Bharat D. Gaikwad
Advocate
Office-: 414, Maruti Chamber, District Court, Nashik.

Date:- 02/08/2017

TITLE REPORT

[I] Description of property: - Title Report in the respect of Plot No.01, admeasuring area 277.50 Sq.Mtrs. & Plot No.02 admeasuring area 272.81 Sq. Mtrs Out of S. No.96/3, situated at Gangapur tal Dist. Nashik area within the limits of Nashik Municipal Corporation, Registration & Sub - Registrar Nashik, Tal. & Dist. Nashik. bounded as per the layout plan & record of right.

[II] Name of the owners Of said property:-1] Mr.Ramesh Hari Shewgekar,
2] Sau.Vidya Ramesh Shewgekar
R Nashik.

[III] Name of the Developer of said property:- M/s.Ahirrao buildcon Pvt. Ltd. through their director Mr. Amol Shashikant Ahirrao

As per the request of, I have verified in to the title of above said property. For that purpose, I have perused the concerned available Xerox Revenue records and other related papers/ permissions etc. for last 30 years and my observations and finding are as under:-

[IV] History :-

Mutation Entry No.379 shows that the gat No96 was divided into 3 share as per the hiss from No.12 there effect was taken on the record of right and said mutation entry was made & certified was made.

Mutaion entry No. 496 shows that Mr. Vijay Kashinath Patil has purchased the land Gat No.96/3 from the owner Mr. Vitthoba Shankar Katad by way of sale deed on 22/09/1947 for Consideration of Rs. 1000/- along eith well in 200/4 S No. as per the sale deed purchaser name was entered on the record of right

Mutation Entry No.745 shows that Mr.Ramchandra Govind Katad Mr.Namdev

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Ganu Katad was a tent so their name was entered on the record of right of S No. 96/3 in other right column as a Tent in 1966.

Mutation Entry No.761 shows that as per the government notification the to prohibited to make Tukada of the land, as per the provision of the Tukada Bandi Act. as per the limitation said land was Declared as Tukada Land. as per the per this the said land was declared Tukada their remark was entered in other right column.

Mutation Entry No.1056 is not related to said property hence ignore it.

Mutation Entry No.1160 Shows that, on introduction of Enforcement Act and Indian Coinage Act the area of the said property came to be recorded as per Metric measurements and the entry to that effect has been muted to the record of rights.

Mutation Entry No.1316 shows that the tent Mr. Vitthoba Shankar Katad has file a civil suit in nashik Civil Court against the Mr. Kashinath Keshav Patil , as per the order on the Civil suit the name of the Mr. Kashinath Keshav Patil was deleted 7 the name of the tent Mr. Vitthoba Shankar Katad was entered on the owner ship column.

Mutation Entry No.2156 shows that as per the order no. JAMA Bandi/591/81 dtd.20/03/1982 of Tahasildar Nashik the entry of the Malak Veda was deleted on the record of right.

Mutation Entry No.2508 is not related to title subject property hence ignores it.

Mutation Entry No.2813 shows that Mr. Vithoba Ramchandra Katad has made application that after the death of Mr. Ramchandra Govind Katad his legal heir name was entered on the record of right out of the legal heirs Mrs. Zelubai Gopal Kasbe 2] Mrs. Tolubai Muralidhar Bhavnath 3]Lilabai Popat Bhusar name was entered on other right column because of they are Married there was no passion. and the mothers Mrs. Radhabai Ramchandra Katad because of her old age she has not to attended the any Government & Court authority any legal procedure so her name & sisters name was deleted on record of right

Mutation Entry No.3301 shows that as per the order No. Case No./Tency/69/ 1987 of Tahasildar nashik the name of Mr. Namdev Ganu Katad & Mr. Vitthoba Ramchandra Katad, was entered on other right column as a Tent & Pika pahani records was deleted on record of said property.

Mutation Entry No.3361shows that Mr. Vitthoba Ramchandra Katad has made will on 29/04/1988 at before his death he has no wife &Daughter Son his maintenance was show by last 30 to 35 years by Mr. Ramchandra Govind Katad after his death his son Mr. Vitthoba Ramchandra Katad was made so he has gave his share property to Mr. Vitthoba Ramchandra katad so his name was entered on the record of right .as per the will deed

Mutation Entry No.4168 shows that Mr. Bhikchand Manikchand surana & Ratnamala Bhikchand Surana was purchased the S No.96/3 from Mr. Vitthoba Ramchandra Katad through their GPA Holder Mr. Shashikant Ramchandra Jadhav by way of sale deed o28/08/1991 purchaser are farmer so their name was entered on the record of right .

