

MH008053069201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 Dec 2017	Receipt	Receipt no.: 1111271391
	Name of the Applicant :	Ibrahim Dhuliawala
	Details of property of which document has to be searched :	Dist :Nashik Village :Vadala S.No/CTS No/G.No. : 5
	Period of search :	From :2002 To :2017
	Received Fee :	400
The above mentioned Search fee has been credited to government vide GRN no :MH008053069201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		



Office: 1) 10, D-Wing, Shriramkunj, Takli road, Nashik.
2) Old Advocate Bar Room, District Court, Nashik.

Mobile: +91 9028175450 Email: ibrahim.dhuliawala@gmail.com

Date: 08/12/2017

TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

A] NAME OF THE PROPERTY OWNER:

1) MISS. PARVIN GAMIR SHAIKH

2) MRS. HAJRABI GAMIR SHAIKH

Both R/o: Plot No: 03, Saniya House, Ajmeri Colony, Khode Nagar,
Wadala, Nashik- 422006.

B] DESCRIPTION OF PROPERTY:

- 1) All that piece and parcel of the **Non-Agricultural Plot property** bearing **Plot No: 75**, total plot area admeasuring **228.00 Sq.mtrs**, the plot being out of **Survey No: 5/2**, lying and being situated at Village: **Wadala**, Taluka and District: **Nashik**, within the limits of Nashik Municipal Corporation.
- 2) All that piece and parcel of the **Non-Agricultural Plot property** bearing **Plot No: 76**, total plot area admeasuring **216.22 Sq.mtrs**, the plot being out of **Survey No: 5/2**, lying and being situated at Village: **Wadala**, Taluka and District: **Nashik**, within the limits of Nashik Municipal Corporation.

Both the plots are jointly bounded as follows:

On or towards East : Plot No: 73 & 74

On or towards West : Plot No: 42

On or towards South : Plot No: 70 & 71

On or towards North : Colony Road.

(Hereinafter for the sake of brevity referred to as "**Said Property**")

C] DOCUMENTS PRODUCED FOR VERIFICATION

1. 7/12 Extract
2. Relevant 6 D Mutation Entries.
3. Copy of N.A Order, Approved Lay-out copy.
4. Copy of Commencement Certificate, Completion Certificate.
5. Xerox copy of following registered documents:
 - a) Serial No: 1347, 1348, dated 04/03/2006,
 - b) Serial No: 4105, 4106, dated 05/05/2008,
 - c) Serial No: 297, 298, dated 07/01/2012,
 - d) Serial No: 2370, dated 06/04/2017.

D] OBSERVATIONS :-

I have investigated into the title of said property of Miss. Parvin Gamir Shaikh and Mrs. Hajrabi Gamir Shaikh to the aforesaid property. For this purpose, they have collected 7/12 extracts, 6 D Mutation Entries and Xerox copies of N.A Order, Approved Lay-out copy, Copy of Commencement Certificate, Completion Certificate and various registered documents. This title report is issued on the strength of the said documents. I have gone through all the records of the Said Property produced before me by Miss. Parvin Gamir Shaikh and Mrs. Hajrabi Gamir Shaikh and my observations and finding are as under:

1. As per Mutation Entry No: 887, it appears that Hissa Form No: 12 was applicable to Survey No: 5 and accordingly the said Survey Number was divided into two parts i.e Survey No: 5/1 and Survey No: 5/2. It appears that the entire Survey No: 5/2, area admeasuring 2 Hectare 96 Ares was owned and possessed by Late. Bapu Dagdu Khode.
2. Further as per Mutation entry No: 1193, it appears that the Government of Maharashtra enforced the Weights and Measures Act and Indian Coinage Act, and accordingly the measurement system for area and assessment was amended and also Hissa No: 12 came to be applicable.
3. Further as per Mutation entry No: 7864, it appears that the owner of Survey No: 5/2 i.e Late. Bapu Dagdu Khode entered into a Development Agreement and General Power of Attorney in respect of said Survey No: 5/2, with 1) Mr. Ashok Shravan Sonaje, 2) Surya Properties Partnership Firm through Partner Mr. Pradip Madanlal Gupta, and 3) S. S. Associates through Partner Mr. Shripad Shankar Kulkarni. The said Development Agreement and General power of Attorney are registered in the office of Sub-Registrar, Nashik- 3, at



Serial No: 1347 and 1348 respectively, both dated 04/03/2006. On the basis of abovesaid Development Agreement and General Power of Attorney, the names of aforesaid persons were entered into Other rights column of entire Survey No: 5/2, and M.E No: 7864 was made and certified.

