



ADVOCATE

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Advocate

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Date - 05/08/2017

TITLE REPORT
WHOMSOEVER IT MAY CONCERN

Sub: - Opinion Report or Title Report on the basis of the Documents produced before me for perusal of 30 years (1988 to 2017) report of the property i.e. Plot No. 01 total area adm. 328.56 Sq. Mtrs., & Construction thereon out of Survey No. 31/2A/1B/1, of the property situated at Village - Makhamalabd, Tal. & Dist. Nashik.

DESCRIPTION OF PROPERTY:

All the piece and parcel of the property i.e. Plot No. 01 total area adm. 328.56 Sq. Mtrs., & Construction thereon out of Survey No. 31/2A/1B/1, of the property situated at Village - Makhamalabd, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And the same bounded as per follows -

East - Plot No. 02.

West - Excess Land area of S. No. 31/2A/1 (P).

South - Area of S. No. 31/3.

North - 9.00 Meter Colony Road.

The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.

NAMES OF THE OWNER OF THE PROPERTY:-

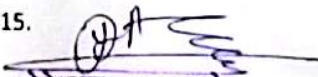
MR. RAJENDRA KARBHARI PAWAR

NAMES OF THE PERSON APPROCHED FOR THE CERTIFICATE:-

MR. RAJENDRA KARBHARI PAWAR

As per the instructions given by the above named person, I have Investigated the title on the basis of following documents -

- 1) Relevant 7/12 extract & Mutation Entries.
- 2) Copy of Sale Deed dated 02/01/2015 along with receipt of registration (NSK-1, Reg. No. 56).
- 3) Copy of N. A. Order dated 08/11/1994.
- 4) Copy of Sale Deed dated 08/04/1995 along with receipt of registration (NSK-2, Reg. No. 1652).
- 5) Copy of lay out order dated 01/10/1996.
- 6) Copy of Sale Deed dated 11/11/2011 along with receipt of registration (NSK-4, Reg. No. 11105).
- 7) Copy of Commencement Certificate dated 07/04/2015.


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वैकल्यकेट

- 8) Copy of Sale Deed dated 27/04/2015 (NSK-5, Reg. No. 3058).
 9) Copy of Commencement Certificate dated 05/11/2015.

FLOW OF TITLE :

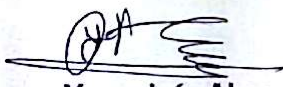
- A) Originally the Survey No. 31/2A/1B owned and possessed by Banobai Jahagir Patel & others before the year 1988.
- B) Mutation Entry No. 10753 dated 15/06/1990 shows that, one of the owners Banobai Jahagir Patel died on 14/12/1988 leaving behind heirs namely Gaushad Khan, Ajij, Jubeda, Kairinisa, Nurujahan, Mumtaj, Dilasbai, Naushad, Surkhabai, Shamam, Nasadi, Anjun. And accordingly names of the above mentioned heirs mutated to the owners column of the property extract.
- C) Mutation Entry No. 11414 dated 24/04/1992 shows that, by the order of ULC office & Competent Authority Nashik, S. No. 31/2A/1B(P) area adm. 25800 Sq. Mtrs., declared as Excess Land and therefore the said remark to the other rights column of property extract.
- D) Mutation Entry No. 11415 dated 24/04/1992 shows that, As per the order of ULC authority Nashik & sanctioned the "Durlab Ghatak Gruh Nirman Bandhani Yojana" and therefore the said remark mutated to the other rights column of the property extract.
- E) Mutation Entry No. 11698 dated 05/04/1993 shows that, The Deputy Collector & Competent Authority ULC Nashik on 16/04/1985, area OH. 20R out of S. No. 31/2A/1B declared as retention land and therefore the remark "Retention Land" has been mutated to the other rights column of the property extract.
- F) Mutation Entry No. 11982 dated 08/02/1994 shows that, Jayashree Radhakrushna Dongare alias Jayashree Pandharinath Nere purchased retention land area OH. 20R out of S. No. 31/2A/1B from the owners Shamambano Jahagir Patel by way of Sale Deed on 27/05/1993. The owners have obtained permission Deputy Collector & competent Authority ULC Nashik for Sale the said property. Therefore the purchaser acquired ownership rights of the said land & accordingly her name mutated to the owners column of the property extract.
- G) Mutation Entry No. 12109 dated 01/07/1994 shows that, As per the order of Re-habitation Officer Nashik on 06/12/1990 and the remark of "Durlab Ghatak Gruh Nirman Bandhani Yojana" deleted from the other rights column of the property extract. The said mutation entry is not related in respect of S. No. 31/2A/1B/1.

