

# Title Report

---

**NAME OF THE HOLDER:**

1. Mr.Pranjibhai Kalyanji Sharma
  2. Smt.Gangabai Lalji Sharma
  3. Smt.Kamla Garelal Shrivastav
- All R/o.Nashik
- 

**NAME OF DEVELOPER:**

Shri Sadguru Home Developers  
through its Prop.  
Bharat Jethalal Thakkar (H.U.F)  
through its karta  
Mr.Bharat Jethalal Thakkar  
R/o.Nashik

---

**DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of the area adm. 238.91 sq.mtrs. out of total area adm.464.71 sq.mtrs of Plot No.45 out of Survey No.192/1/45 in the revenue village Nashik, Tal. & Dist.Nashik, the ownership of owners in the plot is as follows.

| sr.no. | Name                          | Area             |
|--------|-------------------------------|------------------|
| 1.     | Mr.Pranjibhai Kalyanji Sharma | 6.555 sq.mtrs.   |
| 2.     | Smt.Gangabai Lalji Sharma     | 182.175 sq.mtrs. |
| 3.     | Smt.Kamla Garelal Shrivastav  | 50.18 sq.mtrs.   |

---

Total 238.91 sq.mtrs



Title Report by

**Santosh B Shetty**

B.Com, LL.B.  
Advocate

Office:

**S-2, Second Floor, Suyojit Modern Point,  
Sharanpur Road, Nashik-422002.**

---

**Affirmation :**

**I Mr.Bharat Jethalal Thakkar requested Adv.Santosh 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:** \_\_\_\_\_

*Bharat Jethalal Thakkar*

**Mr.Bharat Jethalal Thakkar**



Date :

18-09-2017

## TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDER:

1. Mr.Pranjibhai Kalyanji Sharma
  2. Smt.Gangabai Lalji Sharma
  3. Smt.Kamla Garelal Shrivastav
- All R/o.Nashik

2] NAME OF DEVELOPER:

Shri Sadguru Home Developers  
through its Prop.  
Bharat Jethalal Thakkar (H.U.F)  
through its karta  
Mr.Bharat Jethalal Thakkar  
R/o.Nashik

2] DESCRIPTION OF THE PROPERTY: All that piece and parcel of the area adm. 238.91 sq.mtrs. out of total area adm.464.71 sq.mtrs of Plot No.45 out of Survey No.192/1/45 in the revenue village Nashik, Tal. & Dist.Nashik, the ownership of owners in the plot is as follows.

| sr.no. | Name                          | Area             |
|--------|-------------------------------|------------------|
| 1.     | Mr.Pranjibhai Kalyanji Sharma | 6.555 sq.mtrs.   |
| 2.     | Smt.Gangabai Lalji Sharma     | 182.175 sq.mtrs. |
| 3.     | Smt.Kamla Garelal Shrivastav  | 50.18 sq.mtrs.   |

Total

238.91 sq.mtrs

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

3] DOCUMENTS PRODUCED BEFORE ME FOR ISSUING  
TITLE REPORT:

- a. 7/12 Extracts (1986-2016).
- b. Mutation entries (6-D Entries).
- c. Copy of Development Agreement and G.P.A.
- d. Other Relevant Documents.

4] OBSERVATIONS AND FINDINGS:

On the request of Mr.Bharat Jethalal Thakkar, R/o. Nashik, I have investigated the title of above mentioned plot property. For this purpose, he has collected 7/12 extracts and 6-D Entries, which he has received from Talathi Office Nashik and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Mr.Bharat Jethalal Thakkar and my observations and findings are as under.

a. The 7/12 extract of said Plot No.45 ,area adm.464.71 sq.mtrs. of the year 1985-86 shows that, said property was owned and possessed by Pranjibhai Kalyanji Sharma & Gangabai Lalji Sharma and they had equal share in the property.

b. M.E.No.28265, dt.25-07-1991 shows that, Gangabai Lalji Sharma was the owner of 232.355 sq.mtrs of said plot no.45 and she sold area adm. 50.18 sq.mtrs to Arjun Tukaram Achari for the consideration of Rs.10000/- on dtd.3/5/1989.Thus Gangabai Lalji Sharma remain the owner of 182.175 sq.mts out of said plot no.45.

c. M.E.No.28763, dt.10-01-1992 shows that, Pranjibhai Kalyanji Sharma was the owner of 232.355 sq.mtrs of said plot no.45 and he sold area adm. 83.64 sq.mtrs to Vijaya Subhash Mungikar for the consideration of Rs.20000/- on dtd.3/5/1989.Thus Pranjibhai Kalyanji Sharma remain the owner of 148.715 sq.mts out of said plot no.45.

