

M.Com.,LL.B.
ADVOCATE



OFFICE : CHEMBER NO. 219,
MARUTI BUILDING NO.1,
DISTRICT COURT CAMPUS, C.B.S.,
NASHIK. MOBILE : 9822820264.

RES. : FLAT NO.B-601, SUNRISE APPT.,
NEAR NAVSHYA GANPATI, GANGAPUR
ROAD, ANANDVALLI, NASHIK.
☎ (0253) 2340666, MOBILE : 9011031990.

REF.NO.

DATE :

TITLE REPORT

To,
The Branch Manager,
State Bank of Hyderabad,
Canada Corner, Nashik.

Subject :- Title Report in respect of the property of Jay Developers through their partner Mr. Vijay Vasudev Lalwani in respect of Plot no. 1 area 1497.39 sq. mtrs. + FSI. area 436.86 sq. mtrs.

Ref :- Your Letter No. - Nil

Name of the Branch : Canada Corner, Nashik.

Name of the Owner/Proposed Mortgageor-
Jay Developers through their partner
Mr. Vijay Vasudev Lalwani Pan no. AACGJ 4258F
Age- 29 Occu- Business
R/o- Sancheti Heights, In from of Telephone Exchange, Canada Corner, Nashik.

L. DESCRIPTION OF DOCUMENTS SCRUTINIZED : I have verified the following documents received from your Branch.

Sr. No.	Date of Document	Name & Nature of Document	Whether document is Original/ Photo Copy
1	11.09.2012	Sale Deed of Jay Developers through their partner Mr. Vijay Vasudev Lalwani along with registration Receipt which is registered in the office of Sub-Registrar Nashik-1 at sr. no. 8387/2012	Photo Copy
2	18.11.2002.	Release Deed of Pallavi Rajmane one which is registered in the office of Sub-Registrar Nashik-2 at sr. no.5158/2002	
3	18.11.2002.	Release Deed of Prabhavati Bidvai & other one which is registered in the office of Sub-Registrar Nashik-2 at sr. no.5157/2002	
4	20.11.1967	Sale Deed of Shrivling Khodade which is registered in the office of Sub-Registrar Nashik at sr. no.2012/1967	
5	27.07.1966.	Sale Deed of Shrivling Khodade which is registered in the office of Sub-Registrar Nashik at sr. no.1762/1966	Photo Copy
6	31.01.1964.	Sale Deed of Shrivling Khodade which is registered in the office of Sub-Registrar Nashik at sr. no.138/1964	Photo Copy
7		7/12 Extract last 13 years	Photo Copy
8		6-D Mutation Entries appearing on said 7/12 extracts	Photo Copy
9		N.A. Permission	Photo Copy
10		Layout Permission	Photo Copy
11		N.A. Tax Receipt	Photo Copy
12		Copy of Paper Notice	

II. DESCRIPTION OF PROPERTY :

All That pieces and parcels of Property S.No. 23/31A/1+23/31B/ 1A+1+23 /32/2+1B/1, Plot no. 01 area adm. 1497.39 sq. mtrs. + FSI area 436.86 sq. mtrs. Situated at Agatakli, Nashik within the limits of Nashik Municipal Corporation Nashik, bounded as follows:

East : Plot no. 2,3 & 11

West : D. P. Road

South : Adjacent S. No. 24/1A/1

North : 9 Mtrs. Colony Road and S. No. 23/27

Number / Identification details as per building Map/Plan:

Plot no. 1 out of S.No. 23/31A/1+23/31B/ 1A+1+23 /32/2+1B/1.

