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Date:-05/12/2017

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

On the instruction, papers and documents produced before me by **Shri Avinash Mulchand Gothi** I am giving title report and opinion regarding the title of the said property.

DESCRIPTION OF THE PROPERTY: -

Plot No. 1 to 9 of Gat No. 154 situated at Pimpri Sadroddin, Taluka Igatpuri Dist. Nashik within the limits of Nashik. The said property is bounded as per record of rights.

Together with all rights to use and enjoy the things appurtenant there to and rights to use the access to it.

Owner of the Property:-

Shri Avinash Mulchand Gothi

DOCUMENTS PERUSED:-

- 1] 7/12 extract
- 2] 6 D mutation Entries.
- 4] Copy of Sale deed.
- 5] Other related documents.

OBSERVATION & FINDINGS:-

It reveals from Mutation Entry No. 1 dtd 16/10/1976 that as per the Deputy Director of Land Record Mumbai vide no. CON/SR 326 (Nasik) dtd 20 March 1976 the land of village Pimpri Daroddin, Taluka Igatpuri, Dist. Nashik sanctioned under the Consolidation Scheme & in all 1 to 731 Gats came into existence. So the new entries (Gat No.) given to the Land owners of said village. So under Consolidation scheme New Boundary Line fixed for said village & said Gat Numbers can't be transfer & divide without the new Act of Consolidation 1977 u/S. 31. By which Survey No. 283/4 is converted into Gat No. 290.

It reveals from Mutation Entry No. 140 dtd 01/09/1982 that Pandit Mahipat Patekar took loan on Gat No.290 & Other lands from SBI Igatpuri Branch hence the charge of said bank is recorded in other rights column.

It reveals from Mutation Entry No. 230 dtd 25/12/1982 that Pandit Mahipat Patekar repaid the loan taken from SBI Igatpuri Branch hence the charge of said bank is deleted from other rights column of on Gat No.290 & Other lands.

It reveals from Mutation Entry No. 270 dtd 29/04/1986 that again Pandit Mahipat Patekar took loan on Gat No.290 & Other lands from SBI Igatpuri Branch hence the charge of said bank is recorded in other rights column.

It reveals from Mutation Entry No. 457 dtd 10/09/1990 that Pandit Mahipat Patekar the owner of Gat No.290 & other lands died on 22/08/1990 hence his name deleted & names of his legal heirs recorded as follows:-

Sr. no.	Name of the Heirs	Relation with Deceased
1	Ramesh Pandit Patekar	Son
2	Shajaram Pandit Patekar	Son
3	Shantabai Bahiru Waje	Daughter
4	Satyabhama Bahiru Kajale	Daughter
5	Bhagubai Pandit Patekar	Wife

Name of Daughters recorded in other rights column.

It reveals from Mutation Entry No. 667 dtd 11/02/1995 that as per the letter of repayment of loan is given by SBI Igatpuri Branch dtd 11/02/1995 hence the charge of said bank is deleted from other rights column of on Gat No.290 & Other lands.

It reveals from Mutation Entry No. 747 dtd 05/06/1997 that as per the application given by Pimpri Sadroddin Aa. Vi. Ka. Sah. Sanstha Marya that loan given by them on land of Gat No.290 was repaid hence charge of said Society deleted from Other Rights Column.

It reveals from Mutation Entry No. 767 dtd 06/03/1998 that Gat No.290 is of "Niyantrit Satta Pralar" hence the 40% najarana paid to the government for converting land into NA .The permission is granted by Sub Divisional Officer of Nashik dtd 29/01/1998 on such terms and conditions.

Further Ramesh Pandit Patekar & Others through their GPA holder Ramesh Pandit Patekar sold Gat No.290 having total area admeasuring H.0.76Are situated at Pimpri Sadroddin, Taluka Igatpuri Dist. Nashik within the limits of Nashik to **Shri Anil Tukaram Jadhav**. Said Sale Deed is registered in the office of Sub Registrar Igatpuri at Sr. No 310 dtd 04/03/1998.

