
TITLE REPORT

NAME OF THE OWNER AND HOLDER :

Shree Infra Project Partnership Firm

Through its Partners

1. Mr.Vivek Gokul Javiya

2. Mr.Renish Mansukh Ladani

Both R/o.Nashik.

TITLE REPORT BY

Anand Vasantrao Khairnar

Pramod Ramchandra Ingale

ADVOCATES



Anand Vasant Rao Khairnar
Pramod Ramchandra Ingale

Advocates

Office: Chamber No. 124, Maruti Chambers, District Court Campus, Nashik.

Date: 11/03/2017

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] **NAME OF THE OWNER AND HOLDER :**

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1. Mr. Vivek Gokul Javiya

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Both R/o. Nashik.

2] **DESCRIPTION OF PROPERTY:** All that piece and parcel of the non-agricultural plot property bearing Plot No. 14 area adm. 336.65 sq.mtrs. & Plot No. 15 area adm. 318.95 sq.mtrs. out of Survey No. 866/3A/1 situated at Nashik, within the limits of Nashik Municipal Corporation, Urban Agglomeration, registration & sub-registration, Tal. & Dist. Nashik.

All the said property together with existing right of easements, access, ways, common roads, open spaces with right of ownership.

3] **DOCUMENTS PRODUCED BEFORE ME.**

1. 7/12 Extracts.
2. Mutation entries (6-D Entries).
3. Sale Deeds.
4. Layout.
5. N.A. Order.
6. Other relevant documents.

4] **OBSERVATION AND FINDINGS:** On the request of Shree Infra Project Partnership Firm through partner Mr. Vivek Gokul Javiya & Mr. Renish Mansukh Ladani Both R/o. Nashik. I have investigated the title of above mentioned plot property. For this purpose, they had collected 7/12 extracts and 6-D Entries from Talathi Office and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Shree Infra Project Partnership Firm through partner Mr. Vivek Gokul Javiya & Mr. Renish Mansukh Ladani and my observations and findings are as under.

1. It appears from the record that land bearing S.No.866/3 was previously owned & possessed by Murlidhar Narayan Tejale & others and in other right column there is remark of "Navin Avibhajya Shart".

2. M.E.No.20556 dtd.08.02.1984 shows that Mr.Madhukar Narayan Tejale having share of 0.1.7 paise in subjected S.No.land and as per ULC Act he filed a return that was finalised. Thereafter he filed a application before Tahsildar Nasik to enter name of his daughter in law namely Ujwala Punjaji Bukane (premarrital).Hence as per order No.RTS dt.08.02.1984 passed by Tahsildar, Nashik the name Ujwala Punjaji Bukane entered on record of rights.

3. M.E.No.26938 dtd.14.06.1990 shows that the land was owned by Yashwant Ramchandra Tejale & others out of total land area adm.6392.00 Sq.Mtr. area retained as per ULC Act and land was regrant on old condition for non-agriculture use by the order of Collector, Nashik vide order No.Kaksh-4/Vatan1417/85 dtd.20.12.1985.Hence the parts were seperated as follows.

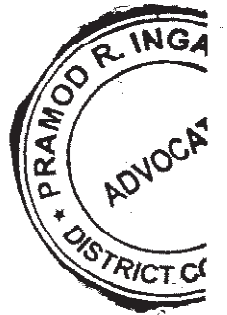
S.No.	Hissa	Area	Assesse	Name
866/3	A	31008.00	8.35	Murlidhar Narayan Tejale & others
866/3	B	6392.00	1.59	Yashwant Ramchandra Tejale & others

4. M.E.No.28457 dtd.18.09.1991 shows that Murlidhar Narayan Tejale died on 14.07.1991 leaving behind-

Sr.No.	Name	Age	Relation
1.	Gangubai Murlidhar Tejale	60	Wife
2.	Prakash Murlidhar Tejale	49	Son
3.	Subhash Murlidhar Tejale	35	Son
4.	Narendra Murlidhar Tejale	29	Son
5.	Shalini Murlidhar Nikam	44	Daughter
6.	Nalini Sahebrao Gaikwad	38	Daughter
7.	Pushpalata Sudhir Gangurde	33	Daughter

Hence the name of above legal heirs are entered on record of rights.

