



CHALLAN
MTR Form Number-6

GRN	MH00355380201718E	BARCODE						Date	15/07/2017-16:52:04	Form ID
Department	Inspector General Of Registration		Payer Details							
Search Fee			TAX ID (If Any)							
Type of Payment Other Items			PAN No.(If Applicable)							
Office Name			Full Name		ADV MANOU BALIRAM DAIVE					
Location										
Year			Flat/Block No.		S.NO.45/2-3-4/2 P.NO.23 TO 27					
Account Head Details			Premises/Building		MAJUE MAKHMALABAD					
0030072201 SEARCH FEE			Road/Street		TAL.DIST.NASHIK					
			Area/Locality							
			Town/City/District							
			PIN		422003					
			Remarks (If Any)							
			SEARCH FEE FOR 30 YEARS							
Total			Amount In Words	Seven Hundred Fifty Rupees Only						
Payment Details			FOR USE IN RECEIVING BANK							
Cheque/DD Details			Bank CIN	Ref. No.	02300042017071580429 470400215					
Cheque/DD No.			Date	15/07/2017-16:52:29						
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA						
Name of Branch			Scroll No. , Date	Not Verified with Scroll						

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ खल्ल 'दाइय ऑफ रीजॉन' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता देण्यात येत नाही. Mobile No. : Not Available



Manoj Baliram Daive
B.S.L. LL.B
ADVOCATE

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TITLE REPORT

TO WHOM WHATSOEVER IT MAY CONCERN.

Description of the Property:- All that piece and parcel of property bearing **Plot No. 23 to 27** total area admeasuring 1873.22Sq. Mtrs. out of **S. No. 45/2+3+4/2**, situated at village Makhamalabad, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik, (for the sake and brevity herein after said as "said property") is owned & possessed by **Jay Enterprises a Partnership Firm through Partner Mr. Vijay Vasudev Lalwani R/o. Nashik.**

Mr. Vijay Vasudev Lalwani R/o. Nashik, requested me to investigate the title of said property.

Accordingly, after perusal of the record of 7/12 extract and the relevant documents were made available to me, my opinion regarding the title of the said property is as under -

History-

1] Originally land S. No. 45/2+3+4/2 (old S. No. 45 / 2A + B / 45 / 3 + 45 /4) area adm. H3=96R owned by Mr. Dnyaneshwar Pandurang Kakad, Mrs. Chnadrabhagabai Shankar Nagare & Mrs. Gaubai Pandurang Kakad before 1984.

2] M. E. No. 6050 dated 1/1/1970 shows that implementation has been made according to the provisions of Enforcement Act & Indian Coinage Act. So the measurement of land has been changed from Acer & Are to Hector & Are. Thus the Mutation entry was made and certified.

3] M. E. No. 12239 shows that in the year 1993 Gaubai Pandurang Kakad is expired leaving behind legal heirs namely Mr. Dnyaneshwar

Pandurang Kakad, Mrs. Chnadrbhagabai Shankar Nagare. But the name of these legal heirs was already on records. So only the name of Gaubai P. Kakad is deleted from records of land S. No. 45/2+3+4/2. Thus the Mutation entry was made and certified.

4] Thereafter Mrs. Chnadrbhagabai Shankar Nagare filed Sp. C. S. No. 206/94 for Partition of land. Regarding to the said Suit an Appeal was filled in High Court of Mumbai, said appeal is remanded to District Judge, Nashik vide No. 232/2012 & 220/2012. Meanwhile Mrs. Chandrabhagabai Shankar Nagare is expired. So her legal heirs Mr. Shankar Rakharnaji Nagare & other 6 and Mr. Dnyaneshwar Pandurang Kakad filed Compromise Deed on 28/6/2012. As per this Compromise Deed Area Admeasuring H1=99.5R from eastern side out of area admeasuring H3=96R of S. No. 45/2A+2B/45/3+45/4 came to the share of Mr. Shankar Rakharnaji Nagare & other 6.

5] M. E. No. 29038 shows that, Mr. Pramod Balkrushna Gore & Mr. Samir Ramesh Shete purchased Area Admeasuring H1=99.5R from eastern side out of area admeasuring H3=96R of S. No. 45/2A+2B/45/3+45/4 from Mr. Shankar Rakharnaji Nagare & other 6 and Mr. Dnyaneshwar Pandurang Kakad is the consenting party to the sale deed. The said deed is registered in the office of Joint Sub Registrar, Nashik 6914 on 01/08/2012. Thus the Mutation entry was made and certified.

