



BAPU VIJAY NIKAM

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Advocate

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Date: 07/09/2016

TITLE REPORT

(TO WHOMSOEVER IT MAY CONCERN)

Subject: Plot No. 16 measuring 612.84 SqMtrs out of Survey No. 900/1/6, situated at Nashik, Tal.Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik...

Sir / Madam,

Mr Shubham Babulal Dholu submitted concern revenue records and other relevant documents necessary for this report. Relying upon the said papers I am herewith submitting this report with respect to subject mentioned property as under:

(I) DESCRIPTION OF THE PROPERTY:

Plot No. 16 measuring 612.84 SqMtrs out of Survey No. 900/1/6, situated at Nashik, Tal.Dist. Nashik and bounded as under:

On or towards:

East - Plot No. 15
West - Plot No. 17
South - 12.00 Mtrs Colony Road
North - 09.00 Mtrs Colony Road

(II) NAME/S OF THE OWNER/S:

1. Mr Madhukar Damodar Sonawane,
2. Mr Vishnu Damodar Sonawane,
R/o. Flat No. 06, Krushn Bhumi Apartment,
Sinhasth Nagar, CIDCO, Nashik
3. Mr Eknath Damodar Sonawane,
4. Mr Sukdev Damodar Sonawane &
5. Mr Tukaram Damodar Sonawane,
No. 01, 03, 04 & 05 R/o. Sonawane Mala,
Chetna Nagar, Rane Nagar, CIDCO, Nashik

(III) NAME OF THE DEVELOPER/S:

Mr Subham Babulal Dholu,



R/o. Flat No. 03, Ashtavinayak Apartment,
Hirawadi, Panchvati, Nashik-422003

(IV) LIST OF DOCUMENTS SCRUTINISED:

1. 7/12 Extracts & relevant Mutation Entries
2. Original General Power of Attorney dated 07/06/2016 (Sr.No. NSN1-04677-2016 dated 08/06/2016), together with Registration Receipt No. 10751
3. Original Development Agreement dated 07/06/2016 (Sr.No. NSN1-04676-2016 dated 08/06/2016), together with Registration Receipt No. 10748
4. Original General Power of Attorney dated 03/06/2016 (Sr.No. NSN1-04675-2016 dated 08/06/2016), together with Registration Receipt No. 10747
5. Original General Power of Attorney dated 03/06/2016 (Sr.No. NSN1-04569-2016 dated 04/06/2016), together with Registration Receipt No. 10483
6. Original General Power of Attorney dated 03/06/2016 (Sr.No. NSN1-04562-2016 dated 04/06/2016), together with Registration Receipt No. 10482
7. Original General Power of Attorney dated 03/06/2016 (Sr.No. NSN1-04561-2016 dated 04/06/2016), together with Registration Receipt No. 10481
8. Original General Power of Attorney dated 03/06/2016 (Sr.No. NSN1-04560-2016 dated 04/06/2016), together with Registration Receipt No. 10479
9. Photo copy of Partition Deed dated 07/04/2014 (notarized at Sr.No. 1349-2014 dated 09/04/2014)
10. Photo copy of Final Layout approval Letter dated 21/01/2013
11. Photo copy of Non-Agricultural permission dated 16/03/2012

(V) FINDINGS & OBSERVATIONS:

1. It appears from **Mutation Entry No. 7404** which is duly certified, that the landlords Mr Babu Govinda Sonawane & others effected partition of lands owned by them. Accordingly Survey No. 900 came to share of Mr Damu Babu Sonawane.
2. Thereafter, as per provisions of The Bombay Weights &



Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955, Metric System was made applicable to entire village Nashik and to that effect **Mutation Entry No. 12378** certified on 30/04/1972 is mutated accordingly.

