Title Report

NAME OF THE HOLDER:
Mr. Girish Ramchandra Satpute
R/o. Ramayan Bungalow, Rajiv Nagar,
Nashik-422009.

DESCRIPTION OF THE PROPERTY:
Plot No.24 ,area adm.224.40 sq.mtrs.,
Plot No.25,area adm.227.46 sq.mtrs. &
Plot No.26,area adm.265.19 sq.mtrs.,
Survey No.32/11+12/2
village Makhmalabad, Taluka & District Nashik,

Title Report by

Anil Subhash Mahale

B.Com, LL.B.
Advocate

Office: S-2, Second Floor, Suyojit Modern Point,
Sharanpur Road, Nashik.Mob.9326008324

Affirmation :

I Mr. Girish Ramchandra Satpute requested Adv.Anil S. Mahale 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.

Mr. Girish Ramchandra Satpute

G. R. Satpute

Signature

104/0 **इतर पावती** Original/Duplicate

Monday,03 July 2017 4:52 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 9655 दिनांक: 03/07/2017

गावाचे नाव: **मखमलाबाद**

दस्तऐवजाचा अनुक्रमांक: **नसन1-0-2017**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **ॲड. अनिल सुभाष महाले**

वर्णन **मौजे मखमलाबाद स.न. 32/11+12/2 प्लॉट न. 24+25+26 सन 1988 ते 2017 एकुण 30 वर्ष शोध करीता.**

शोध व निरीक्षणे रु. 750.00

एकूण: रु. 750.00

सह. दुय्यम निबंधक नाशिक-१

Sub Registrar Nashik 1

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

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बी. कॉम., एलएल. बी

भ्रमण ध्वनी ९३२६००८३२४

एस २, दुसरा मजला, सुयोजीत मॉडर्न पॉईंट, पोलिस परेड ग्राऊंड समोर, शरणपुर रोड, नाशिक-४२२००२

दिनांक : 6/7/2017

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDER:

Mr. Girish Ramchandra Satpute
R/o. Ramayan Bungalow, Rajiv Nagar,
Nashik-422009.

2] DESCRIPTION OF THE PROPERTY: **All that piece and parcel of the Non-Agricultural plot properties bearing Plot No.24, area adm.224.40 sq.mtrs.,Plot No.25,area adm.227.46 sq.mtrs. & Plot No.26,area adm.265.19 sq.mtrs., out of Survey No.32/11+12/2 in the revenue village Makhmalabad, Taluka & District Nashik, within the limits of Nashik Municipal Corporation bounded as per sanctioned layout.**

Together with existing rights of easements, access, ways, common roads, open spaces with right of ownership bounded as per sanctioned layout.

3] DOCUMENTS PRODUCED BEFORE ME FOR ISSUING TITLE CERTIFICATE:

a. **7/12 Extracts.**
b. **Mutation entries (6-D Entries) showing record.**
c. **Sale Deed.**
d. **Other relevant papers/ Documents**

4] OBSERVATIONS AND FINDINGS: **On the request of Mr. Girish Ramchandra Satpute , 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, Makhamalabad and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Mr. Girish Ramchandra Satpute my observations and findings are as under.

a. The 7/12 extract of S.No.32/12 in year 1978-79 shows that, above said property was owned and possessed by Bhima Kondaji Pingale and 7/12 extracts of S.No.32/11 shows that, name of Nashik Ji.S.J.Vi.Bank Ltd., Nashik was muted on possessor column and name of Trambak Vishram Pingale and others were mentioned at other right column of 7/12 extract.

b. M.E.No.7324, dtd.3/2/1980 shows that, Trambak Vishram Pingale and other repaid the loan of The Maharashtra State Co. Land Dev. Bank hence name of said bank was deleted from possessor column and name of original owner shifted other right column of possessor column of 7/12 extract of S.No.32/11.

c. M.E.No.7325, dtd.3/2/1980 shows that, as per application made by Trambak Vishram Pingale and other, the names of Trambak Vishram Pingale, 2.Dnyaneshwar Vishram Pingale, 3.Shevantabai Vishram Pingale, 4.Muktabai Anna Chopde, 5.Sakubai Yashwant Shinde were deleted from 7/12 extract of S.No.32/11.

d. M.E.No.12308, dtd.9/2/1995 shows that, as per the application made by Shantaram Vishram Pingale and other 2 that they had amalgamated their properties and separated their shares accordingly following effect was made on record of rights.

