Mangal Sanjeev Tayade
Advocate

Resident : 4, Bageshree Apartment, Near Palika Garden, Tidke Colony, Trimbak Road, Nashik

Date 30/01/2014

TITLE REPORT
To Whom so It May Concern:

Description of Property :

All those pieces and parcels of lands lying and situated at village Wadala, Tal. & Dist. Nashik bearing

i. S. No. 12/1/1/2 admeasuring 0 H 03 R out of area admeasuring 0 H.20 R,
ii. S. No. 12/1/1/3 area admeasuring 0 H.20 R,
iii. S. No. 12/1/1/4 area admeasuring 0 H.20 R,
iv. S. No. 12/1/1/5 area admeasuring 0 H.20 R ,
v. S. No. 12/1/1/6 area admeasuring 0 H.20 R,
Total admeasuring 0 H 83 R , bounded as follows:

On and towards :

East :- Reaming part of S. No. 12 & area of Garden acquisition
West :- 18 mtrs Road
South :- Reaming part of S. No. 12
North :- S.No. 10

Name of Owner : Ashoka Infraways Ltd

I have been requested by the director of **Ashoka Infraways Ltd** inspect and verify the title of the above mentioned lands and furnished the following documents viz.

1. 7/ 12 extract since 1951-52 to 2011-12
2. Mutation entries certified therein.
3. Sale deed dated 7/6/2008 having registration No. 5260 dated 7/6/2008.
4. N.A. Order No. Mh/Kash-3/4/N.A. Pra. Kra.no/1A/2010 dt. 26/3/2010.
5. Sale deed dated 27/8/2012 registered in the officer of sub. Registrar, Nashik-1 at Sr. No. 8242 dated 06/09/2012.

After scrutinizing & studying all these documents and revenue records produced before me, my observations are as under:

2. **History of land:**

1) Originally before 1952 the Survey no. 12 was owned by Shiva Salu Bankar.

2) As per M.E. No. 300 it appears that Shiva Salu Bankar was died on 21/10/1933 leaving behind his sons Shri. Govinda Shiva Bankar & Khandu Shiva Bankar as his legal heir, and the name of Shri. Govinda Shiva Bankar was entered in the record of rights as karta of HUF. This mutation entry was certified on 31/11/1933.

3) It appears from M.E. No.471 that there was partition between Shri. Govinda Shiva Bankar & Khandu Shiva Bankar, where by S. No. 12 was came to Khandu Shiva Bankar and accordingly by certifying this mutation entry on 27/4/1948 the name of only Khandu Shiva Bankar was recorded in revenue records.

4) That S. no. 12 along with other land owned by Shri Khandu Shiva Bankar were partitioned among his sons Shri. Murlidhar Khandu Bankar, Shri. Kashinath Khandu Bankar, Shri Trimbak Khandu Bankar and thereafter the said S.No. 12 shown in the name of Shri Kashinath Khandu Bankar. The mutation entry no. 990 is certified to that effect in revenue record.

5) As per M.E. 1375 dt. 9/4/1973 it appears that Shri Kashinath Khandu Bankar and Shri Trimbak Khandu Bankar had made an application to revenue authority regarding the partition between their all ancestral properties along with this S. No. 12 admeasuring 18 A. 30 G. thus S. No. 12 was initially divided between them as follows:

S.no.	Area	Name of the Occupant/ owner
12/1	9A .15 G + P.K. 0.02G	Shri. Kashinath Khandu Bankar
12/2	9A. 15 G + P.K. 0.02G	Shri Trimbak Khandu Bankar

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6) It appears from M.E. No. 2766 that Wadala Vikas Karyakari Society has given the certificate that the charges of Rs.70000 /- dtd. 20/9/1986 and 80000/- dtd. 20/6/1986 be removed as the same were satisfied therefore name of Wadala Vikas Karyakari Society was deleted from other rights column of 7/12 extract of S.No. 12.

7) By M.E. No. 2966 it is revealed to me that the owner of S. No. 12 /1 i.e. Shri. Kashinath Khandu Bankar has made an

application for the partition amongst his sons as per Vatap Patra(Partition Deed) made for the lands owned by him i.e. S.No. 12/1, 30/1, & 30/3. Accordingly the effect of order passed by Tahasildar, Nashik vide its no. RTS/1066/90 dtd 20/11/1990 the name of Shri. Pundlik Kashinath Bankar, Ganpat Kashinath Bankar, Nivrutti Kashinath Bankar, Madhukar Kashinath Bankar were mutated in revenue record.

8) The abovementioned four owners of S. no. 12/1 had made an application to revenue authority for recording specific area of S. No. 12/1 in their names as well as in the name of their other brothers hence for recording the division of area of S. No. 12/1 the M.E. no. 3910 is certified and such division was made as under :

Name	S.No.	Area
1. Ganpat Kashinath Bankar	12/1/1	1 H 69 R+Pk.0H.01R
2. Pundlik Kashinath Bankar	12/1/2	0H.35 R
3. Madhukar Kashinath Bankar	12/1/3	0H.35 R
4. Nivrutti Kashinath Bankar,	12/1/4	0H.35 R
5. Prabhakar Kashinath Bankar	12/1/5	0H.35 R
6. Damodar Kashinath Bankar	12/1/6	0H.35 R
7. Suresh Kashinath Bankar	12/1/7	0H.35 R

9) From the contents of M.E. No. 3912 it appears that the owner of S.No. 12/1/1 i.e. Ganpat Kashinath Bankar has made farther partition in it to record the name of his sons, grandsons and nephews and himself for the particular area as shown below:

Name	S.No.	Area
1. Ganpat Kashinath Bankar Subhash Ganpat Bankar Jaganath Ganpat Bankar	12/1/1/1	0 H 09 R+Pk.0H.01R
2. Ganpat Kashinath Bankar	12/1/1/2	0 H 20 R
3. Subhash Ganpat Bankar	12/1/1/3	0 H 20 R
4. Jaganath Ganpat Bankar	12/1/1/4	0 H 20 R
5. Kailash Madhukar Bankar	12/1/1/5	0 H 20 R
6. Sau. Bharti Ratnakar Khode	12/1/1/6	0 H 20 R
7. Kalyani Subhash Bankar Legal guardian Ranjana Subhash Bankar	12/1/1/7	0 H 20 R
8. Chaitali Subash Bankar Legal guardian Ranjana Subhash Bankar	12/1/1/8	0 H 20 R
9. Prakash Nivrutti Bankar	12/1/1/9	0 H 20 R

Accordingly this mutation entry is certified and 7/12 exact of S. no. 12/1/1/1 to 12/1/1/9 got separated by this mutation entry on 26/9/1995.

10) It appears from M.E. No. 7726 dtd. 24/2/2006 that, vide order No. 2/case no.16/4/ kani/2016, dated8/2/2006 of Special Land acquisition Land Officer, Nashik, the effect of acquisition proceeding no. 16/4 has been recorded in other right column of S. No. 12.

11) That the owners Ganpat Kashinath Bankar and others through their General Pawar Attorney Holder Sameer Vasantrao Nagarkar and Pramod Balkrushana Gore had executed agreement infavour of Nashik Municipal Corporation Nashik on 30/7/2008 which is registered in the Office of Sub registrar, Nashik at Sr. No. 6693 thereafter to mutate the name of Nashik Municipal Corporation the M.E. No. 9025 was certified.

12) From the contents of M.E. No. 9353 dated 23/6/2009 it appears that partners of M/s P.S. Associates Sameer Vasantrao Nagarkar and Pramod Balkrushana Gore have purchased an area admeasuring 0 H. 03 R from northern side S. No. 12/1/1//2, 0 H. 20 R from S. No. 12/1/1//3, 0 H. 20 R from S. No. 12/1/1//4, 0 H. 20 R from S.No. 12/1/1//5, 0 H. 20 R from S. No. 12/1/1//6 total land admeasuring 0 H. 83 R from Ganpat Kashinath Bankar, Subhash Ganpat Bankar, Jaganath Ganpat Bankar, Kailash Madhukar Bankar and Sau. Bharti Ratnakar Khode under the sale deed which is registered in the office of Sub registrar, Nashik at Sr. No. 5260/2008 dated 7/6/2008. Accordingly name of purchaser was recorded in record of rights.

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13) As per M.E. 11769 it appears that as per application given and release deed executed by Shri Ganesh Sahakari Bank ltd., Nashik charges created upon the said land by M.E. No. 10465, 9382, 9381 regarding loan taken from said has been removed.

14) As per M.E. No. 12069 it appears that charge created by Wadala Vividh Karyakari Society was deleted from revenue record as the owners of this land have repaid entire loan amounts to Society. Hence name of Wadala Vividh Karyakari Society was deleted from the revenue record by certifying this mutation entry.

15) That said land is converted into Non Agricultural use by order dated 26/3/2010 letter no. Mh/Kash-3/4/N.A. Pra. Kra.no/1A/2010 of District Collector, Nashik and by certifying mutation entry 12240 the effect of N.A. order regarding S.No. 12/1/1/2+3+4+5+6+7+8+9 for the area 8021.025 Sq. mtrs. for residential use & area admeasuring 2156.715 Sq. mtrs. for commercial use, is taken in other rights column.

16) That Ashoka Infraways Ltd. has purchased an area admeasuring 0 H. 03 R from northern side S. No. 12/1/1//2, area admeasuring 0 H.

20 R from S. No. 12/1/1//3, area admeasuring 0 H. 20 R from S. No. 12/1/1//4, area admeasuring 0 H. 20 R from S.No. 12/1/1//5, area admeasuring 0 H. 20 R from S. No. 12/1/1//6, total land admeasuring 0 H. 83 R from M/s. P. S. Associates through their partners Sameer Vasantrao Nagarkar and Pramod Balkrushana Gore under the sale deed dated 27/8/2012 , registered at Sr. No. 8242/2012 in the office of Sub Registrar, Nashik. The land was being reserved for public purposes like shopping center, Vegetable market etc. the necessary permission for the sale was given by Assistant Town Planning, Nashik & Nashik Municipal Corporation before execution of sale deed which is attached to the said sale deed. The name of present purchaser is mutated in 7/12 extract by certifying M.E. no. 12129.

17) As per M.E. No. 12219 it shows that owner of S. No. 12/1/1/2 , 12/1/1/7, 12/1/1/8, 12/1/1/9 total admeasuring 2200 Sq.mts Ganpat Kashinath Bankar and others with consent of Promod Balkrushna Gore & other have executed the Development Agreement dated 22/5/2012 infavour of Ashoka Infraways Ltd. which is registered in the office of Sub, Registrar at S.R. No. 5743/12. Accordingly the name of Developer was mutated in other rights column in revenue record as developer of such 2200 Sq. mtrs. area.

ल संजी → Thus **Ashoka Infraways Ltd** becomes the absolute owner and possessor of the said land.

Conclusion:

I have studied and scrutinized the record which is made available to me to verify the title of the said land. It reveals that the said land is purchased by **Ashoka Infraways Ltd**. Thus after perusing all relevant record and documents pertaining to said land I have not found any adverse entry or any no encumbrances upon the said land. Therefore, I came to the conclusion that **Ashoka Infraways Ltd** owns and possess free, fair clear and marketable title to the said land.

Tayade

Advocate

(Mangal S. Tayade)

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