6] Thereafter Mr. Ramesh Bansilal Sakhala, Mrs. Sunanda Anil Brhmecha, Mrs. Chaya Parasamal Modi, & Mr. Amit Parasamal Modi agreed to purchase Area Admeasuring H1=99.5R from eastern side out of area admeasuring H3=96R of S. No. 45/2A+2B/45/3+45/4 from Mr. Pramod Balkrushna Gore & Mr. Samir Ramesh Shete. So an





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agreement is executed by the parties, which is registered in the office of Joint Sub Registrar Nashik at Sr. No. 7862 on 28/8/2012.

7] M. E. No. 29396 shows that as per Hissa forms No. 12 land is divided in to 3 parts, so land S. No. 45/2+3+4/2 came to the share of Mr. Pramod Balkrushna Gore & Mr. Samir Ramesh Shete. Thus the mutation entry was made and certified.

8] To transfer the land towards Non Agricultural use "Nazarana" has been paid to Government and Tahasildar Nashik also issued order vide Vatan/Kavi/490/2012 on 27/12/2012.

9] M. E. No. 29582 shows that Mr. Pramod Balkrushna Gore & Mr. Samir Ramesh Shete executed Sale Deed of Area Admeasuring H1=99.5R of S. No. 45/2+3+4/2 (45/2A+2B/45/3+45/4) in favour of Mr. Ramesh Bansilal Sakhala, Mrs. Sunanda Anil Brhmecha, Mrs. Chaya Parasmal Modi, & Mr. Amit Parasmal Modi. The said Sale Deed is registered in the office of Joint Sub Registrar Nashik at Sr. No. 11092 on 18/12/2012. Thus the mutation entry was made and certified.

10] Thereafter Mr. Ramesh Bansilal Sakhala, Mrs. Sunanda Anil Brhmecha, Mrs. Chaya Parasmal Modi, & Mr. Amit Parasmal Modi prepared lay-out of H1=99.5R of S. No. 45/2+3+4/2, which is sanctioned by Asst. Director, Town Planning, Nashik Municipal Corporation, vide No. TP/Final/C-2/30 on 24/07/2013. The Collector Nashik also issued N. A. Permission to the said land vides order No. MH/K-3/4/N.A./379/2012 dated 19/3/2013.

11] M. E. No. 33622 shows that Mr. Ramesh Bansilal Sakhala, Mrs. Sunanda Anil Brhmecha, Mrs. Chaya Parasmal Modi, & Mr. Amit Parasmal Modi, through S.P.A. holder Mr. Ramesh Bansilal Sakhala



IRAM DAIVE
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Shopping Centre,
rt, C.B.S. Nashik

sold Plot No. 23 to 27 total area admeasuring 1873.22 Sq. Mtrs; out of land S. No. 45/2+3+4/2 Jay Enterprises a Partnership Firm through Partner Mr. Vijay Vasudev Lalwani, by the way of Sale Deed, which is registered in the office of Joint Sub Registrar Nashik at Sr. No. 4640 on 07/06/2016. So the name of purchaser mutated to the records of rights. Thus the Mutation entry was made and certified.

12] Thereafter Jay Enterprises a Partnership Firm through Partner Mr. Vijay Vasudev Lalwani prepared Building Plan of Plot No. 23 to 27, which is sanctioned by Nashik Municipal Corporation and issued Commencement Certificate No. LND / BP / C-2 / 390 / 3532 on 26/9/2016.

After perusing all above mentioned only Xerox papers and documents, I am of the opinion that title in respect of property bearing Plot No. 23 to 27 total area admeasuring 1873.22Sq. Mtrs. out of S. No. 45/2+3+4/2, situated at village Makhmalabad, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik, is owned & possessed by Jay Enterprises a Partnership Firm through Partner Mr. Vijay Vasudev Lalwani R/o. Nashik; is clear, marketable and free from all encumbrances.

Hence this Title Report.

Thanking you.

Nashik

Date 15/07/2017



(Manoj Baliram Daive)

ADVOCATE

MANOJ BALIRAM DAIVE

BSL, LL.B., Advocate

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