4. Further as per Mutation entry No: 8191, it appears that Late. Bapu Dagdu Khode died on 13/03/2007. So, the names of following legal heirs of Late. Bapu Dagdu Khode are entered into the owner's column of 7/12 extract of entire Survey No: 5/2:

Sr. No	Name of Legal Heir	Age	Relation with Deceased
1.	Mr. Gangadhar Bapu Khode	55	Son
2.	Mr. Ambadas Bapu Khode	54	Son
3.	Mrs. Gangubai Bapu Khode	80	Wife
4.	Mrs. Suman Vishnupant Tidke	48	Daughter

5. Further as per M.E No: 8264, it appears that as per the application of Mr. Gangadhar Bapu Khode and others through G.P.A Holder Mr. Ashok Shravan Sonaje and as per the Approved Layout Plan from Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik bearing Ja. No: Nagarrachna Vibhag/Antim/A2/03, dated 17/04/2007, and as per the order of Non-Agricultural permission from Collector, Nashik, bearing No: Maha/Kaksha-3/4/Bi.She.Pa.Kra/307/2006, dated 13/03/2007, the Retention land out of Survey No: 5/2, area admeasuring 5580.00 Sq.mtrs, was given a new Survey No: 5/2A, and the said Survey No: 5/2A was subdivided into total of 18 plots i.e plot No: 1 to 18 and accordingly 7/12 extract of these plots came to be separated. Accordingly, the said M.E No: 8264 is made and certified.

6. Further as per M.E No: 8290, it appears that as per the application of Mr. Gangadhar Bapu Khode and others through G.P.A Holder Mr. Ashok Shravan Sonaje and as per the order of Non-Agricultural permission from Collector, Nashik, bearing No: Maha/Kaksha-3/4/Bi.She.Pa.Kra/307/2006, dated 13/03/2007, and as per the order of Additional Collector, U.L.C Act under the Talegaon Dabhade Scheme bearing No: 878/06, dated 06/05/2006, and order No: 902/06, dated 07/07/2006, and as per the Approved Layout Plan from Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik bearing Ja. No: Nagarrachna Vibhag/Antim/A2/05, dated 05/05/2007, the Excess land out of Survey No: 5/2, area admeasuring 21207.00 Sq.mtrs was subdivided into total of 88 plots i.e plot No: 1 to 88 and accordingly 7/12 extract of these plots came to be separated. For the Plot No: 1 to 83, a remark

of "Excess Land" i.e "Talegaon Dabhade Scheme" came to be recorded in other rights column. Accordingly, the said M.E No: 8290 is made and certified.

7. Further as per Mutation entry No: 8336, it appears that Mrs. Gangubai Bapu Khode died on 06/05/2007. The said deceased had following legal heirs:

Sr. No	Name of Legal Heir	Age	Relation with Deceased
1.	Mr. Gangadhar Bapu Khode	54	Son
2.	Mr. Ambadas Bapu Khode	52	Son
3.	Mrs. Suman Vishnupant Tidke	48	Daughter

As the names of abovesaid legal heirs already appeared in 7/12 extract of said property, so the name of Mrs. Gangubai Bapu Khode was deleted from 7/12 extract of Said property.

8. Thus it appears that, Survey No: 5/2A, area admeasuring 5580.00 Sq.mtrs is Retention Land, whereas Survey No: 5/2, area admeasuring 21207.00 Sq.mtrs is Excess Land. The Non-Agricultural permission in respect of Survey No: 5/2A and Survey No: 5/2 has been given by Collector of Nashik, wide Order No: Maha/Kaksha-3/4/Bi.She.Pa.Kra/307/2006, dated 13/03/2007.
9. The layout of Excess land of 21207.00 Sq.mtrs of Survey No: 5/2 has been sanctioned by Assistant Director of Town Planning, Nashik Municipal Corporation, Nashik, wide Order No: Ja.No./Nagarrachna Vibhag/Antim/A2/05, dated 05/05/2007, under the Talegaon Dabhade Scheme and as per order of Additional Collector and Competent Authority, U.L.C Authority, Nashik, wide Order No: 878/06, dated 06/05/2006, and order No: 902/06, dated 07/07/2006.
10. Further, the Additional Collector and Competent Authority, U.L.C Authority, Nashik has issued permission for Sale/ Transfer of plots out of Excess land of Survey No: 5/2, wide Order No: NaJaKaMa/C-1/706/2007, dated 28/06/2007.
11. Further as per M.E No: 8927, it appears that Mr. Gangadhar Bapu Khode and others through General Power of Attorney Holder Mr. Ashok Shravan Sonaje and others, and with the consent of Mr. Ashok Shravan Sonaje and others, sold the Said Property herein i.e Plot No: 75, total plot area admeasuring 228.00 Sq.mtrs to one Mrs. Sharayu Shivprasad Choube, wide a Sale Deed which was duly registered in the office of Sub-Registrar, Nashik- 3, at serial No: 4106, dated 05/05/2008.

Moreover, Mr. Gangadhar Babu Khode and others through General Power of Attorney Holder Mr. Ashok Shravan Sonaje and others, and with the consent of Mr. Ashok Shravan Sonaje and others, sold the Said Property herein i.e Plot No: 76, total plot area admeasuring 216.2 Sq.mtrs to one Mr. Kishorkumar Shivprasad Choube, wide a Sale Deed which was duly registered in the office of Sub-Registrar, Nashik- 3, at serial No: 4105, dated 05/05/2008.

