

Jagdish Popat Kajale
B.A.L.L.B.
Advocate

Office: A-223, Meghdoot Shopping Center, C.B.S., Nashik-422002
Mob.9763663253

Date : 06/10/2016

TITLE REPORT

(TO WHOMSOEVER IT MAY CONSERN)

A] Description of the property :-

All that piece & parcel of the plot property bearing Plot No.27 & 28 Total admeasuring area 1051.03 Sq. Mts. Out of S.No.320/1 Situated, being & lying within the village limits of Pathardi, Tal & Dist. Nashik. (Hereinafter referred to as the " Said plots ")

B] Present Owners of the Said Property :-

Shivshakti Buildcon Partnership Firm throu.Part.
Mr.Maheshbhai Premjibhai Kathiriya

C] Documents perused & record inspected:-

- 1) All the relevant 7/12 extracts & Mutation entries for the last 30 years
- 2) Non-agricultural Permission Dated : 09/12/1997 & NA tax receipt
- 3) Layout Plan & Permission Dated : 19/02/1998
- 4) Sale Deed Dated : 24/03/1998, 19/05/1998, 22/07/2015
- 5) G.P.A Dated .30/05/2015
- 6) Partnership Dated : 06/05/2015

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1. M.E.No.887 Dated : 16/08/1942 :-

It's discloses that as per hissa form no 12 the Share/hissa is allowtted in village Pathardi and by way of such hissa form no.12 the s no 320/1 is allowtted to Mr.Babu bhika Nawale through is guardian Sitabai. M.E. Made & Certified .

2. M.E.No.1895 Dated : 16/11/1956 :-

It's discloses that the land of S.NO 320/1 is Owned by Mr.Babu bhika Nawale & the name of Sada Mahadu Nawale is recorded as a Tenant in other right colume of the 7/12 extract of the Said land. M.E. Made & Certified .

3. M.E.No.2020 Dated : 01/10/1967 :-

It's discloses that the land of S.NO 320/1 is Owned by Mr.Babu bhika Nawale & the name of Sada Mahadu Nawale is recorded as a Tenant in other right colume of the 7/12 extract of the Said land. But the Said land is not in the Passions of the Said Tenant M.E. More then two year hence the name of the Said Tenant is Deleted from the 7/12 of the Said Land. Made & Certified .

4. M.E.No.2747 Dated : 17/05/1970 :-

Its appears that the effect of enforcement act and Indian coinage act was given to all land of village Pathardi And accordingly measurements of the land were change to decimal system. M.E. Made & Certified.

5. M.E.No.6342 Dated : 03/02/1996 :-

It's discloses that the land of S.No 320/1 is owned by Mr.Babu bhika Nawale & the Said person has sold Said land to Mr.Shivaji Namdeo Aher & other as per that the name of Said person has recorded on the 7/12 Extract of

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6. M.E.No. 6345 Dated : 09/02/1996 :-

It's discloses that Mr.Janardhan Rangnath Patil the land owner of S.No. 320/1 has died. On 02/01/1992 at nashik & he has No Child. Hence as legal heir the name of is wife namely Jijabai Janardhan Patil has recorded on 7/12 extract of the said land. Mutation Entry made & Certified.

7. M.E.No.7067 Dated : 09/12/1997 :-

It's discloses that the Adm. Area 15000.00 Sq.mtrs out of S. No. 320/1 the owner of the said land is Converted in to Non- Agricultural use by the Order of Collector of Nashik. thus the Said Land is Converted in to Plot No.1 to 31 by the Order of Assistant Town Planning officer Nashik. As per that the Entry of Plot is taken on 7/12 Extract of the Said Land. M.E. made & Certified .

8. M.E.No.7150 Dated : 30/04/1998 :-

It's discloses that the plot no.27 adm. area 511.312 Sq.mtrs. is owned & possessed by Mr.Shivaji Namdeo Aher & other & they are Sold said plot to Mr. Rupesh Jivan Gade by way of Sale Deed through their G.P.A Holder Mr.Vijay Govindrao barde. Hence the name of Said person has recorded on the 7/12 Extract of the Plot. M.E. made & Certified.

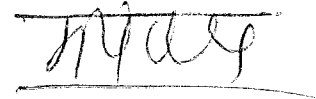
9. M.E.No.23551 Dated : 06/08/2015 :-

It's discloses that the no.27 adm. area 511.312 Sq.mtrs. is owned & possessed by Mr. Rupesh Jivan Gade & plot no.28 adm. area 539.718 Sq.mtrs. is owned & possessed by Mr.Mangesh Jivan Gade & they are Sold said plot to Shivshakti Buildcon partnership firm through is partner by way of Sale Deed through their

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E) Opinion :- After the perusal of aforesaid records, Deeds, Document & permissions, I am of the opinion that **Shivshakti Buildcon Partnership firm through is Partner.Mr.Maheshbhai Premjibhai Kathiriya** is the absolute owner of Plot No.27 & 28 Total admeasuring area 1051.03 Sq. Mts. Out of S.No.320/1 Situated, being & lying within the village limits of Pathardi , Tal & Dist. Nashik. and the said owners are having a clear & good marketable title to the said plots, & free from all types of encumbrance, whatsoever nature.

Place : Nashik



Jagdish Popat Kajale
Advocate

JAGDISH POPAT KAJALE
ADVOCATE
NASHIK