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Date - 28/10/2016

TITLE REPORT

WHOMSOEVER IT MAY CONCERN

Sub:- Opinion Report or Title Report on the basis of Documents produced before me for perusal of the property i.e. Plot No. 80 area adm. 242.03 Sq. Mtrs., & Plot No. 81 area adm. 220.03 Sq. Mtrs., out of Survey No. 399/2/2, of the property situated at Village - Makhamalabad, Tal. & Dist. Nashik.

DESCRIPTION OF PROPERTY:

All the piece and parcel of the Plot No. 80 area adm. 242.03 Sq. Mtrs., & Plot No. 81 area adm. 220.03 Sq. Mtrs., out of Survey No. 399/2/2, of the property situated at Village - Makhamalabad, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation and the same bounded as per follows:-

Plot No. 80

East - Plot No. 81.
West - 9.00 Mtrs., Colony Road.
South - Plot No. 29 & 30.
North - 9.00 Mtrs., Colony Road.

Plot No. 81

Plot No. 82.
Plot No. 80.
Plot No. 29 & 30.
9.00 Mtrs., Colony Road.

The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.

NAMES OF THE OWNER OF THE PROPERTY:-

JYOTI BUILDCON Partnership Firm through Partners

1.MR. JITENDRA MAGANBHAI PATEL

2.MR. PARTH PRAVINBHAI PATEL

NAMES OF THE PERSON APPROACHED FOR THE CERTIFICATE:-

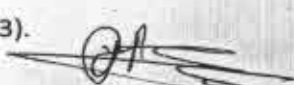
JYOTI BUILDCON Partnership Firm through Partners

1.MR. JITENDRA MAGANBHAI PATEL

2.MR. PARTH PRAVINBHAI PATEL

As per the instructions given by the above named person, I have investigated the title on the basis of following documents -

- 1) Relevant 7/12 extract & Mutation Entries.
- 2) Copy of Release Deed dated 21/08/2008 (NSK-1, Reg. No. 8163).
- 3) Copy of N. A. Order dated 23/01/2012.

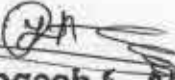

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- 4) Copy of Lay out order dated 16/11/2013.
- 5) Copy of Release Deed dated 18/11/2013 (NSK-1, Reg. No. 11999).
- 6) Copy of Special Power of Attorney dated 17/06/2014 (NSK-4, Reg. No. 6090).
- 7) Copy of Sale Deed dated 26/10/2016 along with receipt of registration (NSK-4, Reg. No. 7727).

FLOW OF TITLE :

- A) Originally the property i.e. the Survey No. 399/2 owned and possessed by Mrs. Sarubai Vithhal Gaikwad & Mrs. Tanhubai Vithhal Gaikwad before the year 1987.
- B) **Mutation Entry No. 11497 dated 24/07/1992** shows that, one of the owners Mrs. Sarubai Vithhal Gaikwad died on 14/04/1992 leaving behind heirs namely Husband – Vithhal Bhikaji Gaikwad. And accordingly name of the above mentioned heirs mutated to the owner's column of the property extract.
- C) **Mutation Entry No. 21910 dated 20/02/2008** shows that, Mr. Vithhal Bhikaji Gaikwad died on 06/06/2003 leaving behind heirs namely wife – Sarubai (died), son- Madhukar(died), widow – Tanhubai, Nephew – Grandsons – Avadhoot, Devdoot, Rajdoot, Granddaughter- Sau. Savita Pansare, Sau. Kavita Avhad. And accordingly name of the above mentioned heirs mutated to the owner's column of the property extract.
- D) Sau. Sangita Vilas Pansare & Sau. Kavita Subhash Avhad executed a Release Deed in respect of S. No. 399/2 & other properties in favour of their brothers Mr. Avadhoot Madhukar Gaikwad & others. The said Release Deed is registered in the office of Sub Registrar Nashik on 21/08/2008 vide Sr. No. 8163. Thereby the names of Sau. Sangita Vilas Pansare & Sau. Kavita Subhash Avhad was deleted from the owners column of the property extract vide **Mutation Entry No. 22696 was certified on 22/08/2008.**
- E) **Mutation Entry No. 23810 dated 05/09/2009** shows that, the owners of S. No. 399/2(P), Mr. Avadhoot Madhukar Gaikwad & others obtained loan from Central Godavari Krushak Seva Sahakari Sanstha Ltd., Gangapur and secured their share out of the said property in favour of Central Godavari Krushak Seva Sahakari Sanstha Ltd., Gangapur. Therefore name & charge of said sanstha was mutated to the other rights column of the property extract.
- F) As per the order passed by Bhumi Abhilekh Nashik (Land Survey officer Nashik) on 07/09/2009 & Tahasildar Nashik on 11/09/2009 and said land measured as per Hissa Form No. 12 and thereby S. No. 399, Hissa No. 1 area adm. 10H.81R., Hissa No. 2 area adm. 3H.63R + 0H.39R Pot Kharaba and the names of owners Mr. Avadhoot Madhukar Gaikwad & others and their names mutated to the owners column of the property extract vide **Mutation Entry No. 23830 dated 12/09/2009.**

