**SANTOSH D. LOKARE**
**Advocate**
D- 2 , Gopalnagar, Amrutdham, Panchavati,Nashik- 422003

Nashik
Dt. 23.02.2017

**TITLE CERTIFICATE**

TO WHOM SO EVER IT MAY CONCERN

**Name of the holder** - Mr. Abhijit Prakash Patil
R/o. Nashik

**Name of the Developer--**
M/s. Dream Shelters Developers Pvt. Ltd.
Add. - Nashik

**Description of Property –**

**SCHEDULE - I**

All that piece and parcel of the property bearing **Gat No. 114** total area 1-40 R. assessment Rs.6-37 Ps and out of area 0 H. 70 R. situated at Chunchale, Tal. & District Nashik within Nashik Municipal Corporation and within registration and Sub Registration District Nashik bounded as per revenue record.

**SCHEDULE - II**

All that piece and parcel of the property admeasuring **6876.15 sq.** mtrs. bearing **CTS No. 4472 out of Gat No.114** situated at **Chunchale,** Tal. & District Nashik within Nashik Municipal Corporation and within registration and Sub Registration District Nashik bounded as follows –

| | | |
|---|---|---|
| On or towards East | - | Gat No.107 |
| On or towards West | - | Gat No.113 |
| On or towards South | - | Gat No.106 & 115 |
| On or towards North | - | Gat No.111 |

**DOCUMENT PRODUCED FOR VERIFICATION –**

1. 7/12 extract since last 30 years
2. 6 D mutation entries
3. City Survey Extract.
4. Xerox copy of Sale Deed.
5. Xerox copy of Development Agreement dtd.14.10.2014.

**O B S E R V A T I O N S : -**

I have investigated into the title of the above property. For the purpose, they have collected 7/12 extracts, mutation entries and xerox copies of other papers. This title report is issued on the strength of the documents I have gone through, all the records and following documents produced before me by Mr. Abhijit Prakash Patil and my observations and findings are as under.

1. The above mentioned property previouslly owned by Mr. Namdeo Laxman Nathe.

2.**Mutation Entry No. 221** shows that, Mr. Anaji Khandu Ghatol purchased the above property from Mr. Namdeo Laxman Nathe on 8.7.1928 for the consideration of Rs. 300/-.

3.**Mutation Entry No. 278** shows that, Rama Shivram Ghatol purchased the S.No. 127 and 128 from Sitabai Namdeo Nathe & Gitabai Punjaji Shinde on 5.4.1930 for the consideration of Rs. 1500/-, but purchaser Mr. Rama Shivram Ghatol is not acutual possession of Gat No. 128 hence his name mutated in other rights column.

4.It appears from the record of rights that Gat No. 114 was previously S.No. 128 prior to 1957 and on implementation of the Prevention of Consolidation and Fragmentation Act S.No. 128 became Gat No. 114 under **M.E.No. 573 on 21.7.1957.**

5.Thereafter Anaji Khando Khatol died on 28.8.1983 and the name of his legal heirs son namely 1) Suka Anaji Ghatol, 2) Santu Anaji Ghatol, 3) Sakharam Anaji Ghatol, & daugter namely 1) Tanhubai Ranu Barve, 2) Kamalabai Satnu Dheringe, 3) Sushila Hari Nisal is mutated in revenue record but above daughters are not actual possession in above property hence their name mutated in other rights column under **M.E.No. 1258 on 20.9.1983.**

6.**Mutation Entry No. 3367** shows that, Government of Maharashtra, Revenue & Forest Department, Mantralya Mumbai issued a Gazzate dtd. 19.3.1998, thereafter name of died agriculturist person's daughter mutated in other rights column to possessor column.

7.**Mutation Entry No. 3768** shows that, Secretary, Satpur V.K. Soc. issued a letter for the purpose of charge of said society deleted in revenue record of above mentioned property, thereafter charge of said society deleted in revenue record.

