ॲड. श्री. दीपक रामचंद्र बागड
बी.कॉम, एल.एल.बी.
नोटरी/कोर्ट
☐ ऑफिस : ३०५, मेहरोत्रा हाऊस, डिसिल्वा रो, ३, जिल्हा न्यायालय आवार, नाशिक - ४२२ ००१. फोन - (०२५३) २५२४०७
☐ निवास : रामसंपदा पार्क, २०१-ए, ७, पुलकमली कॉलनी, अरणपूर रोड, नाशिक - ४२२ ००५. फोन - (०२५३) २६७०१८

II Shri II

Date : 17 / 10/2003.

TITLE REPORT

To,
Shri. Deepak Ramchandra Bagad,
Nashik.

TITLE CLEARANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Subject :- Title Clearance Certificate with respect to the property bearing S.No. 65/3/1A(p) out of it's retained area the area is 6000 sq.mtr. situated at Anandwalli, Taluka & District Nashik and within the limits of Nashik Municipal Corporation, Nashik.

Dear Sir,

On behalf of Bagad Associates proprietary firm, propritor, Shri. Deepak Ramchandra Bagad approached me with a request to issue Title Clearance Certificate in respect of the above mentioned Subject property, and for that purpose they have produced before me all the relevant papers and documents, and relying upon the same, I have given my legal opinion and this Title Clearance Certificate.

The Following documents are produced before me.

(1) 7/12 extracts for the period from 1962 to 2002-2003.
(2) Relevant 6-D Mutation Entries.
(3) N.A. Order, Date : 08-08-2003.
(4) Tentrativlay out order Date : 29-03-2003.
(5) General Power of Attorney Date :- 24-02-2003.
(6) Development Agreement, Dated :- 24/02/2003.
(7) Final Layout Order, Date :14-10-2003.

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IT APPEARS FORM THE REVENUE RECORDS THAT.

(1) On 15-06-30 Bhau Ambu & Mahadu Ambu Mali had purchased this land from vishwanth Harayan Wada For Rs. Two Thousand four hundred Which is muted as per M.E. No. 153.

(2) On 10-12-40 the Survey No. 65 is divided in to (Post Hissa) 65/1, 65/2 & 65/3 as follows S. No. 65/1 area 17 H. 25 R. which belongs to Mahadev Ganesh, S.No. 65/2 area 0 H. 13 R is owned by on behalf of Shri. Pitstan Habib Saheb SababSaheb Abdul Ajij, Ran Alli Saheb, Shakabai Alli, Abib saheb Yakub saheb and S.No 65/3 total area (14.36+2.4) 32.36 is owned & possessed by Mahaou Abu Mali. For this M.E. No. 225 was drawn.

(3) It appears form M.E. No. 232 that on 15/02/41 Mr. Mahadu Ambu Mali was died & his legal heirs were three sons but only the name of the elder son was mentioned in the corp inspection column.

(4) Pundalik, Kisan Mahadu & Parvatabai Mahadu Mali sold this property to Bhau Jadhav who is the father of Kashinath, Fakira & Pandhari & The Care of them was mother sarubai Bhau Jadhav. This property purchased on 28-05-42 For Rs. 1500/- & 1/2 one mango tree out of S.No. 65/1 for this purpose entry. No. 246 was drawn on 08-08-42.

(5) The owner of the land Mr. Bhau Jadhav had taken a loan from land Development Bank of Rs. 6200/- against a mortgaged Deed & the Mortgage Property was the S.No. 65/3. The name of the Bank was mentioned in the crop inspection column & the owner's name in the other's right column. For this purpose the entry No. 731 was mutated.

(6) On 16-12-69 The state of Maharashtra's enforcement Act & Indian coinge Act enforced & as per that the entries had given effect for that instruction given by the special District and Reward (DLR) offerer, New Metric system is adopted. For this purpose the entry No. 747 was mutated.

(7) ON 21-02-89 as per the order of the state of Maharashtra & Tahashildar the charge of Tagai was removed from this land. For that M.E. No. 1581 was drawn.

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(8) The Maharashtra State Co-op Land development Bank had given a letter that Mr. Kashinath Bhau Jadhav & others three had repaid the loan amt. of Rs. 6200/- & For that purpose the names of the owner's were mutated in the inspection column. For that purpose M.E. No. 1805 was drawn on 30/05/91 form the letter of the Bank.

(9) On 04-05-91 Shri. Pandharinath Bhau Jadhav & Kashinath Bhau Jadhav repaid the loan of Rs. 20,000/- & 60,000/- respectively from the central Godavari krushak santha. For that the society had given a letter that no loan amt. was pending on a/c of these two persons they paid the loan with interest for that M.E. No. 1806 was mutated.

(10) The M.E. No.1821 is not concerned with this property.

(11) As per the order by the Tahasildar Saheb Nashik that order No. Case Work/RTS/Washi/412/91, Dated 03-07-91 as per the land Revenue Code 1966, Sec. 85 that the permission for partion of the land was given & the Recreation centre's Reservation' mark was drown in the other's right column. As well as the loan charge was also on this land. The partition of the property as follows. Kanshinath Bhau Jadhav alloted area (2.02+0.28)i.e.2.30 out of S.No. 65/3/1, Shri. Fakira Bhau Jadhav alloted area (2.02+0.28=2.30) out of S.No. 65/3/2, Shri. Pandharinath Bhau Jadhav - area (2.01+0.29=2.30) out of S. No.65/3/3. For that purpose the entry No. 1831 was drawn.

