Manish Vilas Lonari
B.Com. LL.B. Advocate

Office : 111/1, Advocate Chambers, District Court Compound, Nashik-422 002. Ph. : (0253) 2570970
Residence : Murali, 24/25, Tupsakhare Nagar, Holkar Marg, Nashik-422 002. Ph. : (0253) 2582360

TITLE REPORT Date-05/05/2017

TO WHOMSOEVER IT MAY CONCERN

Property : S.No. 106/1+106/7/1/1 to 1/4/2/1 to 2/3 & 3/1 to 3/2, bearing CTS No.4214 and 4215 respectively Plot No.13 & 14 each adm.288.00 sq.mtrs of village Wadala, Nashik.

Owner : 1) Shri Jaykumar Gurudasmal Dadlani,
2) Shri Kumar Bheem Tolani
Patrners Royal Developers.

Sir,

You have asked me to investigate into the title of the above mentioned property. I have inspected the revenue records for last 25 years and my observations are as follows....

1) The property S.No.106/1+106/7 was owned by Krishna Amruta Shinde, Shri. Pandurang Dagadu Chitodkar and others.

2) The part S.No.106/1+106/7/2/2 part adm.0 H. 10.90 Ares was purchased by Shri. Pandurang Dagadu Chitodkar from the erstwhile owner Smt. Sonubai Yashwant Khode and others by a Sale Deed dated 15/10/1987. The said Sale Deed has been registered in the office of Sub Registrar Nashik, at sr.no.5226 and the name of the purchaser Shri. Pandurang Dagadu Chitodkar has been mutated into the record of rights by M.E.No.2509.

3) Krishna Amruta Shinde, Shri. Pandurang Dagadu Chitodkar and others have partitioned the said property S.No.106/1+106/7, totally adm. 5 H. 18.40 Ares amongst themselves as per their share purchased from the owners. The Tahsildar, Nashik has granted the permission to the

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mutated into the record of rights of the said Plot No.13 and 14 by M.E.No.12062.

7) Shri. Kumar Bheem Tolani has purchased a undivided part adm.30 sq.mtrs i.e. 15 sq.mtrs each from Plot No.13 and 14 from Shri. Jaykumar Gurudasmal Dadlani by a Sale Deed dated 24/01/2014, which is registered in the office of Sub Registrar Nashik-5, at Sr.No.1049. A Rectification Deed has been executed on 20/03/2014 to rectify the mistake of village in the said sale deed which has been registered at Sr.No.97 in the office of Sub Registrar Nashik-6. The name of Shri. Kumar Bheem Tolani has been entered into the record of rights for undivided part adm.30 sq.mtrs totally by M.E.No.13193.

8) The owners have prepared a building plan for construction of building on the said property. The said building plan has been approved by the Nashik Municipal Coroporation by it's sanction of building permit and commencment certificate no.LND/BP/A4/92/1221/14 dated 05/07/2014.

On the above observations I am of the opinion that the owners have a good, clear and marketable title to the said property.

Advocate

said partition by his order RTS/187/89, dated 04/08/1989. The said property was partitioned and the entry about the same has been mutated into the record of rights by M.E.No.2789.

The part S.No.106/1+106/7/2/2, adm. 0 H. 10.90 Ares was entered in the name of Shri. Pandurang Dagadu Chitodkar.

4) Shri. Pandurang Dagadu Chitodkar and others prepared a joint lay out of the property S.No.106/1+106/7/1/1 to 1/4, S.No. 106/1+106/7/2/1 to 2/3 and S.No. 106/1+106/7/3/1 to 3/2. The said lay out has been approved by the Nashik Municipal Coroporation by it's letter no. LND/WS/435/5049 dated 08/02/1996, and the Collector Nashik by his order Mah./Desk3/N.A.per/161/1996 dated 19/12/1996 granted the permission for Non Agricultural use of the said property. The Nashik Municipal Coroporation by it's letter Javak No./Nagarachana Vibhag/Antim/237/2998 dated 15/09/1998 has granted final approval to the said lay out and as per the said lay out the said property has been laid into plots and the plots have been allotted to the joint owners i.e. Shri. Pandurang Dagadu Chitodkar and others, as per their share land. Accordingly the Plot No.13, 14 have been allotted to the share of Shri. Pandurang Dagadu Chitodkar. The entry to that effect has been mutated into the record of rights by M.E.No.4628.



5) Shri. Pandurang Dagadu Chitodkar expired on 24/03/2008 and names of his legal heirs have been mutated into the record of rights by M.E.No.9399.

6) Shri. Jaykumar Gurudasmal Dadlani has purchased the said plot no.13 and 14 from the legal heirs of Late Pandurang Dagadu Chitodkar by a Sale Deed dated 24/08/2012. The said Sale Deed has been registered in the office of Sub Registrar Nashik at Sr.No.8763. Accordingly the name of Shri. Jaykumar Gurudasmal Dadlani has been

104/0 **इतर पावती** Original/Duplicate

Saturday,06 May 2017 1:38 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 6581 दिनांक: 06/05/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: **नसन1-0-2017**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड. मनिष विलास लोणारी**

वर्णन **मौजे वडाळा स न 106/1+106/7/1/1 ते 1/4/2/1 ते 2/3 व 3/1 ते 3/2 यासी प्लॉट नंबर 13 व 14 यावरील गुरुकृपा अपार्टमेंट मधील पहिल्या मजल्यावरील फ्लॅट नंबर 103 चा सन 1988 ते 2017 एकूण 30 वर्ष शोध.**

शोध व निरीक्षणे रु. 750.00

एकूण: रु. 750.00

सह. दुय्यम [redacted]

नाशिक-१.

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