It reveals from Mutation Entry No. 1 dtd 1/10/2001 that as per the order of Collector of Nasik vide no. आर बी/ डे-३-५/६१६-१९९३ dtd 30/3/1993 & as per letter of Inspector of Land Record Office of Igatpuri letter no. कावि/३००४/वाडी गावठाण/२००१/इगतपुरी dtd 6/7/2001the Village Pimpri Sadroddin is divided into two Vadi (village/ parts) i.e. 1st village known as Pimpri Sadroddin & 2nd village known as Tarangan. So again new Gat No. given to the Land owners of said villages & in all 1 to 584 Gats came into existence, as Old Gat No.290 converted into New Gat No. 154.

It reveals from Mutation Entry No.875 dtd 04/09/2010 Sub-Divisional Officer of Nasik granted N.A. permission for Residential purpose for area admeasuring 7282.57.00 sq.mtr. of Gat No.154 vide its order no. LNA/ SR/ 36/ 2010 Nashik dtd 30/08/2010. Hence remark of "Residential NA" is recorded in Other Rights Column.

It reveals from Mutation Entry No.1037 dtd 05/10/2011 that as per the letter of TILR dtd 29/07/2011 and as per the letter of Tehasildar of Igatpuri dtd 04/10/2011 hissa's / plots of Gat No.154, 155 & 162 are made.

Further it reveals that **Shri Anil Tukaram Jadhav** applied and got sanctioned the lay-out of Gat No. 154 from Ass. Director of Town Planning Nasik vide order No. जा.क्र. बिशेष/ अंतिम रेखांकन/ मौजे पिंप्री सदरोद्दीन, ता. इगतपुरी/ ग.नं.१५४/ ससंना/१७८० dtd 23/06/2010 & said Gat number is divided into various plots.

It reveals from Mutation Entry No. 1743 dtd 31/08/2016 that **Shri Anil Tukaram Jadhav** sold Plot No.9, 10, 11 & 12 of Gat No.154 situated at Pimpri Sadroddin, Taluka Igatpuri Dist. Nashik within the limits of Nashik to **Vyankateshnagar Developers Pvt Ltd through its Director Avinash Mulchand Gothi**. Said Sale Deed is registered in the office of Sub Registrar Igatpuri at Sr. No 2172 dtd 30/08/2016.

It reveals from Mutation Entry No. 1749 dtd 14/09/2016 that **Shri Anil Tukaram Jadhav** sold Plot No.1, 2 & 3 of Gat No.154 situated at Pimpri Sadroddin, Taluka Igatpuri Dist. Nashik within the limits of Nashik to **Vyankateshnagar Developers Pvt Ltd through its Director Avinash Mulchand Gothi**. Said Sale Deed is registered in the office of Sub Registrar Igatpuri at Sr. No 2173 dtd 30/08/2016.

It reveals from Mutation Entry No.1773 dtd 15/12/2016 that **Shri Anil Tukaram Jadhav** sold Plot No. 18, 19 & 20 of Gat No.154 situated at Pimpri Sadroddin, Taluka Igatpuri Dist. Nashik within the limits of Nashik to **Vyankateshnagar Developers Pvt Ltd through its Director Avinash Mulchand Gothi**. Said Sale Deed is registered in the office of Sub Registrar Igatpuri at Sr. No 2675 dtd 05/11/2016.

It reveals from Mutation Entry No.1780 dtd 10/12/2016 that **Shri Anil Tukaram Jadhav** sold Plot No.4, 5, 6 , 7 & 8 of Gat No.154 situated at Pimpri Sadroddin, Taluka Igatpuri Dist. Nashik within the

limits of Nashik to **Vyankateshnagar Developers Pvt Ltd** through its **Director Avinash Mulchand Gothi**. Said Sale Deed is registered in the office of Sub Registrar Igatpuri at Sr. No 2674 dtd 05/11/2016.

