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Date : 25.04.2017

TO WHOMSOEVER IT MAY CONCERN
TITLE VERIFICATION AND SEARCH REPORT

Under the instructions and authority given to me by **Mr. Balasaheb Trimbak Patil and Mr. Ramesh Trimbak Patil**, to make a Title Verification and Search Report of the property more specifically described in the description of the property herein under written, I submit my report as under:-

1) Description of the Property :- (Under this Title Report)

All that piece and parcel of the property of Non-Agricultural tenure situated at **Village Gangapur, Ta. & Dist. Nashik** situated within the limits of Nasik Municipal Corporation, bearing **Survey No. 87/1D/1** total area admeasuring **H. 0-18** Are out of which **area admeasuring 928.00 Sq. mtrs** is owned and possessed by said Mr. Patil which is bounded as follows:

On Or Towards East	:	36 Meter DP Road
On Or Towards West	:	Survey No. 87 Pt.
On Or Towards South	:	Survey No. 87/1D/2
On Or Towards North	:	15 Meter DP Road

These Property in Para 1 described hereinabove being a subject matter of this Title Verification and Search Report, it is hereafter referred to as '**SAID PROPERTY**' for the sake of brevity.

2) History of the Property :-

The History of the said caption property has following chain of transactions as per following documents:-

I) Document Reference Mutation Entry No. 852 :-

It is evident from this mutation entry that, previous owner of the property Survey No. 87/1 was owned and possessed by Mr. Mohan Yashwant Gupte.

II) Document Reference Mutation Entry No. 989 :-

It is evident from this mutation entry that, Mr. Mohan Yashwant Gupte has taken loan against property Survey No. 87/1 from Central Godawari Krushak Seva Sahkari Sanstha, Gangapur, according to that name of the said Sanstha was recorded on the 7/12 extract of the said property in other rights column vide this mutation entry.

III) Document Reference Mutation Entry No. 1160 :-

It is evident from this mutation entry that, effect of Enforcement Act, 1958 and Indian Coinage Act, 1955. Hissa Form No. 12 was given to the village. As an effect of said mutation entry necessary changes were made.

IV) Document Reference Mutation Entry No. 1235 :-

It is evident from this mutation entry that, Letter No. SR153/70 dated 29.12.1970 of District Inspector of Land Records, Nashik regarding Kami-Jast Pratak of said village is issued. Said Kami-Jast Pratak was applicable on the said land by the order of Hon'ble Tahsildar, Nashik vide order no. JamaBandi2/1090/72 dated 19.05.1972 vide this mutation entry.

V) Document Reference Mutation Entry No. 1648 :-

It is evident from this mutation entry that, Mr. Mohan Yashwant Gupte repaid entire loan amount to the said Sanstha therefore charge of the said Sanstha was deleted from the other rights column of the said property vide this mutation entry.

VI) Document Reference Mutation Entry No. 3718 :-

It is evident from this mutation entry that, Mr. Mohan Yashwant Gupte has sold out area H. 1-70 Are to Mr. Madhukar Sitaram Patil and other 1 and H. 1-30 Are to Rajendra M. Developers and Builders Pvt. Ltd. out of property Survey No. 87/1. Hence property Survey No. 87/1 is divided in three parts out of which Survey No. 87/1/1 remains in the name of Mr. Mohan Yashwant Gupte vide this mutation entry.

VII) Document Reference Mutation Entry No. 6761 :-

It is evident from this mutation entry that, Mr. Trimbak Ganpat Patil (Katad) has purchased H. 0-28 Are from Mr. Mohan Yashwant Gupte. According to that name of Mr. Trimbak Ganpat Patil (Katad) was recorded in the records of rights of the said property vide this mutation entry.

VIII) Document Reference Mutation Entry No. 6961 :-

It is evident from this mutation entry that, Mr. Mohan Yashwant Gupte has taken loan against property Survey No. 87/1/1 from Central Godawari Krushak Seva Sahkari Sanstha which was repaid therefore charge of the said Sanstha was deleted from the other rights column of the said property vide this mutation entry.

IX) Document Reference Mutation Entry No. 8076 :-

It is evident from this mutation entry that, Mr. Trimbak Ganpat Patil (Katad) expired on 22.10.2000 leaving behind two Sons, one Daughter and a widow wife as his legal heirs, hence name of his legal heirs were recorded in the records of rights of the said property vide this mutation entry as follows:

- | | | |
|----------------------------------|---|----------|
| 1. Smt. Rakhamabai Trimbak Patil | - | Wife |
| 2. Mr. Balasaheb Trimbak Patil | - | Son |
| 3. Mr. Ramesh Trimbak Patil | - | Son |
| 4. Mrs. Baby Namdev Date | - | Daughter |

X) Document Reference Mutation Entry No. 8113 :-

It is evident from this mutation entry that, separate Anewari of the total area i.e. H. 0-28 Are was affected and area admeasuring H. 0-10 Are was recorded in the name of Smt. Rakhamabai Trimbak Patil and area admeasuring H. 0-18 Are was recorded in the name of Mr. Balasaheb Trimbak Patil and other 2 vide this mutation entry.

XI) Document Reference Mutation Entry No. 8150 :-

It is evident from this mutation entry that, as per the Hissa Form No. 4 District Inspector of Land Records, Nashik has done sub-division survey of the said land i.e. Survey No. 87/1/1 by which Survey No. 87/1/1 is divided in Four Hissas out of which Hissa Survey No. 87/1/1D remained in the name of Smt. Rakhamabai Trimbak Patil

XII) Document Reference Mutation Entry No. 8758 :-

It is evident from this mutation entry that, the Survey No. 87/1/1D was further divided in to two parts.

