



Off. : Chamber No. 224 / 2, District Court, Nashik 422002
Resi. : Flat No 101-E-Wing, Pushiraj Harmony, Near Gangapur Police Station
Gangapur Road, Nashik-422 013 • Cell - 98222 15150

Anuradha Mogal Patil

B.S.L.L.L.B, M.L.L. & L.W
ADVOCATE & NOTARY

Dt. 10/1/17

TITLE REPORT

" TO WHOM SO EVER IT MAY CONCERN"

SUB-

Title report in respect of the property bearing Plot No. **4+5+6** total area admeasuring 2625.07 Sq.Mtr.out of **S.No.290/1+2+3+4/8/2/4** laying & situated at Village Pathardi, Tal & Dist Nashik within the limits of Nashik Municipal Corporation, Nashik, within registration & Sub-Registration district Nashik. Owned & possessed by M/s.Ravindra Developers Pvt. Ltd. Through their Director Shri.Ravindra Sudam Patil.

Together with all the easementry rights & other hereditaments.

As per the request of owner of the above mentioned subject property . I have study the records which is given & available to me in respect of the above mentioned property.

All the above said property here in after referred as "The property in question" for the sake of brevity.

DOCUMENTS PERSUED AND STUDIED

- i) 7/12 Extract
- ii) 6 D No's
- iii) Development Agreement & General Power of Attorney dt.25-08-2006 at Sr.No.5222 & 5223.
- iv) Development Agreement & General Power of Attorney dt.28-08-2006 at Sr.No.5250 & 5251.
- v) Sale deed dt.17-04-2009 at Sr.No.02449.
- vi) N.A order given by Collector,Nashik vide their order No.Mahal/KAKSHA-3/4/N.A.Lett No./519/2010 Nashik, dt.29-07-2011.

Anuradha



- vii) Corrected N.A.order given by Collector,Nashik vide their order No.Maha/KAKSHA-3/4/ N.A.Left.No.1519/2010 Nashik, dt.06-08-2011.
- viii) Final Layout Sanctioned by Assistant Director,Town Planning, Nashik Municipal Corporation vide their letter No.Town Planning Dept/Final/ Cidco/B-5, dt. 05-06-2012.
- ix) Letter dt.23-04-2013 given by Fire & Emergency Services department of Nashik Municipal Corporation.
- x) Commencement Certificate given by Assistant Director Town Planning of Nashik Municipal Corporation,Nashik vide No.LND/BP/B5/256/5245 dt.28-02-2016.

HISTORY OF TITLE

- 1) On 10-03-1965 Shri.Nivrutti Aba Mahale, Nivrutti Parvat Mahale & Yashwant Kashinath Mahale had given an application, that S.No.290 was amicably distributed among family members as per following way.

S.No.	Owner
290/1	Nivrutti Aba Mahale
290/2	Nivrutti Parvat Mahale
290/3	1) Yashwant Kashinath Mahale 2) Ramnath Kashinath Mahale 3) Shankar Trimbak Mahale & his family member.

(The owner of S.No.290/3 hold & possessed said land till they got it transfer or alienate in the year 2009)

This fact is Evident from M.E.No.2486 dt.04-03-1966

**Anuradha Mogal Patil**

B.S.L.,LL.B.,M.L.L. & L.W

ADVOCATE & NOTARY

Off. : Chamber No.224 / 2, District Court, Nashik - 422002

Resi. : Flat No.101-E-Wing, Rushiraj Harmony, Near Gangapur Police Station,
Gangapur Road, Nashik-422 013. • Cell : 982222 15150

- 2] Mr.Yashwant Kashinath Mahale was died in the year 1980. But the remaining part of said mutation entry is not in a readable condition.

This fact is Evident from M.E.No.3273 dt.08-06-1981

- 3] At village level, as per ME No.3149 following effects has been taken on 7/12 extract of property,

S.No.	Area	Owner
290/4	6.58	Yashwant Kashinath Mahale & Shankar Trimbak Mahale & others

But Shri.Yashwant Kashinath Mahale & others were not satisfy with the said mutation entry No.3149, hence they had filed an appeal before SDO, Nashik. And SDO,Nashik was pleased to cancel ME No.3149 by order dt.10-09-1984. Hence as per order of SDO,Nashik following corrections were made & hissas were formed,

S.No.	Hissa No.	Area	Owner
290/4	3/1	6.58	Ramnath Kashinath Mahale Shankar Trimbak Mahale & others Ashok Yashwant Mahale & others

This fact is Evident from M.E.No.3873 dt.21-03-1984

- 4] As per order under section8(4) of Urban Land ceiling Act 1976, the area from S.No.290/p were declared as Excess land, hence remark were entered in other rights column.