3. The landlord Mr Damu Baburao Sonawane obtained loan of ₹ 2,000/- (Rupees Two Thousand only) dated 30/11/1968 from The Nashik District Co-Op. Land Development Bank Ltd Nashik and therefore charge of said bank was created in the records of Survey No. 900 under reference by entering name of the said bank in owners' column and shifting name of the landlord in other rights column. To that effect **Mutation Entry No. 12671** is mutated accordingly.
4. The landlord Mr Damu Baburao Sonawane obtained loan of ₹ 35,000/- (Rupees Thirty Five Thousand only) from Pimpalgaon Bahula Vividh Karyakari Seva Sahakari Society Ltd by way of Declaration dated 16/06/1977 and therefore charge of said society created in other rights column of Survey No. 900 under reference and to that effect **Mutation Entry No. 15940** is mutated accordingly.
5. It appears from **Mutation Entry No. 21627B** which is duly certified, that the landlord Mr Damu Baburao Sonawane obtained loan of ₹ 40,000/- (Rupees Forty Thousand only) from The Maharashtra State Co-Op. Land Development Bank Ltd Mumbai, by way of Mortgage Deed dated 17/05/1985 and therefore charge of said bank was created in the records of Survey No. 900 under reference by entering name of the said bank in owners' column. Later upon repayment of entire loan amount along with interest thereon charge of the said bank deleted from the records of Survey No. 900 under reference and name of the said landlord was restored in owners' column. To that effect **Mutation Entry No. 28110** certified on 26/06/1991 is mutated accordingly.
6. Further, as per Order dated 28/04/1992, bearing No. Case Work R.T.S./VaShi/133/91 issued by Hon'ble Tahsildar, Nashik, name of Mr Sadashiv Baburao Sonawane entered in the records of Survey No. 900 under reference for area measuring H 02.63 R + Pot Kharaba H 00.04 R, vide **Mutation Entry No. 29296**



certified on 11/07/1992.

7. The landlords Mr Damu Baburao Sonawane & Mr Sadashiv Baburao Sonawane effected partition of lands owned by them as follows:

Survey No.	Area	Pot Kharaba	Name of Owner / Possessor
900/1(P.)	H 02.63 R	H 00.04 R	Mr Damu Baburao Sonawane
900/2(P.)	H 02.63 R	H 00.04 R	Mr Sadashiv Baburao Sonawane
906/1(P.)	H 01.00 R	-	Mr Damu Baburao Sonawane
906/2(P.)	H 01.00 R	-	Mr Sadashiv Baburao Sonawane
906/3(P.)	H 03.66 R	H 00.06 R	Mr Laxman Baburao Sonawane
906/4(P.)	H 03.65 R	H 00.06 R	Mr Bhaskar Baburao Sonawane

To that effect **Mutation Entry No. 32014** is mutated accordingly upon submission of application & Urban Land Ceiling order.

8. In the meanwhile, landlord Mr Damu Baburao Sonawane died on 21/07/2003 and therefore names of his legal heirs i.e. Widow: Seetabai; Sons: Madhukar, Vishnu, Eknath, Sukdev, Tukaram and Married-Daughter: Bababai were brought on record of rights of Survey No. 900/1 under reference, vide **Mutation Entry No. 58427** certified on 01/08/2007.
9. Thereafter, upon Letter dated 02/08/2007 issued by Hon'ble Secretary, Pimpalgaon Bahula Vividh Karyakari Seva Sahakari Society Ltd Pimpalgaon Bahula, Nashik, charges of ₹ 1,00,000/- (Rupees One Lakh only) dated 25/04/1986, ₹ 35,000/- (Rupees Thirty Five Thousand only) dated 16/06/1986 & ₹ 1,00,000/- (Rupees One Lakh only) dated 17/05/1988 were removed from other rights column of Survey No. 900/1 under reference, vide **Mutation Entry No. 58925** certified on 26/10/2007.
10. Further, one of the landlords, landlady Mrs Bababai Govind Bodke released her ancestral rights in Survey No. 900/1 under reference in favour of 1. Mr Madhukar Damodar Sonawane, 2. Mr Vishnu Damodar Sonawane, 3. Mr Eknath Damodar Sonawane, 4. Mr Sukdev Damodar Sonawane & 5. Mr Tukaram Damodar Sonawane, without consideration, by way of Release Deed dated 12/11/2007 duly registered at the office of Hon'ble Joint Sub-Registrar, Class 2, Nashik-2, at Sr.No.



NSN2-08190-2007 and therefore name of the said landlady deleted from other rights column, vide **Mutation Entry No. 61107** certified on 22/04/2008.