Accordingly, the names of the said Mrs. Sharayu Shivprasad Choube and Mr. Kishorkumar Shivprasad Choube had been mutated in the owners column of record of rights of Plot No: 75 and Plot No: 76 respectively, wide Mutation Entry No: 8927.

12. Further as per M.E No: 13197, it appears that the said Mrs. Sharayu Shivprasad Choube and Mr. Kishormkumar Shivprasad Choube entered into a Development Agreement and General Power of Attorney in respect of Said Property i.e Plot No: 75 and Plot No: 76 with M/s. Shree Developers Partnership Firm through Partner Mr. Harikrishna Vitthalbhai Devnani. The said Development Agreement and General power of Attorney are registered in the office of Sub-Registrar, Nashik- 2, at Serial No: 297 and 298 respectively, both dated 07/01/2012. On the basis of abovesaid Development Agreement and General Power of Attorney, the name of M/s. Shree Developers Partnership Firm was entered into Other rights column of record of rights of Said Property i.e Plot No: 75 and Plot No: 76, wide M.E No: 13197.

13. Further, the said Mrs. Sharayu Shivprasad Choube through General Power of Attorney Holder M/s. Shree Developers Partnership Firm decided to develop the Said Plot No: 75 and accordingly prepared a building plan for construction of a Ground Floor Structure admeasuring 21.22 Sq.mtrs on the Said Plot No: 75. The said building plan was sanctioned by Nashik Municipal Corporation, Nashik by its Commencement Certificate No: LND/BP/A4/39/952, dated 03/06/2016. As per the approved building plan, the said owners completed the construction of said Structure on the Plot No: 75, and accordingly obtained Completion Certificate from Nashik Municipal Corporation, Nashik bearing No: Javak Kra./ Naravi/A4/19261/7182, dated 29/03/2017.

Likewise, the said Mr. Kishorkumar Shivprasad Choube through General Power of Attorney Holder M/s. Shree Developers Partnership Firm decided to develop the Said Plot No: 76 and accordingly prepared a building plan for construction of a Ground Floor Structure admeasuring 21.22 Sq.mtrs on the Said Plot No: 76. The said building plan was sanctioned by Nashik Municipal Corporation, Nashik by its Commencement Certificate No: LND/BP/A4/40/953, dated 03/06/2016. As per the approved building plan, the said owners completed the construction of said Structure on the Plot No: 76,

and accordingly obtained Completion Certificate from Nashik Municipal Corporation, Nashik bearing No: Javak Kra./ Naravi/A4/19260/7162, dated 29/03/2017.

14. Further, the said Mrs. Sharayu Shivprasad Choube and Mr. Kishorkumar Shivprasad Choube through General Power of Attorney Holder M/s. Shree Developers Partnership Firm, and with the consent of M/s. Shree Developers Partnership Firm, sold the Said Property i.e Plot No: 75, total plot area admeasuring 228.00 Sq.mtrs, along with a constructed area of 21.22 Sq.mtrs on the said plot property; and Plot No: 76, total plot area admeasuring 216.22 Sq.mtrs, along with a constructed area of 21.22 Sq.mtrs on the said plot property, to Miss. Parvin Gamir Shaikh and Mrs. Hajrabi Gamir Shaikh i.e the present owners herein, wide a Sale Deed which was duly registered in the office of Sub-Registrar, Nashik- 3, at serial No: 2370, dated 06/04/2017. In this way the present owners herein i.e Miss. Parvin Gamir Shaikh and Mrs. Hajrabi Gamir Shaikh became the absolute owners of the Said property i.e Plot No: 75 and Plot No: 76 and their name has been mutated in 7/12 extract of Said Property wide Mutation Entry No: 15150.

15. I have gone through the records of Said property for 30 years as discussed above and from abovesaid discussions it is clear that the present owners herein are the absolute owners of Said Property and there is no charge or encumbrance on the Said property. However, it is to be noted that this Title Report has been given by me on the basis of documents provided to me by the present owners.

E) OPINION:

- a) The Said Property has not been notified under Land records for any public purpose and there is no any suit pending against the Said Property.
- b) The Said Property is not reserved for any public purpose under the Development Plan.
- c) There is no proceeding in the nature of acquisition or requisition or otherwise in the court of Law, in respect of Said Property.
- d) On oath and solemn affirmation, the owners stated that they have not mortgaged the Said Property in any financial institute nor raised any loan over it.

e) After perusing all the above mentioned revenue records, 7/12 extracts, 6 D Mutation Entries and Xerox copies of N.A Order, Approved Lay-out copy and various registered documents, I am of the opinion that the Said Property i.e **Plot No: 75**, total plot area admeasuring **228.00 Sq.mtrs**, and **Plot No: 76**, total plot area admeasuring **216.22 Sq.mtrs**, both plots being out of **Survey No: 5/2**, lying and being situated at Village: **Wadala**, Taluka and District: **Nashik**, is free from encumbrances and has good marketable title.

Place: Nashik

Date: 08/12/2017.



IB Dhuliawala

ADVOCATE

IBRAHIM. B. DHULIAWALA
ADVOCATE

D-10, Shriram Kunj, Society, Takli Road
Nashik Mob : 9028175450

