B. M. GADAKH
Advocate & Notary
Ch. No. 502, Building No. 3,
District Court, Nashik - 2.

Bhaskarrao Malharrao Gadakh

B.Com. LL.B.Advocate &Notary

Office :- Chamber No. 502/3 Dist. Court Compound, Nashik, Tal & Dist. Nashik.

Residence :- 8, "Shree Renuka", Navrang society, Behind Gandhinagar, Ramdas Swaminagar, Agartakali, Nashik -

Date : 18.9.2014

TITLE REPORT

To,

Mr. Nareshbhai Jayantibhai Patel,

Residing at- Nashik-Road,

Nashik.

Subject :- Investigation of the Title of the land bearing Survey No. 246/2/36, Plot No.36 admeasuring area 301.61 sq.mtrs. and S.No. 246/2/37, Plot No.37 admeasuring area 301.61 sq.mtrs. situated at village Mhasrul, Tal & Dist. Nashik belongs to Bhagwanjibhai Laljibhai Dave and Vijayaben Bhagwanji Dave respectively.

Dear Sir,

Mr. Nareshkumar Jayantibhai Patel, R/O- Nashik, approached to me with a request to investigate the title of the above Said property. He has produced before me, relevant revenue record and all other concerned papers. After going through the record, I am of the opinion that the above mentioned property has a clear and marketable title from all encumbrances and reasonable doubts, subject to the observations made as under :-

1. It appears in 1964 as per application filed by Yashwant Nana Morade about partition of survey No. 246 (1/2 share) goes to the share of Bhaurao Yashwant Morade, Dinkar Yashwant Morade, Ashok Yashwant Morade, Sahebrao Yashwant Morade, all are minor, therefore mother's name was entered as guardian of the minor. The said effect made in record of rights as per M.E.No.2087.

2. It appears in 1975 as per partition made between co-owners of Survey No.246 (1/2 share) goes to the share of Fakira Nana Morade. The said effect made in record of rights as per M.E.No.3083.

3. It appears in 1978 as per partition between Shri. Bhaurao Yashwant Morade and others- 3. Area of S.No. 246 (1/2 share) jointly owned by the co-owners i.e. Bhaurao Yashwant Morade, Dinkar Yashwant Morade, Ashok Yashwant Morade, Sahebrao Yashwant Morade, the said effect made in record of rights as per M.E.No.4221.

4. It appears in 1978 as per the application filed by co-owners of 246 the said survey number area divided between co-owners of Survey No. 246 as under as per actual possession and ease mandatory rights.

Sr.No.	Survey No.	Area H.R.	Ass.Rs.ps.	Name
1.	246/1	2.56.5	5.50	Fakira Nana Morade
2.	246/2	2.56.5	5.50	Bhaurao, Dinkar, Ashok, Sahebrao

5. It appears in 1980 shows that Shashikant Popatlal Patani purchased land bearing S.No. 246/2 admeasuring area 2 H. 56.5 R. purchased from Bhaurao Yashwant, Dinkar Yashwant, Ashok Yashwant, Sahebrao Yashwant for a consideration of Rs. 48,741/- on 18.9.1980. Purchasers name was entered in record of rights as per M.E.No. 4513.

6. It appears in 1981 as per application filed along with layout plots were made as under :-

Sr.No.	Plot No.	Area sq.mtrs	Ass.Rs.ps.	Possessor's name
246/2/36	36	301.61	00.05	Shashikant Popatlal Patani
246/2/37	37	301.61	00.05	Shashikant Popatlal Patani.

For the above said layout Collector, Nashik also granted N.A. permission as per order No. LNA/SR/11/81 dated 14.1.1981. The said layout was sanctioned by Competent Authority. The said effect made in records of rights as per M.E.No.4642.

7. It appears in 1981 Smt. Vijayaben Bhagwanji Dave purchased plot No.37 out of S.No. 246/2/37 from Shri. Ramesh Munilal Shah through G.P.A. Holder of Shri. Shashikant Popatlal Patani on 9.2.1981 for a consideration of Rs. 3000/- Purchasers name was entered in record of rights as per M.E.No.4693.

8. It appears in 1981 Shri. Bhagwanjibhai Lalajibhai Dave

Patani on 9.2.1981 for a consideration of Rs. 3000/- Purchasers name was entered in record of rights as per M.E.No.4694.

9. It appears in 2014 the owners of Plot No. 36 out of S.No. 246/2/36 and Plot No.37 out of S.No. 246/2/37 i.e. Shri. Bhagwanjibhai Lalajibhai Dave and Vijayaben Bhagwanji Dave executed and registered Development Agreement in favour of Shri. Nareshkumar Jayantibhai Patel. The said document was executed and registered by Shri. Bhagwanji Lalajibhai Dave for himself and Power of Attorney Holder of Vijayaben Bhagwanji Dave. The said document was registered in the office of Sub-Registrar, Nashik – 1 at Sr.No. 3197/2004 dated 2.4.2014. The said effect made in record of rights as per M.E.No. 18615.

For the reasons stated above, I am of the opinion that the owners of **Survey No. 246/2/36, Plot No.36 admeasuring area 301.61 sq.mtrs. and S.No. 246/2/37, Plot No.37 admeasuring area 301.61 sq.mtrs. situated at village Mhasrul, Tal & Dist. Nashik belongs to Bhagwanjibhai Laljibhai Dave and Vijayaben Bhagwanji Dave respectively and Developer named as Shri. Nareshkumar Jayantibhai Patel** all have a clear and marketable free from all encumbrances.

Thanking you.

Nashik

Date : 18.09.2014

18/9/2014.

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Advocate and Notary.

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