Mutation Entry No.4395 shows that 1] Vishavas Gajanan Kajale 2] Mr. Prasad Gajanan Kajale 3] Sachin Gajanan Kajale was purchased the S No.96/3 from Mr. Bhikchand Manikchand surana & Ratnamala Bhikchand Surana by way of sale deed on15/05/1992 purchaser are farmer so their name was entered on the record of right .

Mutation Entry No.8153 shows that the owner has mortgaged said property to United western Bank Nashik branch so said bank charge was shown in other right column but he said loan amount was repay. so said bank charge was remove as per the letter on 24/06/2002 of the Bank.

Mutation Entry No. 8434 shows that the owner 1] Vishavas Gajanan Kajale 2] Mr. Prasad Gajanan Kajale 3] Sachin Gajanan Kajale of the S No.96/3 has papered layout which is also finally approved by the Nashik Municipal Corporation, Nashik vide their order No. Town planning/Final/6 [Satpur], dtd. 10/06/2003, and Non Agricultural permission is also obtained from the Collector, Nashik bearing Order No. Maha/Kaksha/3/N.A.Letter No./343/

2000 dtd. 31/05/2001 as per the layout Plan & And Order said S. No. was divided into virus plots, and their effect was taken on the record of right.

Mutation Entry No.8561 shows that the owner 1]Mr.Vishavas Gajanan Kajale 2] Mr. Prasad Gajanan Kajale 3] Mr. Sachin Gajanan Kajale has sold the Plot No.01, admeasuring area 277.50 Sq.Mtrs.& Plot No.02 admeasuring area 272.81 Sq. Mtrs Out of S. No.96/3, situated at Gangapur tal. Dist. Nashik to Sau. Lalita Baburao Patalepure by way of sale deed on 25/08/2003 which is executed in the office of Sub registered nashik as per the sale deed purchaser name was entered on the record of right

Mutation Entry No.9911 shows that the owner Sau. Lalita Baburao Patalepure has sold the Plot No.01, admeasuring area 277.50 Sq.Mtrs. & Plot No.02 adme. area 272.81 Sq. Mtrs Out of S. No.96/3, situated at Gangapur tal. Dist. Nashik to 1] Mr. Ramesh Hari Shewgekar, 2] Sau.Vidya Ramesh Shewgekar by way of sale deed on222/01/2007, which is executed in the office of Sub registered nashik as per the sale deed purchaser name was entered on the record of right.

Further record shows that the owner 1] Mr. Ramesh Hari Shewgekar, 2] Sau. Vidya Ramesh Shewgekar has entrusted to develop the said plots for that purpose he entered in to the development Agreement with M/s. Ahirrao buildcon Pvt. Ltd. through their director Mr. Amol Shashikant Ahirrao on 18/07/2013, and also gave General power of attorney in his favour both document was executed in the office of Sub- registered Nashik at vide Sr No.8241 & 8242 on 18/07/2013.

Further record shows that M/s. Ahirrao buildcon Pvt. Ltd. through their director Mr. Amol Shashikant Ahirrao have purchased D- Zone TDR Adm. area 220.00 Sq.Mtrs. vide TDR certificate No.634, dtd.17/08/2013 fromSau. Pranjal Vishal Shah the said Document is executed at Sr No.9405/20013, on 17/08/2013 in the office of Sub Register Nashik .

Further record shows that the as per the development agreement develop has got right to develop said plot property for that for that purpose they prepared a

Building plan & utilized TDR , and said building plan sanctioned from Nashik Municipal Corporations Nashik Vide building permission No.LND/BP /Sat/B1 /315/3642 , dtd.21/11/2013, As per the sanction building plan said owner has constructed building.

As per the above Document & records produced before me and I have in opinion that the Plot No.01, admeasuring area 277.50 Sq.Mtrs.& Plot No.02 admeasuring area 272.81 Sq. Mtrs Out of S. No.96/3, situated at Gangapur Tal & Dist. Nashik owner 1] Mr. Ramesh Hari Shewgekar, 2] Sau.Vidya Ramesh Shewgekar having a good, Marketable, clear, title, And M/s. Ahirrao buildcon Pvt. Ltd. through their director Mr. Amol Shashikant Ahirrao has cerate interest over the said plot of land by virtue of said regd. Development agreement for develop & disposal of the constrictive part of the property .

Hence the title report

Nashik

Dtd. 02/08/2017

Bharat D. Gaikwad
B.A., LL.B.
Advocate