Mukund R. Odhekar

B. Com. LL.B. ADVOCATE

RESI: "Shivdurga", S. No. 575, Plot No.3, Dr. Homi Bhabha Nagar, Nasik 422 011

OFF : 199, M. G. Road, Nasik 422 001. Mobile 93256 68069

Ref. No.

Date : 15/10/12

MUKUND R. ODHEKAR Regd.No. MAH/1467/2000 ADVOCATE

TITLE INVESTIGATION REPORT

TOWHOMSOEVER IT MAY CONCERN

Subject Verification of Title in respect of **Plot No. 29+30+31+32+33 area adm. 967.18 sq. mtrs. outof S. No. 23/2B of village Chehedi Bk., Tal. Dist. Nasik.**

I. Description of Property :-

All that part and parcel of **Plot No. 29+30+31+32+33 area adm. 967.18 sq. mtrs. outof S. No. 23/2B of village Chehedi Bk., Tal. Dist. Nasik** bounded as per approved layout plan.

II. Present Owner Velani Developers through Partners Mr. Manojkumar Panchanbhai Patel

III. Applicant :-

Velani Developers through Partners Mr. Manojkumar Panchanbhai Patel requested me to issue Title certificate and have submitted various documents necessary for this report. On perusing the said documents I am here with submitting my observations pertaining to last 30 years and the said documents are as follows:

- 7/12 Extract.
- Mutation Entries.
- NA order.
- Layout Plan & Layout order.
- Sale Deed of Plot No. 29 to 33 registered at Sr. No. 10229/2011 on 20/8/2011 before the Joint Sub-Registrar Class II, Nasik 2.
- Commencement Certificate bearing No. LND/BP/C3/17/2208 on 1/8/2012.
- NA Tax paid receipt.

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IV. Observations and Findings

Prior to 1980 the said property S. No. 23/2B was owned by one Nivrutti Lahanu Tajanpure by M. E. No. 2262.

M. E. No. 3070 reveals that the co-owner Nivrutti Lahanu Tajanpure died on leaving behind legal heirs : Widow : Chandrabhaga; Sons : Prakash, Mangesh & Daughter : Chaya, Rohini, Jyoti, Arti and accordingly the names of sons and widow entered to ownership rights column by entering the names of married daughter in other rights column.

M. E. No. 3160 reveals that the remark of excess land was entered to the other rights column.

M. E. No. 4650 dtd. 7/7/2005 reveals that co-owner Mangesh Tajanpure made declaration and obtained loan from Chehedi Society and accordingly the charge of the same is entered to other rights column.

M. E. No. 5063 dtd. 26/7/2008 reveals that as per the letter of Chehedi Society about repayment of loan, the charge of the society was deleted.

M. E. No. 5067 dtd. 29/7/2008 reveals that as per the letter of Chehedi Society about repayment of loan, the charge of the society was deleted.

M. E. No. 5122 dtd. 21/10/2008 reveals that the said land S. No. 23/2B is of Kul Kayada Kalam 43 Niyantrit Satta Prakar and there is a reservation of NMC to the extent of 21482.00 sq. mtrs. The SDO Nasik ordered vide Tenancy/SR/96/2008 dtd. 20/10/2008 and given permission u/s 43 by imposing conditions such as the name of NMC be entered to reserved land and the landowners are entitled to convert the other land for NA purpose by obtaining proper NA permission and accordingly the effect of the same order is taken to R/R and the name of NMC be entered to area adm. 21482.00 sq. mtrs. and the remark of Kul Kayada Kalam 43 Niyantrit Satta Prakar was replaced by June Rayatwarine.