8.**Mutation Entry No. 5501** shows that, remark in other rights column of final disposal of RTS Appeal No. 51 / 1999 before the Sub Divisional Officer Nashik. The said appeal will decided on 30.10.1999. Thereafter against decision of said appeal parties filed the RTS Appeal No. 351 / 99 before the Uppar Collector & Competent Authority, ULC Nashik. The said appeal will be decided on 1.1.2002 and the order of Sub Divisional Officer Nashik will be set aside, hence remark of RTS No. 51/ 1999 be deleted in revenue record.

9.**Mutation Entry No. 7565** shows that, Mr. Abhijit Prakash Patil purchased the area 0 H. 70 are and Mr. Tejas Kiran Chavan purchased the area 0 H. 70 are of Gat No. 114 from Santu Anaji Ghatol by way of

registered sale deed dtd. 7.4.2008 for consideration of Rs. 65,00,000/- and accordingly name of the aforesaid holder is mutated in the owners column of the record of rights.

10.**Mutation Entry No. 7856** shows that, Tahasildar Nashik issued a order bearing No. Adhi / abhi/ S.R. / 2349 / 08 dtd. 24.10.2008, thereafter remark of Rama Shivram Ghatol Purchaser will be deleted in other rights column of above mentioned property

11. Thereafter present owner / holder executed a **Development Agreement** for property mentioned **Schedule II** in favour of present developer which is registered in the office of Sub Registrar Nashik at Sr. No. 6949 dtd.14.10.2014.

12.That the present owner has converted the property to N.A. use under order of **Collector Nashik dtd. 19.10.2015 vide order No. Mah. Desk 3 / 4 / NOC. P. No. 28/ 2015.**

Thereafter M/s. Dream Shelters Developers Pvt. Ltd. and Mr. Prakash Sadashiv Patil and others have prepared a building plan and commencement certificate and got it sanction from **The Nashik Municipal Corporation Nashik bearing No. LND / BP / B 2 / 552 / 6404 dtd.7.2.2017.**

**Opinion**

After perusing aforesaid record, I am of the opinion that, the aforesaid property is free from encumbrances and has good marketable title subject to observation given in para no. 11 above.

This Title Report is issued on the basis of documents produced before me and information given by the developer.

S.D. Lokare
Advocate

Santosh D. Lokare
ADVOCATE
101/2, District Court, Nashik
Mobile No.9270515021.

**SANTOSH D. LOKARE**

**Advocate**

D- 2 , Gopalnagar, Amrutdham, Panchavati, Nashik

Mob. No. 9270515021

Date- 07.06.2014

**TITLE CERTIFICATE**

**Name of the holder** - Mr. Abhijit Prakash Patil

R/o. Nashik

**Description of Property –**

All that piece and parcel of the property bearing Gat No. 114 total admeasuring Hector 1-40 Are assessment Rs. 6-37 Ps. And out of area 0 Hector 70 Are is situated at village Chunchale, Tal. & District Nashik within Nashik Municipal Corporation and within registration and Sub Registration District Nashik bounded as per revenue record.

**DOCUMENT PRODUCED FOR VERIFICATION & PERUSED-**

1. 7/12 Extract since last 30 years.
2. 6 D Mutation Entries.
3. Copy of Sale Deed

**O B S E R V A T I O N S : -**

I have investigated into the title of the above property. For the purpose, they have collected 7/12 extracts, mutation entries and xerox copies of other papers. This title report is issued on the strength of the documents I have gone through, all the records and following documents produced before me by Mr. Abhijit Prakash Patil and my observations and findings are as under.

1. The above mentioned property previouslly owned by Mr. Namdeo Laxman Nathe.

2.**Mutation Entry No. 221** shows that, Mr. Anaji Khandu Ghatol purchased the above property from Mr. Namdeo Laxman Nathe on 8.7.1928 for the consideration of Rs. 300/-.

3.**Mutation Entry No. 278** shows that, Rama Shivram Ghatol purchased the S.No. 127 and 128 from Sitabai Namdeo Nathe & Gitabai Punjaji Shinde on 5.4.1930 for the consideration of Rs. 1500/-, but purchaser Mr. Rama Shivram Ghatol is not acutual possession of Gat No. 128 hence his name mutated in other rights column.