11. Hon'ble Collector, Nashik issued **Non-Agricultural permission** under Section 44 of Maharashtra Land Revenue Code, 1966 by Order dated 16/03/2012, bearing No. Mah/Kaksh-3/4/Bi.She.Pra.Kra./113/2012 for Residential utilization of area measuring 24,907.00 SqMtrs (after exclusion of area measuring 1,793.00 SqMtrs) out of Survey No. 900/1 total measuring 26,700.00 SqMtrs - owned by Smt Seetabai Damodar Sonawane & others.
12. The landlords Smt Seetabai Damodar Sonawane & others obtained approval of **Final Layout** of Survey No. 900/1 under reference comprising of Plot No. 01 to 20 from Hon'ble Asst Director, Town Planning, Nashik Municipal Corporation, Nashik, vide **Letter** dated 21/01/2013, bearing No. Nagarrachana Vibhag/Antim/CIDCO/B3/42.
13. By virtue of Non-Agricultural permission dated 16/03/2012, coupled with Final Layout approval Letter dated 21/01/2013 - both mentioned above Survey No. 900/1 under reference laid into Plot No. 01 to 20 - including Plot No. 16 measuring 612.84 SqMtrs under reference. accordingly separate 7/12 Extracts of these plots were prepared, vide **Mutation Entry No. 87861** certified on 26/02/2013. The entry further reveals that the landlords had entered into Agreement with M/s Viraj Estates Pvt. Ltd, through Director Mr Rajendra Rasiklal Shah, with respect to area measuring 7,790.00 SqMtrs out of Survey No. 900/1 under reference, duly registered at the office of Hon'ble Sub-Registrar, Nashik, at Sr.No. NSN-00817-2012 dated 18/01/2012 and therefore remark of said Agreement entered in other rights column of Plot No. 13, 14, 15, 16, 17, 18, 19 & 20.
14. Subsequently remark of Agreement entered in other rights column of Plot No. 16 by previous Mutation Entry No. 87861 was deleted upon affidavit, copy of Agreement & application stating that the said Agreement made was for Plot No. 13, 14, 15, 17, 18, 19 & 20 only and not for Plot No. 16 under reference. To that effect **Mutation Entry No. 92596** certified



on 21/01/2015 is mutated accordingly.

15. Mutation Entry No. 93089 has been cancelled on 04/10/2014 by Hon'ble Tahsildar, Nashik as per Order dated 04/10/2014 and therefore no need to comment.
16. One of the landlords, landlady Smt Seetabai Madhukar Sonawane released her rights in Plot No. 01 to 12 & 16 out of Survey No. 900/1 under reference in favour of 1. Mr Madhukar Damodar Sonawane, 2. Mr Vishnu Damodar Sonawane, 3. Mr Eknath Damodar Sonawane, 4. Mr Sukdev Damodar Sonawane & 5. Mr Tukaram Damodar Sonawane, by way of Release Deed duly registered at the office of Hon'ble Joint Sub-Registrar, Class 2, Nashik-4, at Sr.No. NSN4-04009-2014 dated 07/04/2014. Therefore name of said landlady deleted from the records, vide **Mutation Entry No. 94286** certified on 01/09/2014.
17. On 07/04/2014, 1. Mr Madhukar Damodar Sonawane, 2. Mr Vishnu Damodar Sonawane, 3. Mr Eknath Damodar Sonawane, 4. Mr Sukdev Damodar Sonawane & 5. Mr Tukaram Damodar Sonawane executed **Partition Deed** of plots laid out in Survey No. 900/1 under reference. Thereby Plot No. 05 & 10 given to share of Executant No. 1; Plot No. 04 & 09 given to share of Executant No. 2; Plot No. 03 & 08 given to share of Executant No. 3; Plot No. 02 & 07 given to share of Executant No. 4 and Plot No. 01 & 06 given to share of Executant No. 5 and Plot No. 11, 12 & 16 kept in common share of all the above mentioned executants. The said Partition Deed is duly notarized before Mr Laxman Fakirrao Landge, Advocate & Notary, Nashik, at Sr.No. 1349-2014 dated 09/04/2014.

Accordingly effect of above mentioned Partition Deed has been made in the records, vide **Mutation Entry No. 94338** certified on 28/01/2015.

18. Thereafter, as per Letter dated 09/03/2015, bearing No. Nashi/DuRaNo./646/14 issued by Hon'ble Deputy Superintendent, Land Records, Nashik, coupled with Letter dated 16/06/2015, bearing No. Adhi/Abhi/KaVi/1209/2015, *Kami Jast Patrak* No. 121/15 was made applicable and Non-



Agricultural assessment of various properties – including Plot No. 16 under reference was corrected accordingly. To that effect **Mutation Entry No. 98155** certified on 21/08/2015 is mutated.