M. E. No. 5125 dtd. 25/10/2008 reveals that an area 16809.00 sq. mtrs. out of S. No. 23/2B was reserved for NMC. The Asst. Director, Town Planning Dept Nasik Municipal Corporation made registered document with the landowners Kisan Ravji Dound and others and allotted TDR in

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consideration of the reserved land of 16809.00 sq. mtrs. on 30/7/2008 and the said document is registered at Sr. No. 9208/2008 on 24/10/2008 before the Joint Sub-Registrar, Class II Nasik and accordingly the effect of the same is taken to other rights column and the name of Nasik Municipal Corporation is entered to area 16809.00 sq. mtrs. in ownership rights column. Further by M. E. No. 5147 dtd.4/12/2008 the area is corrected as 15531.00 sq. mtrs. instead of 16809.00 sq. mtrs. as per letter of NMC dtd. 3/12/2008.

M. E. No. 5364 dtd. 17/3/2010 reveals that landowners, Chandrabhagabai Nivrutti Tajanpure and others applied the got sanctioned the layout plan of the area 9696 sq. mtrs. out of S. No. 23/2B part vide Ja.No./Nagarrachana Vibhag/Antim/C3/32/ dtd. 6/3/2010 so also obtained the NA order vide Masha/Kaksha-3/BSPK/4/410/2008 Dtd. 24/2/2008 from Collector Nasik and the said gat no. was divided into separate plots. Separate 7/12 extracts of each plots were prepared.

M.E. No. 5455 dtd. 5/8/2010 reveals that Chandrabhagabai Nivrutti Tajanpure and others through GPA holder Viraj Estates through C.B.Shah the S. No. 23/2B sold Plot Nos. 29 to 33 admeasuring total 967.00 sq. mtrs. situated at village Chehedi Bk., Tal. & Dist. Nasik for Rs. 2400000/- on 4/8/2010 to M/s. Laxmi Viral Developers through Partners 1. Viral Jayesh Thakkar and 2. Harish Vallabhji Thakkar and accordingly the name of purchaser is entered to R/R.

M.E. No. 5750 dtd. 21/10/2011 reveals that **Velani Developers through Partners Mr. Manojkumar Panchanbhai Patel** purchased the S. No. 23/2B Plot Nos. 29 to 33 admeasuring total 967.00 sq. mtrs. situated at village Chehedi Bk., Tal. & Dist. Nasik for Rs. 2900000/- from M/s. Laxmi Viral Developers through Partners 1. Viral Jayesh Thakkar and 2. Harish Vallabhji Thakkar and accordingly the name of purchaser is entered to R/R. The copy of the said document is on record and which is registered at Sr. No. 10229/2011 on 20/8/2011 before the Joint Sub-Registrar Class II, Nasik 2.

Further the present plotowner, **Velani Developers through Partners Mr. Manojkumar Panchanbhai Patel** applied and submitted the building plan to Nasik Municipal corporation consolidated upon Plot Nos. 29 to 33 of Residential Building and which was approved by NMC vide Commencement Certificate bearing No. LND/BP/C3/17/2208 on 1/8/2012. The effect of



the same is taken to 7/12 extracts and Plot Nos. 29 to 33 were consolidated and numbered as Plot No. 29+30+31+32+33 having total area 378.98 sq. mtrs.

V. Search of Index II Registers

I have taken search of Index II Register of last 30 years the registers from 1983 to 2012 in the office of Sub-Registrar, Nasik. Some of the Index II Registers were in torn conditions, Registers of 2011 & 2012 are not available for search. The Index-II Registers of sub-registrar Nasik 1 is not available for search due to shifting of the office. Hence I have taken search of Index II Registers which were available for search at that time. No adverse entry has been found during the search. Receipt issued by the Sub-Registrar, Nasik is attached herewith.

VI. Opinion

Relying upon the documents, I am of the opinion that the titles of **Velani Developers through Partners Mr. Manojkumar Panchanbhai Patel** with respect to **Plot No. 29+30+31+32+33 area adm. 967.18 sq. mtrs. outof S. No. 23/2B of village Chehedi Bk., Tal. Dist. Nasik** is clear, marketable and free from all encumbrances & doubts and the owner is having rights and interest in the said property and can develop the said property and is entitled to develop the said plot.

Thanking you.

Yours faithfully

MUKUND R. ODHEKAR * ADVOCATE * Regd.No. MAH/1467/2000

Advocate

Adv.Mukund Ramchandra Odhekar
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