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- H) Mutation Entry No. 12250 dated 08/12/1994 shows that, the owner of S. No. 31/2A/1B/1, Jayashree Radhakrushna Dongare alias Jayashree Pandharinath Nere prepared a lay out of the said land and the same is sanctioned by Assistance Director Town Planning Nashik on 07/08/1993 vide letter No. IND/Vashi/91/2772. Thereby said land sub – divided in to various plots and thereby said Plot i.e. Plot No. 01 area 328.565q. Mtrs., came in to existences. And said land converted in to Non – Agricultural purpose as per the order passed by Collector Nashik – vide no. Maha/Kaksh-3/N. A. order No.150/1994 on 08/12/1994.
- I) Mutation Entry No. 12429 dated 03/06/1995 & the copy of Sale Deed dated 18/04/1995 shows that, The owner of Plot No. 01, Jayashree Radhakrushna Dongare alias Jayashree Pandharinath Nere executed a Sale Deed in favour of Mr. Ujjwal Namdeo Padekar and the same is registered in the office of Sub Registrar Nashik-2 vide Sr. No. 1652 on 18/04/1995. Therefore the purchaser acquired ownership rights of the said plot & accordingly his name mutated to the owners column of the property extract as the owner of Plot No. 01.
- J) Mutation Entry No. 27868 dated 18/11/2011 & the copy of Sale Deed dated 11/11/2011 shows that, Mr. Abhijit Madhav Shejul purchased Plot No. 01 from the owner Mr. Ujjwal Namdeo Padekar by way of Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Nashik-4 vide Sr. No. 11105 on 11/11/2011. Therefore the purchaser acquired ownership rights of the said plot & accordingly his name mutated to the owners column of the property extract as the owner.
- K) Mutation Entry No. 31968 dated 08/01/2015 & the copy of Sale Deed dated 02/01/2015 shows that, Mr. Rajendra Karbhari Pawar purchased Plot No. 01 from the owner Mr. Abhijit Madhav Shejul by way of Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Nashik-1 vide Sr. No. 56 on 02/01/2015. Therefore the purchaser acquired ownership rights of the said plot & accordingly his name mutated to the owners column of the property extract as the owner.
- L) The owner of Plot No. 01, Mr. Rajendra Karbhari Pawar prepared a building plan for construction of building over the said property & Nashik Municipal Corporation Nashik sanctioned the said building plan & issued a Commencement Certificate on 07/04/2015 vide their letter No. LND/BP/C-2/13/53/15 and thereby permitted to commence construction over the said property.
- M) The copy of Sale Deed dated 27/04/2015 shows that, Mr. Rajendra Karbhari Pawar purchased TDR area 133.00 Sq. Mtrs., of "D" Zone out of S. No. 311 from the owner Mr. Jayant Shivajirao Sanap by way of Sale

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Deed. The said Sale Deed registered in the office of Sub Registrar Nashik-5 vide Sr. No. 3058 on 27/04/2015.

- N) The owner of Plot No. 01, Mr. Rajendra Karbhari Pawar prepared revised a building plan for construction of building over the said property & Nashik Municipal Corporation Nashik sanctioned the said building plan & issued a Commencement Certificate on 05/11/2015 vide their letter No. LND/BP/C-2/474/1944/15 and thereby permitted to commence construction over the said property.
- O) From the basis of above discussion and documents copies produced before me and the said document, copies may presume that they are genuine it can be said that the title of the said property i.e. **Plot No. 01 total area adm. 328.56 Sq. Mtrs., & Construction** is clear and marketable and the property is unencumbered. **Mr. Rajendra Karbhari Pawar** acquired ownership rights of the said property.

OPINION

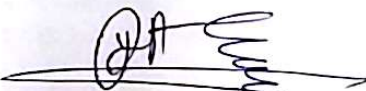
After perusal of the record put before me, I am of the opinion Report or Title Report on the basis of Documents produced before me for perusal of 30 years (1988 to 2017) report of the property i.e. All that piece and parcel of **Plot No. 01 total area adm. 328.56 Sq. Mtrs., & Construction** thereon out of Survey No. **31/2A/1B/1**, of the property situated at Village – **Makhamalabd**, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And the same bounded as per follows –

East – Plot No. 02.
West – Excess Land area of S. No. 31/2A/1 (P).
South – Area of S. No. 31/3.
North - 9.00 Meter Colony Road.

The property more particularly described hereinbefore in schedule, can be drawn and it can be said that the title of the said property is clear and marketable, and the property is unencumbered. This title report is given on the strength of all Xerox copies are produced before me. I have seen the fresh 7/12 extracts, mutation entries, preferred registered documents of the said property, online Index-II search is taken in the office of Sub Registrar, Nashik for the basis of available registrar offices.

Nashik.

Date :- 05/08/2017


ADVOCATE
Yogesh C. Aher
Advocate