ADVOCATE

Narendra N. Chauhan

B.Com., L.L.M., D.T.L. D.L.W., D.C.R.
Office : Rajendra Colony, Shahu Maharaj Path,
Nashik Road. Mob.: 9422261798

TITLE CLEARANCE REPORT

TO WHOMSOEVER IT MAY CONCERN

(I) DESCRIPTION OF PROPERTY :-

All that piece and parcel of land bearing **Plot No. 09,** area admeasuring **333.33 Sq. Mtrs.** from & out of sanctioned layout plan of **Survey No. 55/3A+3B,** situated at **Village : Dasak,** Tal. & Dist. Nashik within the local limits of Nashik Municipal Corporation and Registration & Sub-registration Tal. & Dist. Nashik and which is bounded as under :-

On or Towards East	:	Survey No. 55/2/1 Plot No. 27 & Open Space
On or Towards West	:	Plot No. 8
On or Towards South	:	Plot No. 10 & Colony Road
On or Towards North	:	Survey No. 55/2/1 Plot No. 11 & Open Space

All the said plot property together with existing rights of Easement, Access, Ways, Common Roads, open spaces with right of ownership.

(II) NAME OF THE OWNER / HOLDER OF SAID PROPERTY :-

Sainath Enterprises

Through its Partner

Shri. Pravinbhai Gopalbhai Patel

R/o.: Flat No. 10, Guruashish Apartment,

Anand Nagar, Nashik Road

(III) **DOCUMENTS PRODUCED BEFORE ME FOR INSPECTION :-**

1. Copy of 7/12 Extract
2. Copy of Mutation Entries (6-D Entries)
3. Copy of N.A. Order
4. Copy of N.A. Tax paid Receipt
5. Copy of approved Layout Order
6. Copy of approved Layout Plan
7. Copy of Registered Sale Deed of Plot
8. Copy of Registered Sale Deed of TDR
9. Copy of Sanction of Building Permit And Commencement Certificate
10. Copy of Building Plan
11. And other related papers

(IV) **OBSERVATIONS & FINDINGS :-**

As per the request of **Sainath Enterprises, Through its Partner, Shri. Pravinbhai Gopalbhai Patel,** R/o.: Anand Nagar, Nashik Road, I have investigated into the title of above said plot property. For that purpose, I had perused the concerned Revenue records & other related papers / permissions etc. and my observations & findings are as under :-

M.E. No. 589 dtd. 10.11.1948 shows that Ganpat Aaba Adhav died on 15.5.1948 leaving behind his legal heirs son Deoram through Minor guardian Sarubai.

M.E. No. 1617 dtd. 17.4.1970 shows that Weights & Measurement Enforcement Act and Indian Coinage Act was applied to the state of Maharashtra. Hence measurement system changed into decimal system.

M.E. No. 1840 dtd. 29.3.1973 shows that Vithu Aabaji Adhav died on 5.1.1973 leaving behind his legal heirs

1) Raibhan Vithoba Adhav - son
2) Sitabai Bhaguji Rahade- Daughter

But name of daughter was mutated in other right column as she has no actual possession and name of son was mutated in owners column.

M.E. No. 3355 dtd. 16.5.1986 shows that Raibhan Vithoba Aadhav has purchased S.No. 55/3A from Deoram Ganpat Adhav on 10.7.1981 by way of sale deed. Both parties are agriculturist.

M.E. No. 3356 dtd. 31.5.1986 is reflected on 7/12 extract but not related with subject property. Hence I am not comment on it.

M.E. No. 3446 dtd. 18.12.1986 shows that Deoram Ganpat Aadhav has repaid the bunding charge hence as per order of Tahsildar Nashik the charge was deleted.

M.E. No. 3396 dtd 23.8.1986 shows that Raibhan Vithoba Aadhav and Sitabai Bhaguji Rahade has sold the property as follows

1) S.No. 55 / 3 A area 0 H 18 R - Meenaben Kanji Patel on 4.6.1986
2) S.No. 55 / 3 B area 0 H 17 R - Velji Kanji Patel on 11. 2. 1986.