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- G) **Mutation Entry No. 26762 dated 19/05/2011** shows that, Mr. Balasaheb Ramchandra Palave, Sau. Jayashree Balasaheb Palave, Mr. Girish Ramchandra Palave, Sandip Ramchandra Palave & Nayan Balasaheb Palave purchased area adm. 0H. 21R out of S. No. 399/2(P) from the owners Mr. Avadhoot Madhukar Gaikwad & others by way of Sale Deed. The said Sale Deed registered in the office of Sub Registrar Nashik-1 vide Sr. No. 3840 on 07/05/2011. Therefore the purchasers acquired ownership rights of the said land & accordingly their names mutated to the owners column of the property extract.
- H) The owners repaid the loan obtain from Central Godavari Krushak Seva Sahakari Sanstha Ltd., Gangapur and said sanstha issued letter to that effect and therefore the name & charge of Central Godavari Krushak Seva Sahakari Sanstha Ltd., Gangapur was deleted from the other rights column of the property extract vide **Mutation Entry No. 27659 dated 01/10/2011**.
- I) **Mutation Entry No. 28196 dated 03/02/2012** shows that, the S. No. 399/2(P) area 34030 Sq. Mtrs., converted in to Non – Agricultural purpose as per the order passed by Collector Nashik on 23/01/2012 vide no. Maha/Kaksh-3/4/N.A. Letter No. 438/2011.
- J) **Mutation Entry No. 29181 dated 31/08/2012** shows that, As per the order passed by Bhumi Abhilekh Nashik (Land Survey officer Nashik) on 13/08/2012 & Tahasildar Nashik on 30/08/2012 and said land measured as per Hissa Form No. 12 and thereby S. No. 399/2, Hissa No. 1 area adm. 0H.19R. + 0H. 02R Pot Kharaba came to the share of Mr. Balasaheb Ramchandra Palave & other and **Hissa No. 2 area adm. 3H.05R + 0H.37R Pot Kharaba** came to the share of Mr. Avadhoot Madhukar Gaikwad & others and their names mutated to the owners column of the property extract.
- K) **Mutation Entry No. 30345 dated 22/07/2013** shows that, The land owners Mr. Rajdoot Madhukar Gaikwad & Mr. Devdoot Madhukar Gaikwad applied for change of name. The Maharashtra Shasan Rajpatra office granted an application of the same and thereby name of Mr. Rajdoot Madhukar Gaikwad & Mr. Devdoot Madhukar Gaikwad change as **"Mr. Rajendra Madhukar Gaikwad & Mr. Devendra Madhukar Gaikwad"**. And thereby the new name of owners corrected to the revenue record as Mr. Rajendra Madhukar Gaikwad & Mr. Devendra Madhukar Gaikwad.
- L) Smt. Tanhubai Vithhoba(Vithhal) Gaikwad executed a Release Deed in respect of S. No. 399/2/2 & other properties in favour of Mr. Avadhoot Madhukar Gaikwad & others. The said Release Deed is registered in the office of Sub Registrar Nashik-1 vide Sr. No. 11999 on 18/11/2013. Thereby the name of Smt. Tanhubai Vithhoba(Vithhal) Gaikwad was deleted from the owners column of the property extract vide **Mutation Entry No. 30734 was certified on 19/11/2013**.
- M) **Mutation Entry No. 30736 dated 19/11/2013** shows that, The owners Mr. Avdhoot Madhukar Gaikwad & others prepared a lay out in respect of S. No.

399/2/2, the same is duly sanctioned by Nashik Municipal Corporation Nashik on 16/11/2013 vide letter No. Nagar Rachana Vibhag/Antim/C-2/67. Thereby said land sub - divided in to various plots and thereby said Plot i.e. Plot No. 80 & 81 came in to existences. And said land also converted in to Non - Agricultural purpose as per the order passed by Collector Nashik on 23/01/2012.

- N) It appears from the Copy of Special Power of Attorney dated 17/06/2014 shows that, Mr. Rajendra Madhukar Gaikwad & others executed a Special Power of Attorney in favour of Mr. Dilipkumar Mavajibhai Patel. The same is registered in the office of Sub Registrar Nashik -4, vide Sr. No. 6090 on 17/06/2014.
- O) Jyoti Buildcon Partnership Firm through Partner Mr. Jitendra Maganbhai Patel & Mr. Parth Pravinbhai Patel purchased Plot No. 80 & 81 from the owners Mr. Avadhoot Madhukar Gaikwad & others by way of Sale Deed. The said Sale Deed registered in the office of Sub Registrar Nashik-4 vide Sr. No. 7727 on 26/10/2016. Therefore the purchasers acquired ownership rights of the said Plots.
- P) From the above discussion it can be said that, the title of the said property i.e. Plot No. 80 area adm. 242.03 Sq. Mtrs., & Plot No. 81 area adm. 220.03 Sq. Mtrs., out of Survey No. 399/2/2, of the property situated at Village - Makhamalabad, Tal. & Dist. Nashik is free, clear and marketable, and the property is unencumbered. Jyoti Buildcon Partnership Firm through Partner Mr. Jitendra Maganbhai Patel & Mr. Parth Pravinbhai Patel acquired ownership rights of the said property.

OPINION

After perusal of the record put before me, I am of the opinion that the inference about the title of the property i.e. All that piece and parcel of Plot No. 80 area adm. 242.03 Sq. Mtrs., & Plot No. 81 area adm. 220.03 Sq. Mtrs., out of Survey No. 399/2/2, of the property situated at Village - Makhamalabad, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation and the same bounded as per follows:-

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Plot No. 29 & 30.
9.00 Mtrs., Colony Road.

The property more particularly described hereinbefore in schedule, can be drawn and it can be said that the title of the said property is clear and marketable, and the property is unencumbered.

Nashik.

Date :- 28/10/2016


ADVOCATE Yogesh C. Aher
Advocate