S.No.	Area H.R.	Name of Possessor
32/11+12/1	0.95	1.Savliram Vishram Pingale
P.K.	0.02	2.Shantaram Vishram Pingale
32/11+12/2	0.94	Bhima Kondaji Pingale

According 7/12 extract were made.

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एस २, दुसरा मजला, सुयोजीत मॉडर्न पॉईंट, पोलिस परेड ग्राऊंड समोर, शरणपुर रोड, नाशिक-४२२००२

दिनांक :

e. M.E.No.17020, dtd.24/1/2003 shows that, as per letter of Tahsildar Nashik vide its No.Abhi./Adhi./Kavi./2169/2002, dtd.25/12/2002 and as per hissa form No.12 following effect has been made.

Before Hissa Form No.12

S.No.	Area H.R.	Name
32/11+12/1	0.97	Sitabai Savliram Pingale
P.K.	0.02	and other
32/11+12/2	0.94	Bhima Kondaji Pingale

After Hissa Form No.12

S.No.	Area	Name
32/11+12/1	0.97	Sitabai Savliram Pingale
P.K.	0.01	and other
32/11+12/2	0.94	Bhima Kondaji Pingale
P.K.	0.01	

And hence above said effect made on 7/12 extract.

f. M.E.No.18161, dtd.21/07/2004 shows that, the loan of Makhmalabad Vi.Ka.Society has been repaid by Bhima Kondaji Pingle hence the charge of said Society has been deleted from record of rights.

g. M.E.No.19078, dtd.15/07/2005 shows that, Bhima Kondaji Pingle expired on 04/11/2004 leaving behind following legal heirs.

Sr. No.	Name	Age	Relation
1.	Namdev Bhimrav Pingale	42	Son
2.	Subhash Bhimrav Pingale	37	Son
3.	Vatsala Pramod Bhoj	47	Daughter
4.	Kamal Nanasaheb Gunjal	39	Daughter

h. M.E.No.20499, dtd.07/04/2007 shows that, Vatsala Pramod Bhoj & Kamal Nanasaheb Gunjal released their rights in favour of Namdev Bhimrav Pingale and other-1 hence the names of Vatsala Pramod Bhoj & Kamal Nanasaheb Gunjal has been deleted from record of rights.

i. M.E.No.20883, dtd.11/07/2007 shows that, Namdev Bhimrao Pingale repaid the loan of Central Godavari Krushak Seva Sanstha Ltd., Nashik hence the charge of said bank was deleted from other right column of 7/12 extract.



j. M.E.No.23224, dtd.31/1/2009 shows that, as per the order of Additional Collector and Competent Authority of U.L.C. Nashik vide order no.Na.J.Ka.Ma./C-1/20(1)(a)Tavada/836/04, dtd.23/12/2004 out of total area adm.00 H.95 R, area adm.7400.00 sq.mtrs became under said T.D.S. scheme and area adm.510.07 sq.mtrs surender to Govt. of Maharashtra.

Remaining area of said S.No.32/11+12/2 became retention land.

k. M.E.No.25127, dtd.25/06/2010 shows that,said S.No.32/11+12/2 was belonged to Inam Varga-5 accordingly for the purpose to convert the land into non agricultural purpose,the amount of Najarana of Rs.2200000/- paid to Government vide order of Tahasildar Nashik vide order no.Vatan/Kavi/69/ 2010,dtd.6/3/2010.