M.E. No. 4748 dtd. 10.3.1993 shows that Layout plan was sanctioned by NMC Nashik vide letter No. Land/ Antim / Layout / 20.7.1993 and Collector of Nashik has granted NA permission vide order No. Mah/Kaksha 3/NA/253/1992 dtd. 28.7.1992. Hence S.No. 55/ 3 A + 55/3B was divided into various plots.

M.E. No. 5286 dtd. 10.6.1995 shows that Veena N. Samundre has purchased Plot No. 9 area 333.33 Sq. Mtrs. and Ashok Govind Bamnodkar has purchased Plot No. 7 area 128.65 Sq. Mtrs. from Velji Kanji Patel on 16.5.1994 by way of sale deed. Hence name of purchaser was mutated in owners column.

M.E. No. 9377 dtd. 3.12.2007 shows that Maganbhai Devjibhai Patel has purchased Plot No. 9 area 333.33 Sq. Mtrs. from Veena N. Samundre through GPA Holder 1) Rajedra Tanaji Gaikwad 2) Sunil Sukdeo Gaikwad on 1.11.2007 by way of sale deed along with permission of ULC. The said sale deed is registered vide Sr. No. 7879/2007 dtd. 1.11.2007. Hence name of purchaser was mutated in owners column and ME was sanctioned.

M.E. No. 15720 dtd. 13.6.2017 shows that Sainath Enterprises Through Partner Mr. Pravinbhai Gopalbhai Patel has purchased Plot No.

9 from Maganbhai Devjibhai Patel on 15.3.2017 vide Sr. No. 1456. Hence name of purchaser was mutated in owners column.

That Sainath Enterprises, Through its Partner, Shri. Pravinbhai Gopalbhai Patel has purchased D Zone TDR area admeasuring 133.00 Sq. Mtrs. from Shri. Maganbhai Devjibhai Patel on 15/3/2017 by way of Sale Deed. The said Sale Deed of TDR is registered at the office of Joint Sub-Registrar Class 2 Nashik 2 at Sr. No. 1457 Dt. 15/3/2017.

Then after Sainath Enterprises, Through its Partner, Shri. Pravinbhai Gopalbhai Patel has prepared a building plan which is sanctioned by Nashik Municipal Corporation Nasik vide letter No. LND/BP/C4/10/263 Dated 13/5/2016 for residential purpose in respect of Plot No. 9 out of S. No. 55/3A+3B situated at Village : Dasak, Tal. & Dist Nashik.

Record further goes to shows that Sainath Enterprises, Through its Partner, Shri. Pravinbhai Gopalbhai Patel shows had executed Declaration of Apartment of Tulsi Villa Apartment on 19.7.2017. The said Declaration of Apartment is registered at the Office of Joint Sub Registrar Class 2 Nashik 2 at Sr. No. 4713/2017 Dt. 24.7.2017.

After perusing all the aforesaid available revenue records and other related papers/permissions etc. I am of the opinion that, Sainath Enterprises, Through its Partner, Shri. Pravinbhai Gopalbhai Patel are having a clear and marketable title over above said Plot No. 09, area

admeasuring 333.33 Sq. Mtrs. from & out of sanctioned layout plan of Survey No. 55/3A+3B situated at Village : Dasak, Tal. & Dist. Nashik and which is free form all encumbrances / charges of whatsoever nature, subject to above observations.

This Title Clearance Report is given only on the basis of documents produced & shown before me by the aforesaid **Sainath Enterprises, Through its Partner, Shri. Pravinbhai Gopalbhai Patel,** R/o.: Anand Nagar, Nashik Road.

Hence this Title Clearance Report.

Place : Nashik Road
Date : 25/7/2017

NN Chauhan

NARENDRA N. CHAUHAN
ADVOCATE
ॲड. नरेन्द्र नरसीभाई चौव्हाण
राजेंद्र कॉलनी, शाहू महाराज पथ,
नासिकरोड - ४२२१०१