It reveals from Mutation Entry No.1783 dtd 15/12/2016 that **Shri Anil Tukaram Jadhav** sold Plot No. 13, 14 & 15 of Gat No.154 situated at Pimpri Sadroddin, Taluka Igatpuri Dist. Nashik within the limits of Nashik to **Vyankateshnagar Developers Pvt Ltd** through its **Director Avinash Mulchand Gothi**. Said Sale Deed is registered in the office of Sub Registrar Igatpuri at Sr. No 2673 dtd 05/11/2016.

It reveals from Mutation Entry No. 1817 that computerization of 7/12 extract made as per the order of Tehasildar order dated 28/12/2016 hence effect of the same is taken.

It reveals from Mutation Entry No. 1834 dtd 14/02/2017 that Revised Lay-out of Plot No. 1 to 23 of Gat No. 154 sanctioned by the Ass. Director of Town Planning Nasik vide order no. जा.क्र. बिशे./ मौजे पिंप्री सदरोद्दीन, ता. इगतपुरी/ ग.नं.१५४/ ससंना/२७७४ dated 17/10/2016 & as per the order of Sub-Divisional Officer Igatpuri vide no. जमाबंदी/एनएसआर/36/2010 dated 15/11/2016 & the said Plot No. 1 to 23 converted into plot no. 1 to 9 number is divided into various plots.

It reveals from Mutation Entry No. 1836 that computerization of 7/12 extract made as per the order of Tehasildar order dated 11/02/2017 hence effect of the same is taken.

It reveals from Mutation Entry No.1844 dtd 21/02/2017 that **Shri Anil Tukaram Jadhav** sold Plot No. 16 & 17 of Gat No.154 situated at Pimpri Sadroddin, Taluka Igatpuri Dist. Nashik within the limits of Nashik to **Vyankateshnagar Developers Pvt Ltd** through its **Director Avinash Mulchand Gothi**. Said Sale Deed is registered in the office of Sub Registrar Igatpuri at Sr. No 2673 dtd 05/11/2016.

It reveals from Mutation Entry No.1890 dtd 24/06/2017 that Revised Lay-out of Plot No. 1 to 23 of Gat No. 154 sanctioned by the Ass. Director of Town Planning Nashik vide order no. जा.क्र. बिशे./ मौजे पिंप्री सदरोद्दीन, ता. इगतपुरी/ ग.नं.१५४/ ससंना/२७७४ dated 17/10/2016 & as per the order of Sub-Divisional Officer Igatpuri vide no. जमाबंदी/एनएसआर/36/2010 dated 15/11/2016 & the said Plot No. 1 to 23 converted into plot no. 1 to 9 number is divided into various plots.

It reveals from Mutation Entry No. 1896 that computerization of 7/12 extract made as per the order of Tehasildar order dated 12/07/2017 hence effect of the same is taken.

So far as the record produce before me is concerned the 7/12 extract is not showing any new or existing encumbrance on the said underlying Land.

Index 2 assessment could not be carried out "Up to the Mark" because some of the Index 2 registers are in torn condition, some registers are missing, some pages were not in alphabetical order and some registers were sent for binding etc. Registers which are available for the inspection are inspected. Also index II search is taken online on the basis of available data. The data is available from 2002 to 2017. The record which is not available I shall never be responsible for any of such entries.

Opinion :-

In consistence with my above observations, I am of the opinion that **Shri Avinash Mulchand gothi** is the owner of Plot No.1 to 9 of Gat No.154 situated at Pimpri Sadroddin, Taluka Igatpuri Dist. Nashik within the limits of Nashik on the basis of Registered Sale Deed and having Clear, Negotiable and Marketable title without any Charge, Encumbrance.



Mr. Anand Amrutlal Pipada

[ADVOCATE]