d. M.E.No.28923, dt.17-02-1992 shows that, Pranjibhai Kalyanji Sharma was the owner of 148.715 sq.mtrs of said plot no.45 and he sold





{3}

Date :

area adm. 58.55 sq.mtrs to Mohan Dhanaji Lonare for the consideration of Rs.14000/- on dtd.9/01/1992. Thus Pranjibhai Kalyanji Sharma remain the owner of 90.165 sq.mts out of said plot no.45.

e. M.E.No.33981, dt.07-02-1996 shows that, Arjun Tukaram Achari was the owner of 50.18 sq.mtrs of said plot no.45 and he sold said area adm.50.18 sq.mtrs to Tarabai Ramdas Raut & Dnyaneshwar Ramdas Raut for the consideration of Rs.16500/- on dtd. 17/12/1992. Thus Tarabai Ramdas Raut & Dnyaneshwar Ramdas Raut became the owner of 50.18 sq.mts out of said plot no.45.

f. M.E.No.47948, dt.28-01-2003 shows that, Pranjibhai Kalyanji Sharma was the owner of 90.165 sq.mtrs of said plot no.45 and he sold area adm. 83.61 sq.mtrs to Bhila Namdeo Jadhav for the consideration of Rs.20000/- on dtd.9/01/1992. Thus Pranjibhai Kalyanji Sharma remain the owner of 6.155 sq.mts out of said plot no.45. The remark column of said M.E. shows that entry was cancelled but further the effect of said sale has been muted to record of rights by M.E.No.52576 dtd.24/1/2005.

g. M.E.No.A-1574, dtd.30/5/2016 shows that, Tarabai Ramdas Raut & Dnyaneshwar Ramdas Raut were the owner of 50.18 sq.mtrs of said plot no.45 and they sold said area adm.50.18 sq.mtrs to Kamla Gorelal Shrivastav for the consideration of Rs.40000/- on dtd. 06/05/1999. Thus Kamla Gorelal Shrivastav became the owner of 50.18 sq.mts out of said plot no.45.

h. M.E.No.A-1575, dt.30-05-2016 shows that, Pranjibhai Kalyanji Sharma, Gangabai Lalji Sharma & Kamla Garelal Shrivastav executed a Development Agreement and General Power of Attorney regarding area adm.238.91 sq.mtrs., in favour of Shri Sadguru Home Developers through its Prop. Bharat Jethalal Thakkar (H.U.F) through its karta Bharat Jethalal Thakkar. The consideration for the Development



Agreement is Rs.1,50,000/- given to Pranjibhai Kalyanji Sharma only and consideration to Gangabai Lalji Sharma has fixed by way of construction of area admn.114.34 sq.mtrs.+ garden 6.50 sq.mtrs and consideration to Kamla Garelal Shrivastav has fixed by way of construction of area admn.37.17 sq.mtrs.out of building which is to be constructed on said plot and said Development Agreement and General Power of Attorney are registered at the office of Sub-Registrar, Nashik at Sr.No.2339/2016 & 2340/2016 respectively on dtd.19/03/2016.

i. M.E.No.30006 & 30007 & 30682 are mentioned on record of rights,Tahasildar Record Office has given lette vide letter no.Abhilekh/Kavi/1062/2016,dtd.10/6/2016 that record of M.E.No.30006 & 30007 are not found but in addition to note that said M.E.No.30006 & 30007 & 30682 has no concern with subjected property of this title report.

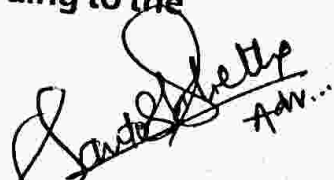
No charge, encumbrances or defect in title is observed during the course of the inspection of the document.

#### OPINION

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.Pranjibhai Kalyanji Sharma ,Smt.Gangabai Lalji Sharma, Smt.Kamla Garelal Shrivastav have legally clear, negotiable and marketable title over above said non - agricultural plots property, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner whatsoever as owner and the said developer i.e. Shri Sadguru Home Developers through its Prop.Bharat Jethalal Thakkar (H.U.F) through its karta Mr.Bharat Jethalal Thakkar are empowered to construct on said plot & sell the constructed premises (except premises allotted to owners) & execute the agreement of sale and proceeds thereof according to the Development Agreement and General Power of Attorney.

NASHIK

DATE : 18-9-2017

  
Adv. SANTOSH BHASKAR SHETTY  
B. Com., LL.B  
S-2, SUYOJIT MODERN POINT  
SHARANLIP ROAD, NASHIK