This fact is Evident from M.E.No.5399 dt.30-05-1992

- 5] Shri.Ramnath Kashinath MAhale had given an application to enter the ame of all his family member along with his name on 7/12 extract of S.No.290, hence names were mutated as per following way,



Signature

S.No.	Owner
290	Shri.Ramnath Kashinath Mahale Sau.Janabai Ramnath Mahale Shri.Dilip Ramnath Mahale Shri.Arun Ramnath Mahale Shri.Gorakh Ramnath Mahale Ratna Ramnath Mahale

This fact is Evident from M.E.No.7078 dt.21-03-1998

6] As per order of Urban Land ceiling Act under Sec.8(4) vide No.A4/SR/26/2006, dt.23-06-2006 area admeasuring H 2.04 R out of S.No. 290/3/1B was declared as Excess land, said remark was entered on other rights column of 7/12 extract. On 24-09-2007 said order under section 8(4) of ULC was made corrected & remark of Excess land was deleted. It means land became freehold & transferable land.

This fact is Evident from M.E.No.12876 dt.24-01-2007

7] On 28-08-2006 Shri.Ramanth Kashinath Mahale, Sau.Janabai Ramnath Mahale,Shri.Dilip Ramnath Mahale, Shri.Arun Ramnath Mahale,Shri. Gorakh Ramnath Mahale, Ratna Ramnath Mahale through their General Power of Attorney holder Shri.Davindarsingh & Shri.Harpalsingh Sukdeo Bajwa & Rajan Dixit have been given an area admeasuring H 2.04 R out of S.No.290/3/1B for development purpose to M/s.S. R.construction partnership firm through it's partner Shri.Rajendra Ramchandra Bagad, Shri.Sunil Puroshattam Gavande, Shri.Sunil Madhav Sawant. To that effect owner had executed Development Agreement & General Power of Attorney dt.28-08-2006 with Sub-Registrar, Nashik-5 at Sr.No.5250 & 5251.

This fact is Evident from M.E.No.11621 dt.24-04-2007



- 8] At village Pathardi S.No.290, total area admeasuring H 18.14 R i.e. S.No.290/1+2+3+4= H 18.14 assessed at Rs.12.70 Paise were admeasured as per area of pot Hissas, hence hissa form No.4,11 & 12 were applicable at village, as per following way & by order of & Letter of Taluka Suprident of land record vide letter No. Bhumapan/ Pathardi/ S.No.290/ Kavi/3786/07, dt. 14-09-2007 & Letter of Tahasilidar,Nashik vide No. Adhi/Abhi/Kavi/2471/2007, Nashik, dt.17-09-2007. Changes were made in record,

Previous position of 7/12 extract

S.No.	Hissa No.	Area H R	Owner
290/3	1B	2.04	Ramnath Kashinath Mahale & others 5

Position after Hissa form No.4,11 & 12 were applicable

S.No.	Hissa No.	Area H R	Owner
290/1+2+3+4	8	3.87	1) Ramnath Kashinath Mahale & others 5, owned & possessed area H 2.04 R. 2) Puroshattam Shankar Gavande & others 11, owned & possessed area H 1.83 R.

This fact is Evident from M.E.No.13830 dt.25-8-2009

- 9] On 23-03-2009 Shri.Rajendra Ramchandra Bagad, Shri.Sunil Puroshattam Gavande, Shri.Sunil Madhav Sawant had purchased an area admeasuring H 2.04 R out of S.No.290/3/1B from village Pathardi by registered sale deed from Shri. Ramanth Kashinath Mahale, Sau. Janabai Ramnath Mahale,Shri.Dilip Ramnath Mahale, Shri. Arun Ramnath Mahale,Shri. Gorakh Ramnath Mahale



Anuradha Mogal Patil