4.It appears from the record of rights that Gat No. 114 was previously S.No. 128 prior to 1957 and on implementation of the Prevention of Consolidation and Fragmentation Act S.No. 128 became Gat No. 114 under **M.E.No. 573 on 21.7.1957.**

5.Thereafter Anaji Khando Khatol died on 28.8.1983 and the name of his legal heirs son namely 1) Suka Anaji Ghatol, 2) Santu Anaji Ghatol, 3) Sakharam Anaji Ghatol, & daugter namely 1) Tanhubai Ranu Barve, 2) Kamalabai Satnu Dheringe, 3) Sushila Hari Nisal is mutated in revenue record but above daughters are not actual possession in above property hence their name mutated in other rights column under **M.E.No. 1258 on 20.9.1983**.

6.**Mutation Entry No. 3367** shows that, Government of Maharashtra, Revenue & Forest Department, Mantralya Mumbai issued a Gazzate dtd. 19.3.1998, thereafter name of died agriculturist person's daughter mutated in other rights column to possessor column.

7.**Mutation Entry No. 3768** shows that, Secretary, Satpur V.K. Soc. issued a letter for the purpose of charge of said

society deleted in revenue record of above mentioned property, thereafter charge of said society deleted in revenue record.

8.**Mutation Entry No. 5501** shows that, remark in other rights column of final disposal of RTS Appeal No. 51 / 1999 before the Sub Divisional Officer Nashik. The said appeal will decided on 30.10.1999. Thereafter against decision of said appeal parties filed the RTS Appeal No. 351 / 99 before the Uppar Collector & Competent Authority, ULC Nashik. The said appeal will be decided on 1.1.2002 and the order of Sub Divisional Officer Nashik will be set aside, hence remark of RTS No. 51/ 1999 be deleted in revenue record.

9.**Mutation Entry No. 7565** shows that, Mr. Abhijit Prakash Patil purchased the area 0 H. 70 are and Mr. Tejas Kiran Chavan purchased the area 0 H. 70 are of Gat No. 114 from Santu Anaji Ghatol by way of registered sale deed dtd. 7.4.2008 for consideration of Rs. 65,00,000/- and accordingly name of the aforesaid holder is mutated in the owners column of the record of rights.

10.**Mutation Entry No. 7856** shows that, Tahasildar Nashik issued a order bearing No. Adhi / abhi/ S.R. / 2349 /

08 dtd. 24.10.2008, thereafter remark of Rama Shivram Ghatol Purchaser will be deleted in other rights column of above mentioned property

**OPINION -**

In consistence with the above observations, I am of the opinion that, the title of the aforesaid holder to the aforesaid property is clear, negotiable and marketable without any charge, encumbrance.

This title report is issued on the basis of papers and documents produced before me and information given by the present owner.

**S.D.Lokare**

**Advocate**

**SANTOSH D. LOKARE**

**Advocate**

D- 2 , Gopalnagar, Amrutdham, Panchavati, Mob. No.

9270515021

Date- 07.06.2014

**TITLE CERTIFICATE**

**Name of the holder** - Mr. Prakash Sadashiv Patil

R/o. Nashik

**Description of Property –**

**SCHEDULE – I**

All that piece and parcel of the property bearing Gat No. 106 admeasuring Hector 1-92 Are (C.T.S. No. 4469/3, 4469/4, 4469/5, 4469/6) situated at village Chunchale, Tal. & District Nashik within Nashik Municipal Corporation and within registration and Sub Registration District Nashik bounded as follows –

| | |
|---|---|
| On or towards East | -12 Mtrs Road & Gat No. 107 |
| On or towards West | -Gat No. 115 & 18 Mtrs. D.P. Road |
| On or towards South | -Gat No. 117 & 12 Mtrs. D.P. Road |
| On or towards North | -Gat No. 114 |

**SCHEDULE - II**

All that piece parcel of property bearing City Survey Number 4469/1 area 2763.00 Sq. Mtrs. and City Survey Number 4469/2 area 360.40 Sq. Mtrs. of Gat No. 106 of Chunchale Shivar.

