy of TDR sale deed vide no NSN-5/9004/2014 dated 25/11/2014** that Shivam realtors partnership firm through partner Shri. Suresh Ratilal Patel and Shri. Vinodbhai Haribhai Patel purchase land bearing D Zone area 100.00 sq. mtrs out of TDR area 4970.00 sq. mtrs. Having Certificate No 689 dated 11/03/2014 from Shri. Popat Trymbak Shinde by register Sale Deed. the said document before Sub Registrar Nashik - 5 Vide No. **NSN-5/9004/2014 dated 25/11/2014**.

3. OTHER DOCUMENT

a. **NA from Collector** : it is appear from the certificate that it issued from the Collector Nashik Vide no RBD/III/LND/SR/34/85 dated 18/07/1985.

b. **Layout Plan** : it is appear from the Layout Plan that it is approved by the Assistant Direcror Town Planning Department Nashik Municipal Corporation Nashik. Vide no. LND/WS/Tente. Layout / 8/33 Nashik dated 04/01/1985.

c. **Building Plan** :- it is appear from the building Plan that it is approved by the Executive Engineer Town Planning Department Nashik Municipal Corporation Nashik. Vide no. C-5/583/3125 dated 05/12/2014

d. **N.A Tax** : it appears from the N.A tax that it is paid during year 2016-2017.

OPINION

After scrutiny of relevant revenue record I verify that the Title of the present non agriculture land having plot no.51 having area 298.50 Sq. mtrs out of land bearing Gat no 486 which is situated at Adgoan Shivar, Nashik Tal and Dist. Nashik within the limits of Nashik Municipal Corporation which is owned and possessed by the **Shivam realtors partnership firm through partner Shri.Narndrabhai Tulasibhai Patel** is clear, marketable which is free from all encumbrances and no any charge appears on it as per the record shown to me.

Hence this Title Report

Place : Nashik.

Date: 18/04/2017

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