S.2, 2nd Floor,
Suyojit Modern Point,
Opposite Police Pared Ground,
Sharanpur Road, Nashik. 422002.
Mobile : 9422767369
advshettysantosh@gmail.com



Adv. Santosh Bhaskar Shetty
B.Com. LLB.

Date :
11-03-2017

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE OWNER:
Mr. Jatinbhai Gopalbhai Gol
R/o.Nashik.

2] DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the Non-Agricultural Plot No.13 area adm. 332.64 sq.mtrs. out of S.No.10/3-A in the revenue village Makhmalabad, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub-Registration Taluka and District of Nashik.

Together with existing rights of easements, access, ways, common roads, open spaces with right of ownership.

3] DOCUMENTS PRODUCED BEFORE ME:

a. 7/12 Extracts.
b. Mutation entries (6-D Entries).
c. Registered Sale Deed.
d. Other relevant document.

4] OBSERVATIONS AND FINDINGS:

On the request of Mr. Jatinbhai Gopalbhai Gol, R/o. Nashik, I have investigated the title of above mentioned plot property. For this purpose, he has collected 7/12 extracts and 6-D Entries, which he has received from Talathi Office Makhamalabad and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Mr. Jatinbhai Gopalbhai Gol and my observations and findings

are as under.

a. The 7/12 extract of said Plot No.13,S.No.10/3A of the year 1986 to 1987 shows that, above said property was owned and possessed by Vishwas Doulat Sonawane.

b. The record itself shows that, prior to year 1982 abvoesaid S.No.10/3/A was owned by Appa Sampat Saonnis, Vishwas Doulat Sonawane and others and in the prepared a lay-out on said land and use of land has been converted in to non agricultural purpose by order of Collector vide order no.RB.D.III.SR.69/82,dtd.22/5/1983 and partitioned plot between themselves and accordingly said Plot no.13 was came to in the share of Vishwas Doulat Sonawane. The said effects were taken on record of rights by M.E.No.7966,Dtd.9/11/83 & M.E.No.9449,Dtd.9/11/85.Further the lay out of said land has been finally sanctioned by Nashik Municipal Corporation by letter no.Land/Antim/Lay out/93/2353,dtd.7/10/1988.

c. M.E.No.16363, dtd.04-03-2002 shows that, Surekha Nanasaheb Aher purchased area adm.166.32 sq.mtrs of plot No.13 from Vishwas Doulat Sonawane for the consideration of Rs.42000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at sr.no.12000 on dtd.27/12/2001 and Dilip Shankar Sonawane purchased area adm.166.32 sq.mtrs of plot No.13 from Vishwas Doulat Sonawane for the consideration of Rs.42000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at sr.no.12001 on dtd.27/12/2001.

d. M.E.No.19088, dtd.21-07-2005 shows that, Surekha Nanasaheb Aher purchased area adm.166.32 sq.mtrs of plot No.13 from Dilip Shankar Sonawane for the consideration of Rs.167000/- by way of Sale Deed and said Sale Deed is regis-

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Date :

tered at the office of Sub Registrar Nashik at sr.no.3489 on dtd.07/07/2005.

e. M.E.No.33840, dtd.23-10-2016 shows that, Jatinbhai Gopalbhai Gol purchased plot No.13 from Surekha Nanasaheb Aher for the consideration of Rs.2445000/- by way registered Sale Deed and said Sale Deed is registered at office of Sub-Registrar, Nashik at Sr.No.5182 on dtd.29-8-2016.

f. Further record shows that, Jatinbhai Gopalbhai Gol prepared a building plan on said plot and said plan is approved by Nashik Municipal Corporation vide Commencement Certificate No.LND/BP/C-2/469/4243,dtd.19/10/2016.

I have also taken a search for the period of 30 years i.e. 1987 to 2017 at the office of Sub-Registrar, Nashik regarding abovesaid property vide Receipt No.1506 & 1514, dtd.06/03/2017 and as per record available to me at the office of Sub-Registrar & No charge, encumbrances or defect in title is observed during the course of the inspection of the document.

O P I N I O N

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that above Mr. Jatinbhai Gopalbhai Gol have legally clear, negotiable and marketable title over above said non - agricultural plot property, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner.

NASHIK
DATE : 11-3-2017

Adv. SANTOSH BHASKAR SHETTY
B. Com., LL.B
S-2, SUYOJIT MODERN POINT
SHARANPUR ROAD NASIK

395/0 इतर पावती Original/Duplicate
Monday,06 March 2017 12:15 PM नोंदणी क्रं :39म
Regn.:39M

पावती क्रं.: 1506 दिनांक: 06/03/2017

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: **नसन5-0-2017**
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: **अॅड संतोष भास्कर शेट्टी**
वर्णन **अर्ज न 384/17 मौजे मखमलाबाद येथील सर्व्हे न 10 / 3अ प्लॉट न 13 सदर मिळकतीचा 2005 ते 2017 एकुण 13 वर्षाची शोध पावती**

SEARCHFEE रु. 325.00

एकूण: रु. 325.00

Joint Sub Registrar Nashik 5

1): देयकाचा प्रकार: By Cash रक्कम: रु 325/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-५.

इतर पावती
Monday,06 March 2017 12:51 PM
Original/Duplicate
नोंदणी क्रं :39म
Regn.:39M

पावती क्रं.: 1514 दिनांक: 06/03/2017

गावाचे नाव: मखमलाबाद
दस्तऐवजाचा अनुक्रमांक: नसन5-0-2017
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अॅड.संतोष भास्कर शेट्टी
वर्णन अर्ज क्र. 388/2017,मौजे मखमलाबाद येथील सर्व्हे नं 10/3अ, प्लॉट नं 13 चा सन 1987 ते 2004 चा 17 वर्षाचा सर्च

शोध व निरीक्षणे रु. 425.00

एकूण: रु. 425.00

Joint Sub Registrar Nashik 5

i): देयकाचा प्रकार: By Cash रक्कम. रु 425/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-५.