

Title Report

NAME OF THE OWNER & HOLDER:

Mr. Narayan Labhu Sarode

R/o. Nashik

DESCRIPTION OF PROPERTY:

Plot No.31 area adm.278.00 sq.mtrs.(CTS No.2291 area adm.279.00 sq.mtrs.) & Plot No.32 area adm.278.00 sq.mtrs (CTS No.2292 area adm.279.00 sq.mtrs.) out of Gut No.63/1-A

village Chunchale, Taluka & District Nashik

Title Report by **Adv.Santosh B. Shetty**

S-2, Second Floor, Suyojit Modern Point, Sharanpur Road, Nashik.

Mob No.9326008324..

Affirmation :

I Mr. Narayan Labhu Sarode requested Adv.S.B.Shetty to investigate the title of property mentioned in this Title Report for the purpose I have submitted copies of relevant documents and today I have received the title report along with relevant document which I had submitted .

Signature: _____

Mr. Narayan Labhu Sarode





दिनांक :

DATE : 07-09-2017

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE OWNER & HOLDER:

Mr. Narayan Labhu Sarode
R/o. Nashik.

2] DESCRIPTION OF PROPERTY:

All that piece and parcel of the Non Agricultural plot property bearing Plot No.31 area adm.278.00 sq.mtrs.(CTS No.2291 area adm.279.00 sq.mtrs.) & Plot No.32 area adm.278.00 sq.mtrs (CTS No.2292 area adm.279.00 sq.mtrs.) out of Gut No.63/1-A in the revenue village Chunchale, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub-Registration Taluka and District of Nashik bounded as per sanctioned layout.

Together with all the rights of assessment access, ways, common roads, etc.

3] DOCUMENT PRODUCED BEFORE ME FOR INSPECTION.

1. 7/12 Extracts
2. 6-D Entries.
3. Copy of Sale Deed.
4. Other relevant documents.

4] OBSERVATION AND FINDINGS:

On the request of Mr. Narayan Labhu Sarode, R/o. Nashik, I have investigated the title of above mentioned property. For this purpose, they have collected 7/12 extracts and 6-D Entries, which they have received from Talathi Office Chunchale and Tahsil Office, Nashik. This title report is issued on the strength of the docu-

ments produced before me by Mr. Narayan Labhu Sarode and my observations and findings are as under.

a. The 7/12 extract of G. No.63/1 ,of the year 1981 shows that above said property was owned and possessed by Chandrakant Laxminarayan Soni and others.

b. Further in the year 1981, Chandrakant Laxminarayan Soni and others prepared layout on above said property and said layout is sanctioned by Asst. Director of Town Planning Nashik and also land property duly converted into N.A. purpose by order of Collector Nashik vide their order No.RB/Desk-III/LNA/SR/187/81, dt.14-5-1981 and hence 7/12 were separated as per sanctioned layout by M.E.No.986.

c. Further in the year 1982, Sandip Krushnagopal Gupta purchased Plot No.31& 32 from Chandrakant Laxminarayan Soni and others and the name of purchaser was muted to record of rights by M.E.No.1063.

D. M.E.No.15325,dt.16-7-2016 shows that, present owner, Narayan Labhu Sarode has purchased Plot No.31& 32 from Sandip Krushnagopal Gupta for the consideration of Rs.2456000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at Sr.No.5754,dtd.16/07/2016.

E. Further it appers from the record that Narayan Labhu Sarode prepared a joint lay out on said plot no.31& 32 and said plan has sanctioned by Nashik Municipal Corporation vide Commencement Certificate No.LND/BP/B2/141/2015,dtd.29/06/2017.

No charge, encumbrances or defect in title is observed during the course of the inspection of the document.



एस २, दुसरा मजला,
सुयोजीत मॉडर्न पॉइंट, पोलिस परेड ग्राऊंड समोर,
शरणपुर रोड, नाशिक-४२२००२
भ्रमण ध्वनी ९४२२७६७३६९



अॅड. संतोष भास्कर शेटी
बी. कॉम., एलएल. बी

दिनांक :

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O P I N I O N

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that above said owner Mr. Narayan Labhu Sarode have legally clear, negotiable and marketable title over above said property, which is free from all charges, encumbrances and defects of whatsoever nature.

Hence This TITLE REPORT

NASHIK

DATE : 07-09-2017


Adv. SANTOSH BHASKAR SHETTY
B. Com., LL.B
S-2, SUYCJIT MODERN POINT
SHARANPUR ROAD NASIK