



Date – 28/12/2015

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

SUBJECT :-

Opinion Report or Title Report on the basis of Documents produced before me bearing all that Piece and Parcel of the property bearing **Plot No. 44** area adm. **540.96 Sq. Mtrs.**, out of **S. No. 731/2/44**, (CTS No. 7409/50 area adm. 541.07 Sq. Mtrs., & Final Plot No. 485A) the property situated at **Mauze – Nashik, Tal & Dist. Nashik.**

DESCRIPTION OF PROPERTY :-

All the piece and parcel of the **Plot No. 44** area

adm. **540.96 Sq. Mtrs.**, out of **S. No. 731/2/44**, (CTS No. 7409/50 area adm. 541.07 Sq. Mtrs., & Final Plot No. 485A) the property situated at **Mauze – Nashik, Tal & Dist. Nashik.** The said Plot bounded as follows –
East – Plot No. 45.
West – Plot No. 43.
South – Colony Road.
North – Open Space.

NAMES OF THE OWNER OF THE PROPERTY:-

M/S. PRATHAMESH BUILDWELL PARTNERSHIP FIRM

THROUGH PARTNERS –

1. **MR. KUNDAN NANDKISHOR BOOB.**
2. **MR. BHAGYESH SURESHCHAND KOTHARI.**
3. **MR. AJIT LAXMAN GHODKE.**

NAMES OF THE PERSON APPROCHED FOR THE CERTIFICATE:

M/S. PRATHAMESH BUILDWELL PARTNERSHIP FIRM

THROUGH PARTNERS –

1. **MR. KUNDAN NANDKISHOR BOOB.**
2. **MR. BHAGYESH SURESHCHAND KOTHARI.**
3. **MR. AJIT LAXMAN GHODKE.**

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

- 1) Copy of 7/12 Extract & Mutation Entries.
- 2) Copy of CTS Extract.

- 3) Copy of Sale Deed dated 14/07/2014 along with the receipt of registration. (NSK - 1, Reg. No. 6276).
- 4) Copy of Sale Deed dated 05/10/2015 along with the receipt of registration. (NSK - 3, Reg. No. 5956).

FLOW OF TITLE:-

- 1) That, the Lay - out Plan for S. No. 731/2 sanctioned by Nashik Municipal Corporation Nashik (Town Planning Nashik) vide letter no. HND/WS/TD/933 on 27/02/1967. Thereby the said land is sub - divided into various Plots & subject matter of present title i.e. Plot No. 44 came into existence. If further appears that the use of said land converted into Non - Agricultural Purpose as per the order passed by the Collector Nashik, vide letter no. LNA/SR/212/68 on 26/12/1968.

- 2) Originally Plot No. 44 owned & Possessed by Krushinagar Co. Op. Hsg. Society Ltd Nashik.

- 3) It appears from the Certificate issued by Krushinagar Co. Op. Hsg. Society Ltd Nashik, that, the Plot No. 44 area adm. 540.96 Sq. Mtrs., allotted to Mitra Mandal Shetki Khate Trust and therefore they had acquire rights of the said plot being a member of society, and their names mutated to the owners column of property extract.

- 4) Mutation Entry No. 77496 dated 05/12/2011 shows that, the members of Krushinagar Co.Op. Hsg. Society Ltd Nashik, have dissolved the society, the registrar of Co. Op. Housing Society Nashik passed an order to that effect on 04/02/2007. And therefore name of the society has been deleted and only names of the members remained to the 7/12 extract being as an individual owner.

- 5) Mr. Nilesh Khodidas Patel purchased Plot No. 44 from the owners Mitra Mandal Shetki Khate Trust through Trustee - Uttamrao Narayan Ahire & others by way of Sale Deed. The said Sale Deed is registered in the office of Sub - Registrar Nashik - 1, vide Reg. No. 6276 on 14/07/2014. Thereby the purchaser Mr. Nilesh Khodidas Patel acquired ownership rights of said Plot & accordingly his name mutated to the owner's column of property extract vide Mutation Entry No. 94077 on 17/07/2014. The owners obtained the



permission from Charity Commissioner Nashik vide Letter No. Income
Application 16/2013 & P.T.I. No. E/487 for sale the said plot.

- 6) The incumbent i.e. M/s. Prathmesh Buildwell through Partner – Mr. Kundan Nandkishor Boob & others purchased Plot No. 44 from the owner Mr. Nilesh Khodidas Patel. The said Sale Deed is registered in the office of Sub – Registrar Nashik – 3, Reg. No. 5956 on 05/10/2015. Thereby the purchaser i.e. M/s. Prathmesh Buildwell through Partner – Mr. Kundan Nandkishor Boob & others acquired ownership rights of said Plot & accordingly their name mutated to the owner's column of property extract vide Mutation Entry No. 99184 on 23/10/2015.

- 7) And from the above discussion and on the basis of the documents produced an inference about the title of the said property i.e. Plot No. 44, can be drawn and it can be said that the title of the said property at is free, clear and marketable and the property is unencumbered. And i.e. M/s. Prathmesh Buildwell through Partner – Mr. Kundan Nandkishor Boob & others acquired ownership rights of the said property.

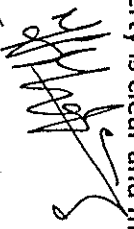
OPINION

After perusal of record put before me, I am of the opinion that the inference about the title of property i.e. all the piece and parcel of the Plot No. 44 area admn. 540.96 Sq. ft., out of S. No. 731/2/44, (CTS No. 7409/50 area admn. 541.07 Sq. Mtrs., & Final Plot No. 485A) the property situated at Mauze – Nashik, Tal & Dist. Nashik. The said Plot bounded as follows –

East – Plot No. 45.
West – Plot No. 43.
South – Colony Road.
North- Open Space.

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.
Nashik.

Date:- 28/12/2015


MANISH S. CHINDHADE
ADVOCATE