Extent of Property : Full Ownership

Name of the Owner/s : Jay Developers through their partner

Mr. Vijay Vasudev Lalwani

Name of the Purchaser : Jay Developers through their partner

Mr. Vijay Vasudev Lalwani

Nature of Ownership : Freehold Property

III. FLOW OF TITLE (at least of 13 years)

- a) It appears from the record that, Mr. Shivling Vishvanath Khodade purchased from Westerns Side S. No. 23/32/1B from Sagunabai Amruta Pagare & others by way registered sale deed which is registered in the office of Sub-Registrar Nashik at sr. no.138/1964 dated 31.01.1964. Hence, purchasers name was recorded in record of rights in respect of Gat no. 23/32/1B and the name of Mrs. Sagunabai Amruta Pagare was recorded for the remaining part. i.e. H.0.17R. in respect of Gat no. 23/32/1A. Hence M.E. No. 445 was made & certified.
- b) It appears from the record that, Mr. Shivling Vishvanath Khodade purchased Eastern side out of S. No. 23/31 from Mr. Ranchandra Nana Pagare & others by way registered sale deed which is registered in the office of Sub-Registrar Nashik at sr. no. 1762/1966 dated 27.07.1966. Hence purchasers name was recorded in record of rights.
- c) It appears from the record that, Mr. Shivling Vishvanath Khodade purchased area adm. H.0.18 R. from Western side out of S. No. 23/31 from Mr. Ranchandra Nana Pagare & others by way registered sale deed which is registered in the office of Sub-Registrar Nashik at sr. no. 2012/1967 dated 20.11.1967. Hence purchasers name was recorded in record of rights. Hence M.E. No. 571 was made & certified.
- d) It appears from the record that the Indian Coinage Act and Enforcement Act enforced at village. As per the said act effect was taken at revenue record of village for the enforcement District Land Record officer effected new assessment system and its converted into assessment closed at village revenue record effect was taken for enforcement of the said Act. Hence M. E. No. 651 was made & certified on 17.11.1969.
- e) It appears from the record that the Maruti Ranji Nikam purchased S. No. 23/32/2+1B/1 & 23/32/2+1B/2 from Mr. Shivling Vishvanath Khodade by way of registered Sale Deed on 19.01.1973. Hence as per the sale deed the name of previous owner Mr. Shivling Vishvanath Khodade mutated per area adm. H.1.30 R. for S. No. 23/32/2+1B/1 & the name of Mr. Maruti Ranji Nikam was muted area adm. H.0.6 R. out of S.No. 23/32/2+1 & 2. Hence M.E. No. 921 was made & certified.
- f) It appears from the record that, Mr. Shivling Vishvanath Khodade prepared layout plan of Gat no. 23/31B-1A+23/32/21B-1, & prepared tentatively plot no. 1 to 11 and the same is sanctioned by Assistant Director Nashik Municipal Corporation, Nashik letter no.LND/LND/WS/lav/189 dated 15.12.1983 and property also duly converted into non-agricultural purp by order of



REF. NO. .

DATE :

Collector of Nashik vide their order no. RBD/III/LN/SR/316/1983 dated 14.10.1983. and accordingly 7/12 extracts were separated as per sanctioned layout. Hence M.E. No. 1623 was made & certified.

g) Thereafter, Mr. Shivling Vishvanath Khodade prepared layout plan of Gat no. 23/31B/1A/1+23/32/2+1B/1, plot no. 1 to 12 and the same is sanctioned by Assistant Director Nashik Municipal Corporation, Nashik, tentatively. Hence M.E. No. 2542 was made & certified.

h) It appears from the record that, Mr. Shivling Vishvanath Khodade died on 19.02.2002 leaving behind his legal heirs namely

1. Smt. Shantabai Shivling Khodade (wife)
2. Mr. Chandrakant Shivling Khodade (died son)
3. Mrs. Jyotika Chandrakant Khodade (daughter in law)
4. Mr. Suhas Chandrakant Khodade (Grand son)
5. Mr. Nilesh Chandrakant Khodade (Grand son)
6. Mrs. Pallavi Abhijit Rajmane (Grand daughter)
7. Mr. Nandakishor Shivling Khodade (Son)
8. Mr. Sharad Shivling Khodade (Son)
9. Mrs. Prabhavati Vishvanath Bidvai (Daughter)
10. Mrs. Rajprabha Mahade Takte (daughter)
11. Mr. Nagnath Vishvanath Khodade (Brother)
12. Mr. Vajjanath Vishvanath Khodade (Brother)
13. Mr. Shridhar Vishvanath Khodade (Brother)
14. Mr. Tryambak Vishvanath Khodade (Brother)