**DOCUMENT PRODUCED FOR VERIFICATION -**

1. 7/12 Extract since last 30 years.
2. 6 D Mutation Entries
3. City Survey Extract
4. Xerox copy of N.A order
5. Xerox copy of Santion of Building Permit & Commencement Certificate dtd. 12.6.2012.
6. Xerox copy of title Certificate / Search Report issued by Adv. Subodh M. Shah dtd. 1.3.2013.

**O B S E R V A T I O N S : -**

I have investigated into the title report of above property. For the purpose, they have collected 7/12 extracts, mutation entries and xerox copies of other papers. This title report is issued on the strength of the documents I have gone through, all the records and following documents produced before me by Mr. Prakash Sadashiv Patil and my observations and findings are as under.

1.It appears that S.No. 123 was owned by Dhondu Kondaji and Ganu Kondaji and that as per Hissa Form No. 12 by the District Inspector of Land Records, S.No. 123 is sub divided into Hissa No.1 and 2 as per the measurement plan whereby Hissa No. 1 is allotted to Dhondi Kondaji while Hissa No. 2 is allotted to Ganu Kondaji and accordingly **M.E.No. 358** is effected on **10.7.1942**.

2.Thereafter Ganu Kondaji died on 17.6.1944 and the name of his only legal heirs wife Bhimi Ganpu Bokade is mutated in the owners column under **M.E.No. 381 on 10.9.1944**.

3.It appears from the record of rights that Gat No. 106 was previously S.No. 123/2 prior to 1957 and on implementation of the Prevention of Consolidation and Fragmentation Act S.No. 123/2 became Gat No. 106 under **M.E.No. 573 on 21.7.1957**.

4. That the holder Bhimabai Ganpu Bokad died at Tiradshet on 15/05/1959 and as such names of her legal heirs namely Bhagubai Rama Nibalkar & Vithabai Waman Bendkule

are mutated in the owners column under **M.E. No. 618 on 09/03/1960.**

5.**M.E.No. 716 is effected on 13.11.1969** for giving effect to the Indian Coinage Act and Indian Enforcement Act.

6.Thereafter Bhagubai Rama Nimbalkar died on 8.12.1998, she had no husband or children alive but the only sister Vithabai Waman Bendkoli and as such name of Bhagubai is deleted from the owners column, the name of Vithabai already appears in the owners columnand as such Vithabai became the absolute and exclusive owner of Gat No. 106 and **M.E.No. 3949 is accordingly effected on 22.3.2000.**

7.That the aforesaid holder purchased the aforesaid property from Smt. Vithabai Pandurang Bendkoli with the consent of her family members by a sale deed dated 20.3.2007 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 2394 on 21.3.2007 and accordingly name of the aforesaid holder is mutated in the owners column of the record of rights under M.E.No. 6762 on 22.3.2007. The land owners were Tribal and therefore the necessary permission to sell the property to non tribal, the present owner is obtained from the Govt. under order of Collector Nashik dtd.24.11.2006.

8.That an area of 1136 sq. mtrs. in subjected D.P. Road.

9.That the present holder has converted the property to N.A. use U/s. 44 of the MLRC under order of Collector Nashik dtd. 21.8.2009 under No. 153/2009.

10.The present holder prepared building plan on the property mentioned in schedule II and same was sanctioned by Nashik Municipal Corporation for commercial purpose vide No. LND/BP/B2/113/1386/12 Nashik dtd.12.6.2012.

**OPINION -**

In consistence with the above observations, I am of the opinion that, the title of the aforesaid holder to the aforesaid **Schedule - II** property is clear, negotiable and marketable without any charge, encumbrance.

This title report is issued on the basis of papers and documents produced before me and information given by the present owner.

**S.D.Lokare**

**Advocate**