19. On 03/06/2016, 1. Mrs Laxmi Madhukar Sonawane, 2. Mr Sanjay Madhukar Sonawane, 3. Miss Sunita alias Bharati Madhukar Sonawane alias Mrs Sunita alias Bharati Shantaram Avhad, 4. Miss Sharda Madhukar Sonawane alias Mrs Sharda Suresh Mankar, 5. Miss Anita Madhukar Sonawane alias Mrs Anita Suresh Bodke, 6. Miss Manisha Madhukar Sonawane alias Mrs Manisha Pravin Bodke & 7. Miss Sarla Madhukar Sonawane alias Mrs Sarla Vasudev Ghuge executed **General Power of Attorney** in favour of Mr Madhukar Damodar Sonawane, with respect to Plot No. 11 measuring 2,000.3 SqMtrs out of Survey No. 900/1/4 & Plot No. 16 measuring 612.84 SqMtrs out of Survey No. 900/1/6. The said General Power of Attorney is duly registered at the office of Hon'ble Joint Sub-Registrar, Class 2, Nashik-1, at Sr.No. NSN1-04560-2016 dated 04/06/2016, which bears Registration Receipt No. 10479.
20. On 03/06/2016, 1. Mrs Lankabai Eknath Sonawane, 2. Mr Ramesh Eknath Sonawane & 3. Mr Bharat Eknath Sonawane executed **General Power of Attorney** in favour of Mr Eknath Damodar Sonawane, with respect to Plot No. 11 measuring 2,000.3 SqMtrs out of Survey No. 900/1/4 & Plot No. 16 measuring 612.84 SqMtrs out of Survey No. 900/1/6. The said General Power of Attorney is duly registered at the office of Hon'ble Joint Sub-Registrar, Class 2, Nashik-1, at Sr.No. NSN1-04561-2016 dated 04/06/2016, which bears Registration Receipt No. 10481.
21. On 03/06/2016, 1. Mrs Sugandha Sukdev Sonawane, 2. Miss Sarika Sukdev Sonawane alias Mrs Sarika Dnyaneshwar Sanap, 3. Miss Sulabha Sukdev Sonawane alias Mrs Sulabha Gopal Jaibhave, 4. Miss Pratibha Sukdev Sonawane alias Mrs Pratibha Somnath Sanap, 5. Miss Rohini Sukdev Sonawane & 6. Mr Mayur Sukdev Sonawane executed **General Power of Attorney** in favour of Mr Sukdev Damodar Sonawane, with



respect to Plot No. 11 measuring 2,000.3 SqMtrs out of Survey No. 900/1/4 & Plot No. 16 measuring 612.84 SqMtrs out of Survey No. 900/1/6. The said General Power of Attorney is duly registered at the office of Hon'ble Joint Sub-Registrar, Class 2, Nashik-1, at Sr.No. NSN1-04562-2016 dated 04/06/2016, which bears Registration Receipt No. 10482.

22. On 03/06/2016, 1. Mrs Nandabai Tukaram Sonawane, 2. Mr Kiran Tukaram Sonawane, 3. Miss Priya Tukaram Sonawane & 4. Miss Rinku Tukaram Sonawane executed **General Power of Attorney** in favour of Mr Tukaram Damodar Sonawane, with respect to Plot No. 11 measuring 2,000.3 SqMtrs out of Survey No. 900/1/4 & Plot No. 16 measuring 612.84 SqMtrs out of Survey No. 900/1/6. The said General Power of Attorney is duly registered at the office of Hon'ble Joint Sub-Registrar, Class 2, Nashik-1, at Sr.No. NSN1-04569-2016 dated 04/06/2016, which bears Registration Receipt No. 10483.
23. On 03/06/2016, 1. Mrs Suman Vishnu Sonawane, 2. Mr Ramdas Vishnu Sonawane, 3. Mr Jeevan Vishnu Sonawane, 4. Miss Shakuntala Vishnu Sonawane alias Mrs Shakuntala Dnyaneshwar Unhale & Miss Pushpa Vishnu Sonawane alias Mrs Pushpa Pradeep Nagare executed **General Power of Attorney** in favour of Mr Vishnu Damodar Sonawane, with respect to Plot No. 11 measuring 2,000.3 SqMtrs out of Survey No. 900/1/4 & Plot No. 16 measuring 612.84 SqMtrs out of Survey No. 900/1/6. The said General Power of Attorney is duly registered at the office of Hon'ble Joint Sub-Registrar, Class 2, Nashik-1, at Sr.No. NSN1-04675-2016 dated 08/06/2016, which bears Registration Receipt No. 10747.
24. 1. Mr Madhukar Damodar Sonawane, 2. Mr Vishnu Damodar Sonawane, 3. Mr Eknath Damodar Sonawane, 4. Mr Sukdev Damodar Sonawane & 5. Mr Tukaram Damodar Sonawane, with consent of their family members Mrs Laxmi Madhukar Sonawane & 24 others entrusted Plot No. 16 under reference for development purposes to Mr Shubham Babulal Dholu, by way of **Development Agreement** dated 07/06/2016, for consideration of 8,500.00 SqFts of built-up area as mentioned below:



Flat No.	Built-Up	Floor	Name of the Land Owner
03	850.00 SqFts	First Floor	Mr Madhukar Damodar Sonawane
20	850.00 SqFts	Fifth Floor	
07	850.00 SqFts	Second Floor	Mr Vishnu Damodar Sonawane
08	850.00 SqFts	Second Floor	
11	850.00 SqFts	Third Floor	Mr Eknath Damodar Sonawane
12	850.00 SqFts	Third Floor	
15	850.00 SqFts	Forth Floor	Mr Sukdev Damodar Sonawane
16	850.00 SqFts	Forth Floor	
04	850.00 SqFts	First Floor	Mr Tukaram Damodar Sonawane
19	850.00 SqFts	Fifth Floor	

So each of the land owner is going to receive total built-up area of 1,700.00 SqFts towards consideration of development project. The said Development Agreement is duly registered at the office of Hon'ble Joint Sub-Registrar, Class 2, Nashik-1, at Sr.No. NSN1-04676-2016 dated 08/06/2016, which bears Registration Receipt No. 10748.

In consonance with above said Development Agreement the landlords, with consent of their family members also executed **General Power of Attorney** dated 07/06/2016 in favour of Mr Shubham Babulal Dholu to carry & complete the development project. The said General Power of Attorney is duly registered at the office of Hon'ble Joint Sub-Registrar, Class 2, Nashik-1, at Sr.No. NSN1-04677-2016 dated 08/06/2016, which bears Registration Receipt No. 10751.

25. On 07/05/2016, Talathi, Nashik issued **Receipt** bearing No. 1818247 for the payment of Non-Agricultural Tax of ₹ 590/- for Year 2013-14 to 2014-15 & ₹ 295/- for Year 2015-16 - total aggregating to ₹ 885/- of Plot No. 16 under reference.
26. The 7/12 Extract for Year 2015-16 dated 06/09/2016 of Plot No. 16 measuring 612.84 SqMtrs out of **Survey No. 900/1/6** respectively, stands in the names of **Mr Madhukar Damodar Sonawane, Mr Vishnu Damodar Sonawane, Mr Eknath Damodar Sonawane, Mr Sukdev Damodar Sonawane & Mr Tukaram Damodar Sonawane** and no charges or encumbrances of whatsoever nature are seen in other rights column.



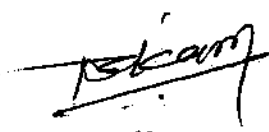
It is informed by Mr Shubham Babulal Dholu that an application has been put up to enter his name in other rights column of Plot No. 16 under reference as the Developer.

(VI) OPINION:

On the basis of above observations, I am of the opinion that title of **Mr Madhukar Damodar Sonawane, Mr Vishnu Damodar Sonawane, Mr Eknath Damodar Sonawane, Mr Sukdev Damodar Sonawane & Mr Tukaram Damodar Sonawane**, with respect to Plot No. 16 measuring 612.84 SqMtrs out of **Survey No. 900/1/6**, situated at **Nashik, Tal. Dist. Nashik**, within the limits of Nashik Municipal Corporation, Nashik, is clear & marketable and free from all encumbrances or charges whatsoever in nature and **Mr Shubham Babulal Dholu** has acquired valid, legal & enforceable development rights of said clear & marketable title, vide Development Agreement dated 07/06/2016 (Sr.No. NSN1-04676-2016 dated 08/06/2016) & General Power of Attorney dated 07/06/2016 (Sr.No. NSN1-04677-2016 dated 08/06/2016) mentioned above, upon certain terms & conditions as stipulated in the said documents.

Nashik

Date: 07/09/2016


B. V. Nikam
Advocate