Hence legal heirs name were recorded in record of right. Hence M.E. No. 3339 was made & certified.

i) It appears from the record that, Mrs. Prabhavati Vishvanath Bidvai & Rajprabha Mahadev Takte executed release deed in favour of their brother i.e. Mr. Nandkishor Shivling Khodade & Mr. Sharad Shivling Khodade which is registered in the office of Sub-Registrar Nashik-2 at sr. no. 5157/2002 dated 18.11.2002 for S. no. 23/31/B/1A/1+23/32/2+1B/1 out of that plot no. 1,3,5,7,8,9,10, & S.No. 23/31/1, S. No. 23/31B/1A/1, S.No. 23/32/2/1B/1 Hence their name was deleted from record of right. Hence M.E. No. 3366 was made & certified on 09.01.2003

j) It appears from the record that, Mrs. Pallavi Abhijit Rajmane executed release deed in favour of their brother i.e. Mr. Suhas Chandrakant Khodade & Nilesh Chandrakant Khodade which is registered in the office of Sub-Registrar Nashik-2 at sr. no. 5158/2002 dated 18.11.2002 for S. no. 23/31/B/1A/1+23/32/2+1B/1 out of that plot no. 1,3,5,7,8,9,10, & S.No. 23/31/1, S. No. 23/31B/1A/1, S.No. 23/32/2/1B/1. Hence their name was deleted from record of right. Hence M.E. No. 3365 was made & certified on 09.01.2003.

k) It appears from the record that, Shantabai Shivling Khodade died on 31.10.2010 leaving behind her legal heirs namely

1. Mrs. Jyotika Chandrakant Khodade (daughter in law)
2. Mr. Suhas Chandrakant Khodade (Grand son)
3. Mr. Nilesh Chandrakant Khodade (Grand son)

4. Mr. Nandakishor Shivling Khodade (Son)
5. Mr. Sharad Shivling Khodade (Son)
6. Mr. Nagnath Vishvanath Khodade (Husband's brother)
7. Mr. Vajjanath Vishvanath Khodade (Husband's brother)
8. Mr. Shridhar Vishvanath Khodade (Husband's brother)
9. Mr. Tryambak Vishvanath Khodade (Husband's brother)

Hence legal heirs name were recorded in record of right. Hence M.E. No. 4598 was made & certified on 09.02.2011.

- 1) It appears from the record that, Gat no. 23/31/A/1 area adm. H. 0.18R. was 6B Inam Land, (New Tenure land). It is re-granted as old tenure land by paying Najrana. Hence the by the Order of Uppar District Officer Nashik. the said land is considered as old tenure land by applying some conditions. Hence M.E. No. 4699 was made & certified.

m) It appears from the record that, Mrs. Jyotika Chandrakant Khodade & others eight paid najrana to the government and accordingly the said land was converted in to Non-agriculture land as per the order of collector vide order no. Mahakaksha-3/4/BSPK/180/2012 dated 14.05.2012 & final layout was sanction by Nashik Municipal Corporation vide outward no./Townplanning /final/A-4/7/12 dated 06.08.2012, & plot no. 1 to 13 separate 7/12 extracts are prepared and the name of Mr. Tryambak Vishvanath Khodade & others were recorded in the record of right. Hence M.E. No. 5335 was made & certified.

n) It appears from the record that, Jay Developers through their partner Mr. Vijay Vasudev Lalwani purchased plot no. 1 out of S. no. 23/31A/1+23/31B/1A+23/32/2+1B/1 from Mrs. Jyotika Chandrakant Khodade & others eight by way of registered sale deed which is registered in the office of Sub-Registrar Nashik-1 at sr. no. 8387/2012 dated 11.10.2012. Hence purchaser name was recorded in record of right. Hence M.E. No. 5367 was made & certified on 25.10.2012.

o) Title Verification Notice was published in the news paper Deshdoot on 03.01.2013 regarding the above referred property, within the notice period of 7 days no objection was raised from anyone orally or written up till now. Hence the said property is clear & marketable.

