

NAWALE G.D.

Advocate and Notary

CHETAN G. NAWALE

Advocate.

Office- Chamber No. 306 Building No.3, District Court Compound, Nashik,

Date : 14.10.2014

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1. DESCRIPTION OF THE PROPERTY :-

- a. All that piece and parcel of Plot No.2, situated lying and being in Survey No. 65/1/1A, Gangapur Road, Near Navshya Ganpati Nashik, within the limits of Nashik Municipal Corporation admeasuring 654.71 sq.meter, N.A. Assessed at Rs. 196.41 ps. or thereabout at village Anandvalli, Taluka and District Nashik within the Registration District and Sub-District Nashik.
- b. All that piece and parcel of Plot No.3, situated lying and being in Survey No. 65/1/1A, Gangapur Road, Near Navshya Ganpati Nashik, within the limits of Nashik Municipal Corporation admeasuring 307.99 sq.meter, N.A. Assessed at Rs. 92.39 ps. or thereabout at village Anandvalli, Taluka and District Nashik within the Registration District and Sub-District Nashik.

2..NAME OF THE PROPERTY OWNERS:-

1. MUKUND BHANJI AGRAWAT AND 2. SHRI. ASHOK KUMAR MADRECHA – OWNER OF PLOT NO. 2.



2. JAYSHREE MUKUND AGRAWAT AND 2. MRS. PUSHPA ASHOK MADRECHA- OWNER OF PLOT NO.3

The said owners of the above property is requested me to give the Title Certificate of the Property. Hence, I have gone through the following documents, which are placed before me by the owner and the Developer M/s. Dhruv Developers and I have taken search of the above properties.

1. M.E.No. 1119, 1323, 1604, 1632, 2282, 2733, 4896, 5129 and 5096.
2. 7/12 Extract 1981 to 2014
3. N.A. order dated 3.1.2005.
4. Final layout dated 29.10.2005
5. Sale deed of Plot No.2 and 3 dated 7.12.2005 at Sr.No. 5295/2005.
6. Development Agreement dated 5.3.2014
7. Development Right Certificate dated 28.11.2011
8. T.D.R. Sale deed dated 4.4.2014
9. Commencement Certificate dated 21.4.2014
10. N.A. receipt

HISTORY OF THE PROPERTY :-

1. The M.E.No. 1119 dated 25.5.1981 shows that, the property owner of S.No. 65/1 Shri. Fakira Tukaram Sope paid the declaration charge of Central Godavari Krushak Seva Sanstha, Gangapur, hence as per the letter of Central Godavari Krushak Seva Sanstha, Gangapur, dated 25.5.1981, the name of said Central Godavari Krushak Seva Sanstha, Gangapur is



deleted from other rights column of the 7/12 Extract. Hence this entry is mutated.

2. M.E.No. 1323 dated 12.2.1986 shows that, the property owner Fakira Tukaram Sope paid the total loan of the said Central Godavari Krushak Seva Sanstha, Gangapur, Nashik, hence as per the letter No. 7250 dated 19.12.1985, the name of said Central Godavari Krushak Seva Sanstha, Gangapur is removed from the other rights column of the S.No. 65/1 and other properties. Hence this entry is effected.

3. M.E.No. 1604 dated 30.5.1989 shows that, the original owner sold the sum portion of S.No. 65/1 and other properties, hence S.No. 65/1 divided into three parts i.e. S.No. 65/1/1, 65/1/2, and 65/1/3. The S.No. 65/1/1 adm. Area 61886.95 sq.mtrs. remain with original owner Shri. Fakirrao Sope, hence the Mutation entry is effected.

The S.No. 65/1/1 remain with the original owner, his name, hence his name mutated as a owner to the above property.

4. The M.E.No. 1632 dated 22.8.1989 shows that, the owner of the S.No. 65/1 paid bunding charge, hence as per the Tahasildar, it order No. BND/WS/94/89 dated 21.8.1989, hence the bunding charge is removed from the 7/12 Extract. Hence this entry is affected.