(12) On17-11-92 Shri Devidas Ramnath patil (Sadaphale) had purchased the land from Mr.Kashinath Bhau Jadhav out of S.No.65/3/1 out of which 41.00 Sq.Mtr.on 09-06-89 for Rs. 5000/- who is the ferment of Niphad, The effect is given from Index-2.For that M.E.No.1986 was mutated.

(13) On 03-06-92 Shrimati Lilabai Balawant Gayakawad had purchased the Land from Mr. Kashinath Bhau Jadhav out of S.No. 65/3 out of this 0.04 R. For Rs. 7000/- on 15-12-90. She is the farmer of Ghodegaon, Tal. Shrirampur. For that M.E. No. 2050 was drawn. The effect is given from Index-2 record.

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(14) On 25-11-97 Kashinath Bhau Jadhav had applied for description of his S.No. 65/3/1 Property area 2 H 30 R, on 07-02-97 the order given by the relevant officer that 71,000 Sq.mtr. area is excess land vijay thakirchandra Sabra General Power of Attorney holder of Shri. Kashinath Bhau Jadhav applied to the concern officer to separate the excess land of 71000 Sq.mt. from the concerned property i.e. S.No. 65/3/1. The desorption of the property is as follows.

(15) S.No. 65/3/1A out of it's area kanshinath Bhau Jadhav holding (1.26.49+0.28), Devidas Ramnath Sdafhal holding 41.00 Sq.m. & Lilabai Balawant Gayakawad holding 0.04 R. The S.No. 65/3/1B out of it's area Kashinath Bhau Jadhav holding 0.71 R and in the other right's golumn excess land was written. The M.E.No. 2782 was mutated as per the application & order the concerned office on 01-12-97.

(16) As per the application & layout the collector of Nashik accordad Permission to NA use vide order No. Mah./Kash-3/NA/application No. 669/97 of they afore said property. The layout plan also sanctioned from Director of Nagar Rachana NMC & accordingly 7/12 extract are made for that M.E. No. 3020 was mutated. S.No. 65/3/1A divided into 1 to 19 plots which were owned by kashinath Bhau Jadhav.

(17) M.E. No. 3021 is concerned with the property S.No. 65/3/1B which is not concerned with the title.

(18) The owner of the property Shri. Kashinath Bhau Jadhav & other executed the power of Attorney on 24-02-2003 at NAS-3, Serial No. 938/2003 & also executed a Developemtn agreerment on 24-02-2003, NAS- Serial No. 937-2003 with Shri. Deepak Ramchandra Bagad on behalf of the firm M/s. Bagad Associates, propritory firm for the area 6000 Sq.Mtr. out of S.No. 65/3/1A part. at Anandwalli.

(19) On 29-03-2003 the approval of tentative layout plan of S.No. 65/3/1A (part) of Anandwalli by the Assistant Director of Twon Planning, TPD/58/ STATPUR. Sanctioned

(20) The collector of Nashik accorded a permission for NA use to the S.No. 65/3/1A area 6000 Sq.mtr.as per the order No.Mah/Kash-3/NA/4/122/ 2003.

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सौ. आशा चंद्रभान कानवडे
बी.कॉम, एल.एल.बी.
ॲडव्होकेट

अ ऑफिस : ४०५, ॲडव्होकेटस् चेंबर्स, बिल्डींग नं. ३, जिल्हा न्यायालय आवार, नाशिक - ४२२ ००२. फोन - (०२५३) ५७३४००

ब निवास : रामतीर्थ पार्क, फ्लॅट नं. ७, पुलवर्णी कॉलनी, शरणपूर रोड, नाशिक - ४२२ ००२. फोन - (०२५३) ३१०७१४

(21) As per the copy of Nashik Municipal Corporation Shri Kashinath Bhau Jadhav & other through their G.P.A. Holder Shri. Deepak Ramchandra Bagad prepared final layout plan 6000 Sq.Mtr. of S.No. 65/3/1A (part) which has sanctioned by as per the letter No. TP/Final/2/Satpur, date 14-10-2003 by the Assistant Director of Nagar Rachana.

: OPINION :

I have gone through the above records which have been made available to me and placed in my hands. After perusing the same, I am of the opinion that owner's title of the aforesaid property is clear & marketable & free from all sorts of encumbrances. As per Development Agreement & G.P.A. dt.24/02/2003 which are executed in favor Shri. Deepak Ramchandra Bagad a propritor of M/S. Bagad Associated propritory Firm. That he has a right to Develop the Said Subject property. And he has a right to sale said subject property.

Nashik.

Date: 17|10|2003

Your's Faithfully.

(Mrs. Asha C. Kanawade)
Advocate.

Sou. Asha C. Kanawade (Adv.)
Chamber No. 405, Bldg. No. 3
☎ Office : (0253) 573400.