IV ENCUMBRANCES ON THE PROPERTY

Nil as per latest 7/12 Extract & Records.

V. POSSESSION OF PROPERTY :

The property is in the possession of Jay Developers through their partner Mr. Vijay Vasudev Lalwani.

VI. CAPACITY OF THE INTENDING MORTGAGOR AND OTHER FROMALITIES

The Proposed Mortgagor is the owner of the said property.

VII. DOCUMENTS TO BE DEPOSITED FOR MORTGAGE OR TAKEN IN TO CUSTODY:

i) Must to have: Under which ownership is acquired

1. All documents mentioned in para. No. I (Documents Scrutinized)
2. Latest 7/12 extracts
3. Copies of Mutation Entries appearing on the above 7/12 extracts.
4. Original Sale Deed of Jay Developers
6. Copy of Paper Notice

ii) Nice to have

1. Copy of N.A. Order of vide letter no. RBD/III/LN/SR/316/1983 dated 14.10.1983.
2. Copy N.A. Tax Paid Receipt No. 1898809 dated 07.09.2012 for the year 2012.13

SUCHETA N. PAWAR
M.Com.,LL.B.
ADVOCATE



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ROAD, ANANDVALLI, NASHIK
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VIII. OBSERVATION BASED ON SEARCH CUM INVESTIGATION:

On the basis of mutation entries & documents for last 13 years and I have enquired in the office of sub Registrar Nashik, Vide Search Receipt No. 378/4080700 dated 10.01.2013 most of the record in office some registers are not ready due to computerization and data processing some records are not available for search. Hence from the available records I have not found any adverse entries over the said property. So as per the records made available to me my observations are as under :-

2001	Nil	
2002	Release Deed of Pallavi Rajmahe one which is registered in the office of Sub-Registrar Nashik-2 at sr. no.5158/2002 dated 18.11.2002.	
	Release Deed of Prabhavati Bidvai & other one which is registered in the office of Sub-Registrar Nashik-2 at sr. no.5157/2002 dated 18.11.2002.	
2003	Nil	
2004	Nil	
2005	Nil	
2006	Nil	
2007	Nil	
2008	Nil	
2009	Nil	
2010	Nil	
2011	Nil	
2012	Sale Deed of Jay Developers through their partner Mr. Vijay Vasudev Lalwani along with registration Receipt which is registered in the office of Sub-Registrar Nashik-1 at sr. no. 8387/2012 dated 11.09.2012	
2013	Nil	

IX CERTIFICATE

I have examined that there are no encumbrances, prior mortgages, charges of whosever nature on the property, as per the Search carried out from the available record at the Sub Registrar Office, etc. the property is not subject matter of any litigation, attachments, injections, agreement of sale, acquisition proceedings etc. as observed from the documents produced by Jay Developers through their partner Mr. Vijay Vasudev Lalwani and as per the documents examined by me.

There are no claims from any minor person on the property. There are no protected tenants in respect of the property. The provisions of the ULC Act, 1976 are not applicable as the Act was repealed / cancelled. Finally I certify that Jay Developers through their partner Mr. Vijay Vasudev Lalwani absolute clear and marketable title on the said property.

Thanking You,

Nashik
15.01.2013

(MRS. SUCHETA N. PAWAR)
ADVOCATE



सुचेता न. पवार
वकील

दिनांक १५.०१.२०१३
श्री. ९०११०४५५५५०