5. M.E.No. 2282 dated 8.3.1995 shows that, Fakirrao Tukaram Sope sold the S.No. 65/1/1 sum portion to the Sau.



Kamalini Ramanlal Gujarathi on 16.6.1994, hence name of the Purchaser is a mutated to the said land, hence this entry is made and certified.

6. M.E.No. 2733 dated 17.7.1997 shows that, S.No. 72/1 and S.No. 65/1/1A and 65/1/1B the layout sanctioned by authority, hence the some land remain in the name of the original owner Fakira Tukaram Sope area adm. 2 H. 29-8-30 R. and other lands, Hence this entry is mutated.

7. M.E.No. 4896 dated 17.3.2005 shows that, the Excess Area of S.No. 65/1/1 shows that, the entry is cancelled by the Circle Officer, Makhamalabad, but there is no any concern with the Plot No. 2 and 3, hence this entry is mutated.

8. M.E.No. 5129 dated 14.12.2005 shows that, the Fakira Tukaram Sope through his Power of Attorney holder Pradeep Madanlal Gupta sold Plot No. 2 out of S.No. 65/1/1A to Mr. Mukund Bhanji Agrawat, Mr. Ashok Kumar Madrecha, and Plot No.3 to Sau Jayshree Mukund Agrawat and Sau. Pusha Ashok Madrecha on 13.12.2005, the sale deed registered at Sr.No. 5295 and 5294/2005 respectively, hence this mutation entry is made.

9. The final layout plan of the said property has been sanctioned by the Assistant Director of Town Planning, Nashik Municipal Corporation, Nashik vide letter No. Nagarrachana Vibhag/ Antim/Satpur/3/3869/ dt. 29.10.2005. 

10. The permission u/s 44 of the Maharashtra Land Revenue Code granted for Non-Agricultural use of the said property by the Collector, Nashik vide its order No. Maha/Desk/3/N.A/4/236/ 2004 dated 3.3.2005. And hence as per the plan M.E.No. 5096 is mutated on 30.10.2005. The total 20 plots mutated to the record of rights.
11. I have verified one Development Agreement in between the original plot owners and M/S. Dhruv Developers, a Partnership Firm, through its Partner Mrs. Dimple Rajkumar Sancheti in above respect properties on 5.3.2014 and it shows that the construction i.e. admeasuring 1269.08 sq.mtrs. to be given to the original owner from Developer as per which is shown in the Development Agreement. The Development Agreement and Power of Attorney is also registered at Sr.No. 2152/2014 and 2153/2014 respectively.
12. It is also shown that the Commencement Certificate also given by the Municipal Corporation, Nashik for construction dated 21.4.2014 vide its No. LND/BP/Satpur/B-1/34/386 dated 21.4.2014.
13. The N.A. Tax of the said plots paid upto till date.

OPINION :-After due Investigation and observation of all the documents, regarding the said properties, I am of the opinion that as per record, the title of the properties bearing Plot No.2, situated lying and being in Survey No. 65/1/1A, Gangapur Road, Near Navshya Ganpati Nashik, within the limits of



Nashik Municipal Corporation admeasuring 654.71 sq.meter, N.A. Assessed at Rs. 196.41 ps. and Plot No.3, situated lying and being in Survey No. 65/1/1A, Gangapur Road, Near Navshya Ganpati Nashik, within the limits of Nashik Municipal Corporation admeasuring 307.99 sq.meter, N.A. Assessed at Rs. 92.39 ps. or thereabout at village Anandvalli, Taluka and District Nashik within the Registration District and Sub-District Nashik are clear, good and marketable and the properties are free from all encumbrances. And also the present owners 1. Mr. Mukund Bhanji Agrawat, 2. Mr. Ashok Kumar Madrecha, 3. Mrs. Jayashree Mukund Agrawat and 4. Mrs. Pushpa Ashok Madrecha are absolute owners of the said properties and they have legal right to dispose of the properties.

Nashik

Date : 14.10.2014


Nawale G.D.

Advocate & Notary

Note: All the documents and copies thereof are returned herewith.