5. M.E.No.29154 dtd.27.04.1992 shows that as per order No.ULC/A/4/176/92 dtd.19.02.1992 passed by Addl.Collector & Competent Officer, ULC Nashik the area adm.411.34 was declared as excess.Hence remark of excess area taken in other right column.



6. M.E.No.29763 dtd.03.10.1992 shows that Mr.Tatya Bhagaji Tejale & others having 1/5 share in S.No.866/3 that was regrant after continued by ULC Act.Hence owner requested to separte excess area adm 784.80 Sq.Mtr.Hence parts were seperated as 866/3/A/1 & 866/3/A/2.

7. M.E.No.29773 this mutation is shows on the record but it is not relevant to subjected title property.

8. M.E.No.30225 dtd.13.02.1993 shows that Mr.Mahindra Ramji Tejale & others having 1/5 share in S.No.866/3 and as per order No.Kaksh-4/Vatan/1137/1991 dtd.18.08.1992 passed by Collector, Nashik area adm.411.34 Sq.Mtr. declared as excess for that owner paid 50% amount of market rate to government to use land for Non Agricultural purpose hence parts were seperated as S.No.866/2A/1 & 866/2A/6.

9. M.E.No.30462 dtd.21.04.1993 shows that Gitabai Bhagaji Tejale died on 23.07.1983 leaving behind following legal heirs.

Sr.No.	Name	Relation
1.	Tatya Bhagaji Tejale	Son
2.	Sundarabai Kachru Jadhav	Daughter
3.	Janabai Baban Shinde	Daughter
4.	Radhabai Damodar Bhalerao	Daughter
5.	Rangu Yashwant Thorat	Daughter
6.	Nirmala Pandurang khatikade	Daughter
7.	Gangu Bhima Donde	Daughter

Hence the names of above legal heirs entered on record of rights.

10. M.E.No.30562 dtd.26.05.1993 shows that Mr.Prabhakar Ananda Tejale through GPA Jitendra Thakkar presented application to divide total area 7480.00 Sq.Mtr. as follows.

S.No.	Area	
866/3	6784.80	Retention
866/3	392.00	Excess
866/3	302.80	Non-Vacant.

11. M.E.No.39526 dtd.11.02.1999 shows that the land bearing S.No.866/3/A/1 was owned by Gangubai Murlidhar Tejale & others and in other right column there is remark of excess area 411.34 Sq.Mtr. now as per order of Addl.Collector & competent Officer, ULC Nashik vide order No.Na.Ja.Ka.M./

A-4/5316/90 dtd.10.02.1999 that remark of excess area shifted to S.No.866/3A/6 owned by Machhindra Ramji Tejale.

12. M.E.No.40046 dtd.18.05.1999 shows that Shalini Murlidhar Nikam, Nalini Shaebrao Gaikwad & Pushplata Sudhir Gangurde released their rights infavour of Gangubai Murlidhar Tejale, Prakash Murlidhar Tejale, Subhash Murlidhar Tejale & Narendra Murlidhar Tejale by registered Release Deed dtd.21.09.1994.Hence the names of releasor were deleted from record of rights.

13. M.E.No.67733 dtd.25.05.2010 shows that as per order No.S.R./42/2008 Kra.Kaksh/4/Vatan/Kavi/1049/09 dtd.07.09.2009 passed by Addl. Collector, Nashik the owners Gangubai Murlidhar Tejale & others paid government fees of Rs.2,29,750/- for that and granted to use land for non agricultural purpose on following conditions.

A. As per section 44 of M.L.R.C. the order must obtain from competent officer before using the land for non agricultural purpose.

B. The Land must be use within one year for the purpose of this permission is granted otherwise the permission will be cancelled automatically and at that time the government charges must be pay as per market value of that time.

C. If the land use for another purpose excluding the for the purpose this permission is granted then Collector will Sarve Notice of 3 months and the land will be hadover to government without any consideration.

D. The permission is granted without disturbing the rights of Sitaram Bayaji Lokhande & Mohana Sadashiv Pagare of other right column.And the remark of Navin Avibhajya Shart was deleted and remark of Juni Shart (Bho.Va.1) was taken.

14. M.E.No.77989 dtd.09.01.2012 shows that Sanjay Madhukar Tejale filed a suit No.576/2011 against Gangubai Murlidhar Tajale & others.Regarding suit he registered a Notice of Lease Pendancy at Sr.No.278/2012 dtd.07.01.2012.Hence remark of "Re.Mu.No.576/2011 nyay pravishtha" taken in other right column.