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एस २, दुसरा मजला, सुयोजीत मॉडर्न पॉईंट, पोलिस परेड ग्राऊंड समोर, शरणपुर रोड, नाशिक-४२२००२

दिनांक :

l. M.E.No.27462, dtd.12/08/2011 shows that, Namdev Bhimrao Pingale and others through their General Power of Attorney holder Ashok Shravan Sonje prepared layout on S.No.32/11+12/2 and same is sanctioned by Nashik Municipal Corporation vide their sanctioned letter No. Nagarrachna Vibhag/Antim/C-2/36/11, dtd.09/08/2011 and also land property duly converted into N.A. purpose by order of Collector Nashik vide their order No.Maha./Kaksha-3/4/Bl.She.Pra. Kra./99/2010 Nashik, dtd.10/02/2011. According to layout 7/12 extract of each plot were separated and hence the 7/12 extract of each plot were separated.Out of said plots the Plot No.1 to 17 & 26 to 33 are under T.D.S. scheme of ULC and Plot Nos.18 to 25 are of retention land.

m. M.E.No.29022, dtd.27/7/2012 shows that, Nilesh Ashok Sonje & Faijan Mushtak pansare , purchased above said Plot No.24,25 & 26 from Namdev Bhimrav Pingale and others through their General Power of Attorney holder Ashok Shravan Sonje for the consideration of Rs.21,51,0000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.7753 on 25-7-2012.

n. Further record itself shows that,Nilesh Ashok Sonje & Faijan Mushtak pansare prepared a building plan on said Plot No.26 and said plan has sanctioned by Nashik Municipal Corporation and after the completion of said construction ,Nashik Municipal Corporation has issued Completion Certificate vide No.Naravi/Panchavati/17767/2374,dtd.9/10/2014.

o. Further record itself shows that,Nilesh Ashok Sonje & Faijan Mushtak pansare ,for the purpose of joint construction on

said Plot No.24 to 26 ,purchased a T.D.R. area adm.285.00 sq.mtrs. out of D.R.C.No.714 dtd.26/5/2015 from Ashok Shravan Sonje by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at Sr.No.5939 dtd.1/7/2015.

p. Further record itself shows that, Nilesh Ashok Sonje & Faijan Mushtak pansare, prepared a joint building plan on said Plot No.24 to 26 with utilizing above said T.D.R. and said building plan is sanctioned by Nashik Municipal Corporation vide Commencement Certificate No.LND/BP/C-2/23/350,dtd.18/04/2017.

q. M.E.No.34701, dt.8-5-2017 shows that, said Plot No.24 & 25 has purchased by present owner Girish Ramchandra Satpute from Nilesh Ashok Sonje & Faijan Mushtak pansare against the consideration of Rs.51,25,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.3066 on 4-05-2017.



r. M.E.No.34699, dt.8-5-2017 shows that, said Plot No.26 along with construction ,purchased by present owner Girish Ramchandra Satpute from Nilesh Ashok Sonje & Faijan Mushtak pansare against the consideration of Rs.46,97,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.3065 on 4-05-2017.

s. Further record itself shows that, said T.D.R. area adm.285.00 sq.mtrs. out of D.R.C.No.714 dtd.26/5/2015 along with all rights of Commencement Certificate No.LND/BP/C-2/23/350,dtd.18/04/2017 ,purchased by present owner Girish Ramchandra Satpute from Nilesh Ashok Sonje & Faijan Mushtak pansare against the consideration of Rs.5,00,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.3067 on 4-05-2017.

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दिनांक :

t. Further its appear that, Mr.Girish Ramchandra Satpute prepared building plan on abovesaid Plot No.24,25 & 26 jointly with utilised abovesaid T.D.R.and same is sanctioned by Nashik Municipal Corporation vide their sanctioned Commencement Certificate No.LND/BP/C 2/224/2009, dt.29-6-2017.

u. I have also taken a search for the period of 30 years i.e. 1988 to 2017 at the office of Sub-Registrar, Nashik regarding above said property vide Receipt No.9655, dt.3/7/2017 and as per record available to me at the office of Sub-Registrar & 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 Mr.Girish Ramchandra Satpute have legally clear, negotiable and marketable title over above said Non-agricultural plot properties, which are free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner.

NASHIK

DATE : 6-7-2017

Adv. ANIL SUBHASH MAHALE
S-2, SUYOJIT MODERN POINT
SHARANPUR ROAD NASIK