**Anuradha Mogal Patil**
B.S.L.,LL.B.,M.L.L. & L.W.
**ADVOCATE**

**Off.:** Chamber No. 224 / 2, Distric Court, Nashik - 422002
**Resi.:** Flat No. 3, Pooja Apt., Shankar Nagar, Gangapur Road, Nashik - 422 013. Cell : 9822215150

Dt - 21/11/13

# TITLE REPORT

"TO WHOM SO EVER IT MAY CONCERN"

**SUB:** Title report in respect of the property, admeasuring area 1763 Sq.Mtr out of S.No.704/2B/12+704/2B/13/5 laying and situated at Gangapur Road, Nashik city,within the limits of Nashik Muncipal Corporation, Nashik. Owned & possessed by M/s. Ravindra Developers Pvt.Ltd. through their Director **Shri.Ravindra Sudam Patil.**

Together with all the Easementry rights, & other hereditaments.

As per the request of owner of the above mentioned subject property. I have study the records which is given & available to me by owner in respect of the above mentioned property.

All the above said property here in after referred as " The property in question" for the sake of brevity.

Upon perusal & verification of the relevant & available records it transpires to me as under :

## DOCUMENTS PERSUED AND STUDIED

i) 7/12 extract
ii) 6 D extract
iii) Agreement for Sale dt.12-09-2008
iv) Sale Deed dt.08-04-1998 & 09-11-2003 & 02-03-2010
v) General Power of Attorney dt.12-09-2008.

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vi) N.A.order given by Additional Collector,Nashik vide their letter No.Maha/Kaksha-3/4/N.A.order No./51/2009 dt-24-02-2010.

vii) Correction Deed dt.02-03-2010

viii) Corrected N.A.order given by Additional Collector,Nashik vide their letter No.Maha/Kaksha-3/4/N.A.order No./51/2009 dt- 19-12-2011.

ix) Commencement Certificate given by Nashik Municipal Corporation vide their letter No. LND/ BP/NSK/ A1/ 120/ 3463, NMC dt.02-11-2013.

## HISTORY

1] Initially area from 704(p) have been purchased by Shri. Tulshiram Nathu Ahire & others-8. There name have been mutated on 7/12 extract. The said owners were distributed the area of S. No.among all as per following way,

| Hissa No. | Plot No. | Area Sq.mtr. | Owner |
|---|---|---|---|
| 5 | ------ | 1763 | Prabhakar Shamrao Pawar |

**This fact is Evident from M.E.No. 21686 dt. 12/06/1985**

2] On 08-04-1988 1)Shri.Madhusudan Panditrao Suryavanshi 2)Shri.Shantaram Genu Thete, 3) Shri.Narendra Shankarsiha Bisen, 4)Shri.Bhaskar Chindha Gangurde purchased area admeasuring 1763 Sq.Mtr. out of S.No. 704/2B/12+704/2B/13/5 by registered sale deed from Shri. Prabhakar Shyamrao Pawar, said sale deed is registered with Sub-Registrar,Nashik-1 at Sr.No.2190 dt.08-04-1988.

**This fact is Evident from M.E.No. 52874 dt. 13/04/2005**