15. M.E.No.89898 dtd.15.07.2013 shows that Rejendra M Developers & builders pvt Ltd. through Director Narendra Manohardas Thakkar purchased plot No.1, 2 pai, 9, 10 Pai, 14, 15 & 17 to 20 and undeveloped area 125.10 Sq.Mtr. (Total area 2605.49 Sq.Mtr.) from Gangubai Murlidhar Tejale & others through GPA holder Rajendra M Developers through Director Jitendra Manohardas Thakkar for the consideration of Rs.2,00,000/- by way of registered Sale Deed No.7976/2013 dtd.10.07.2013.Hence the name of purchaser entered of record of rights.



16. M.E.No.89904 dtd.16.07.2013 shows that Sanjay Madhukar Tejale registered a Cancellation Deed No.8028/2013 dtd.11.07.2013 of Notice of Lease pendency No.278/2012.Hence remark of "Re.Mu.No.576/2011 nyay pravishtha" was deleted from other right column.

17. M.E.No.92877 dtd.28.03.2014 shows that as per order No.Adhi/Abhi/Kavi/865/2014 passed by Tahsildar Nashik on 25.03.2014 the name of Mohana Sadashiv Pagare was deleted from other right column.

18. M.E.No.95790 dtd.23.12.2014 shows that as per order No.Ku.Ka./Ka.Vi./1456/2014 passed by Tahsildar Nashik on 22.12.2014 the name of Sitaram Bayaji Lokhande was deleted from other right column.

19. M.E.No.A-1394 dtd.13.05.2016 shows that the owner Rajendra M Developers & Builders Pvt.Ltd. through Director Jitendra Manohardas Thakkar obtain non agricultural order for area adm.2605.49 Sq.Mtr. from Colletor Nashik by order No.Mah.Kaksh-3/4/Na.Ha.Da.Pra.Kra./127/2015 dtd.10.02.2016 and layout was finally approved by Nashik Municipal Corporation Nashik by letter No.Ja.No./Nagarrachna Vibhag/Antim/433/5244 dtd.09.01.1998. And Tahsildar, Nashik given sanad No.Jama-1/Reg.No.45/2016 dtd.11.05.2016.Hence the parts were seperated as follows.



S.No.	Plot No.	Area	Owner
866/3A/1	1	279.66	Rajendra M Developers & builders Pvt. Ltd.
866/3A/1	2 Pai.	254.58	
866/3A/1	9	196.80	
866/3A/1	10 Pai.	172.85	
866/3A/1	14	336.65	
866/3A/1	15	318.95	
866/3A/1	17	243.90	
866/3A/1	18	229.10	
866/3A/1	19	219.70	
866/3A/1	20	228.20	
866/3A/1Pai.		125.10 (Undeveloped area)	

Hence the 7/12 of plots were seperated and subjected title plot No.14 & 15 came into existence.

20. Further it is found that the present owner Shree Infra Project Partnership Firm through partner Mr.Vivek Gokul Javiya & Mr.Renish Mansukh Ladani purchased subjected title plot No.14 & 15 from Rajendra M Developers & Builders Pvt. Ltd. through Director Narendra Manohardas Thakkar for the con-

sideration of Rs.80,00,000/- by way of registered Sale Deed No.301/2017 dtd.13.01.2017.

No charge, encumbrances or defect found during the course of investigation of documents produced before me by Shree Infra Project Partnership Firm through partner Mr.Vivek Gokul Javiya & Mr.Renish Mansukh Ladani.

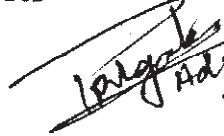
OPINION

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that above said owner is legally clear, negotiable and marketable title over above said Non-Agricultural plot properties, which are free from all charges, encumbrances and defects of whatsoever nature and Shree Infra Project Partnership Firm through partner Mr.Vivek Gokul Javiya & Mr.Renish Mansukh Ladani are legally entitled to use it in any manner whatsoever as owner.

Hence This TITLE REPORT

NASHIK

DATE : 11/03/2017


11.3.17
PRAMOD R. INGALE
ADVOCATE
Chamber No.124/1, Maruti Chambers,
District Court, Nashik.