1. 87/1/1D, Hissa No. 1 admeasuring H. 0-18 Are in the name of Mr. Balasaheb, Mr. Ramesh Trimbak Patil and Baby Namdev Date.
2. 87/1/1D, Hissa No. 2 admeasuring H. 0-10 Are in the name of Smt. Rakhamabai Trimbak Patil vide this mutation entry.

(As per this mutation entry the 7/12 extract should have Survey No. 87/1/1D/1 and Survey No. 87/1/1D/2, but record shows that, the Survey Numbers on 7/12 extracts have been written as Survey No. 87/1/[1D]/D-1 for which no mutation entry is found in the record of Revenue Department. Further the current 7/12 extracts from year 2013-14 onwards shows the Survey Numbers as 87/1D/1 for which no mutation entry is found in the record of Revenue Department. But it seems that, the current Survey No. 87/1D/1 is the same 7/12 extract of Survey No. 87/1/1D/1 admeasuring H. 0-18 Are).

XIII) Document Reference Mutation Entry No. 12699 :-

It is evident from this mutation entry that, Mrs. Baby Namdev Date release her right in favour of her Brothers Mr. Balasaheb Trimbak Patil and Mr. Ramesh Trimbak Patil by Release Deed dated 30.12.2010 which is duly registered in the office of Sub-Registrar, Nashik-1 at Sr. No. 11467. According to that name of Mrs. Baby Namdev Date was deleted from the owner's column of the property Survey No. 87/1/1D, Hissa No. 1 vide this mutation entry.

XIV) Document Reference Mutation Entry No. 12921 :-

It is evident from this mutation entry that, Mr. Shreyash Prakash Yende has purchased area admeasuring 872.00 Sq. mtrs out of total area of the property Survey No. 87/1D/1 from Mr. Balasaheb Trimbak Patil and Mr. Ramesh Trimbak Patil by Sale Deed dated 25.03.2011 which is duly registered in the office of Jt. Sub-Registrar, Class-II, Nashik-5 at Sr. No. 2797. According to that name of Mr. Shreyash Prakash Yende has been recorded in the owner's column for the area admeasuring 872.00 Sq. mtrs vide this mutation entry.

XV) Document Reference Mutation Entry No. 14721 :-

It is evident from this mutation entry that, Mr. Shreyash Prakash Yende has transferred his ownership right in favour of Nashik Municipal Corporation, Nashik in respect of property Survey No. 87/1D/1 area admeasuring 800.00 Sq. mtrs for 30 meter DP Road reservation against consideration of 100% TDR on it. Said Deed is registered on 05.01.2013 in the office of Jt. Sub-Registrar, Class-II, Nashik-3 at Sr. No. 240. According to that name of Nashik Municipal Corporation, Nashik was recorded in the owner's column and in other rights column for the area admeasuring 800.00 Sq. mtrs under DP Road and the area 72.00 Sq. mtrs remained in the name of Mr. Shreyash Prakash Yende vide this mutation entry.

3) Paper Notice :-

We had published a Title Verification Notice for verification of the title of Mr. Balasaheb Trimbak Patil and Mr. Ramesh Trimbak Patil in Daily Deshdoot on 02.03.2016 and till this date, we have not received any objection of whatsoever

4) Search of Index-II for last 30 years :-

I have taken search of the Index-II register available at the Office of the Sub registrar, Nasik-1 to 5 for the term of 30 yrs. (i.e. from 1988 to 2017) by paying the requisite fee for the same vide Receipt No. 6025 dtd. 25.04.2017 and I state that I have not found any adverse entry in respect of the properties under investigation in Index-II which was available for verification (Receipt Attached). Out of which some registers are misplaced and some are in tattered condition.

5) Inspection of Documents:

I have inspected following documents places before me:

- i) 7/12 extracts from Yr. 1988 till 2017.
- ii) Mutation entries referred above.
- iii) Sale-Deed referred above.
- iv) Title Verification Notice dated 02.03.2016.

6) Ownership, Title and Possession :-Opinion :-

On the basis of the verification and scrutiny of all the above documents referred and search taken in the Index-II, I state that I have not found any adverse entry in respect of the property under investigation.

Mr. Balasaheb Trimbak Patil and Mr. Ramesh Trimbak Patil are having the absolute title to the said property as described in Para 1 of this report. Said title is clear, marketable and free from all kinds of encumbrances whatsoever. They are entitled to Develop said property and is entitled to sale constructed premises on it to any third party. Said holders are in uninterrupted, quiet & peaceful possession of the said property from the date of its purchase.

Hence this Title Verification and Search Report.



Adv. Reena S. Kothari

For S. P. Kothari & Associates

104/0

Tuesday, 25 April 2017 3:16 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव:

पावती क्र.: 6025 दिनांक: 25/04/2017

दस्तावेजाचा अनुक्रमांक: नसन1-0-2017

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. रीना सचिन कोण्टी

वर्णन मीजे गंगापूर सर्वे नंबर 87/1ड/1 चा सन 1988 ते 2017 एकुण 30 वर्षे शोध,
शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Nashik1

1); देयकाचा प्रकार: By Cash रकम: रु 750/-

सह. मुख्यम निबंधक वर्ग-२

नाशिक-१.