Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE

Chamber No. 224 / 2, Distric Court, Nashik - 422002
Flat No. 3, Pooja Apt., Shankar Nagar, Gangapur Road,
Nashik - 422 013. Cell : 9822215150

Dt - 23/1/12

TITLE REPORT

" TO WHOM SO EVER IT MAY CONCERN"

SUB: All that piece & Parcel of the land or ground laying ,being & situated t revenue village Pathardi, Tal & Dist Nasik, within the limits of Nashik Muncipal Corporation, Nashik. bearing **Plot No.2** admeasuring area 222.50 Sq.Mtr. out of S.No.308/A/2/2 & **Plot No. 3** admesuring area 217.50 Sq.Mtr. out of S.No.308/A/2/3.

As per the request of **M/s. Shree Builders & Contractors** through Prop.Shri. Sanjay Manak Patil. I have study the records which is given & available to me by owner in respect of the above mentioned property.

Together with all the Easementry rights, & other hereditaments.

All the above said property here in after referred as " The property in question" for the sake of brevity.

Upon perusal & verification of the relevant & available zerox records it transpires to me as under :

DOCUMENTS PERSUED AND STUDIED

i) 7/12 extract.
ii) 6 D extract.
iii) Sale deed of Plot No.2 & 3 dt.05-04-2005.
iv) Sale deed of Plot No.2 & 3 dt.06-09-2011.
v) Commencement Certificate dt.07-01-2011.
vi) Building Plan

Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE

Off.: Chamber No. 224 / 2, Distric Court, Nashik - 422002
Resi.: Flat No. 3, Pooja Apt., Shankar Nagar, Gangapur Road, Nashik - 422 013. Cell : 9822215150

vii) Demarcated Final Layout
viii) Index II extract
ix) T.D.R sale deed dt.19-12-2011

HISTORY

1] Initially in the year 1974-75, The Revenue record shows that the land i.e.S.No.308/A were owned & possessed by Shri.Kalu Narayan Navale & Shri.Laxman Devram Demase.

2] On 13-09-1977 the Co-owner of undivided share of S.No.308/A, Shri. Kalu Narayan Navale was died .He left behind him his following legal heirs, 5 Son's 1)Karbhari Kalu Navale 2)Anaji Kalu Navale 3) Raghunath Kalu Navale 4) Kondaji Kalu Navale 5) Gangadhar Kalu Navale ,2 daughters 1) Kisamabai Punja Kombade 2)Kamalabai Murlidhar Nisal & Wife- Rakhamabai Kalu Navale. The name of above said heirs were mutated in ownership column on 7/12 extract of the property.

This fact is Evident from M.E.No.3118 dt. 01/10/1977

3] The owner of S.No.308/A Shri.Laxman Devram Demase & others 8 have prepared layout on said S.No. & got it sanctioned from Assistant Director,Town Planning officer, Nasik vide their order No.R.P/Pathardi/NA/6369 dt.29-12-1981. As well as obtained N.A.permission from Collector,Nasik vide their order No.Desk-III/ LNA/S.R.617/81 dt.30-01-1982. On the basis of said permissions 7/12 extract of the plots were separated & 7/12 extract of the plots were formed. The remaining part of Mutation entry is not in a readable condition.

This fact is Evident from M.E.No. 3325

4] The co-owner of S.No.308/A Shri.Laxman Devram Demase has given an application that he had repaid the whole loan amount