Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P. R. GUJARATHI
B. Sc., L.L.B., G.D.C. & A
ADVOCATE

Off. : 'Datta Bhavan', Opp. S. T. Workshop, N. D. Patel Road, Nashik - 422001.

Resi. : 'Gokul', Kathe Lane, Nashik - Poona Road, Nashik - 422001.

Date :-31-05-2017.

To,
SHRI. HASMUKHBHAI JERAMBHAI SUHAGIYA,
S. No. 52, Plot No. 33, Shri-Ram Buglow, Kamatawada,
Nashik-422009.

Subject :-Investigation of title of the property bearing R. S. No. 45 / 2 + 3 + 4 / 2, Plot No. 38 + 39 admeasuring area 574.27 sq. mtrs of Village Makhamalabad, Tal & Dist: - Nashik.

Sir,

The property bearing R. S. No. 45 / 2 + 3 + 4 / 2, Plot No. 38 + 39 admeasuring area 574.27 sq. mtrs of Village Makhamalabad, Tal & Dist - Nashik belonged to Shri. Hasmukhbhai Jerambhai Suhagiya.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

(1) It appears that the property bearing R. S. No. 45/2A+B+3+4 admeasuring area 3 H. 96 R was belonged to Pandurang Mahadeo Kakad & others on or before 1976. He died on 29-10-76 & the names of his heirs were entered into revenue record.

1)	Dnyaneshwar Pandurang Kakad	Son
2)	Chandrabhagabai Shankar Nagare	Daughter
3)	Gaubai Pandurang Kakad	Wife

The name of the daughter was entered into other right coloumn as she did not have possessions.

This was effected vide M.E.No. 7226 dt- 08-12-1978.

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P. R. GUJARATHI
B. Sc., L.L.B., G.D.C. & A
ADVOCATE

Off. : 'Datta Bhavan', Opp. S. T. Workshop, N. D. Patel Road, Nashik - 422001.

Resi. : 'Gokul', Kathe Lane, Nashik - Poona Road, Nashik - 422001.

(2) There was a charge of Maharashtra state Co.Op. Land development Bank on S. No. 45/2A/2B+3+4 & hence the name of the bank was entered into possessions coloumn & the name of the owners were entered into other right coloumn as per M.E. No. 7090, but the owners had paid entire Loan alongwith interest, hence the name of the bank wa delated & the name of the owners were restored in possession coloumn.

This was effected vide M.E.No. 7539 dt- 12-04-1982.

(3) Further it appears that Smt. Gaubai Pandurang Kakad died on 3-1-1993 & hence her name was delated. The name of her heirs were already recorded in revenue record as per M.E. No. 7226.

This was effected vide M.E.No. 12939 dt- 08-01-1996.

(4) The admeasuring area 0 H. 06 R out of S. No. 45/2A/2B+3+4 was acquired by Nashik Krushi Utpanna Bazar Samiti. Hence the name of the Samiti was entered into revenue record.

This was effected of vide M.E.NO.14152 Dt 17-03-1999.

(5) Smt. Chandrabhagabai Shankar Nagare died on 01-12-2008 & hence the name of her heirs entered into revenue record.

Vishal Shankar Nagare	Son
Rajendra Shankar Nagare	Son
Indubai Keshav Kakad	Daughter
Mandabai Ramnath Ghuge	Daughter
Pushpabai Narayan Kute	Daughter
Pratibha Shivaji Kale	Daughter

This was effected of vide M.E.NO.23155 Dt 31-01-2009.

P. R. GUJARATHI
B. Sc., L.L.B., G.D.C. & A
ADVOCATE

(Contd. Page No. 3)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P. R. GUJARATHI
B. Sc., L.L.B., G.D.C. & A
ADVOCATE

Off. : 'Datta Bhavan', Opp. S. T. Workshop, N. D. Patel Road, Nashik - 422001.

Resi. : 'Gokul', Kathe Lane, Nashik - Poona Road, Nashik - 422001.

(6) Further it appears that Vasant Shankar Nagare, Rajendra Shankar Nagare, Indubai Keshav Kakad, Pushpabai Narayan Kute & Pratibha Shivaji Kale released their rights in favour of Dnyneshwar Pandurang Kakad vide Release deed document No. 6915 dt-1-8-2012, Nashik-5 and as per compermise memo in Appeal No. 232/2012, Hence their names were delated.

This was effected of vide M.E.NO.29037 Dt. 22-08-2012.

(7) Further it appears that Shankar-rao Rakhamaji Nagare & other 6 with the concent of Dnyaneshwar Pandurang Kakad and Uttam Dnyneshwar Kakad sold the Land S. No. 45/2A+45/2B/45/3+45/4 admeasuring area 1H.99.5R to Pramod Balkrushana Gore & Samir Ramesh Shete for Rs. 4,70,00,000/- vide sale-deed document No. 6914 dt-1-8-2012 & hence the name of purchaser entered into revenue record.

This was effected of vide M.E.NO.29038 Dt. 22-08-2012.

(8) There was a charge of Makhamalabad multi purpose Co-Opp. Society on the Land. The Society gave Letter to delate the said charge as entire loan was repaid with interest, hence the charge was delated from other right coloumn.

This was effected of vide M.E.NO.29390 Dt. 17-11-2012.

(9) Further it appears that S. No. 45/2+3+4 was Sub-Divided as per Hissa Form No. 12 as per the order of the Tahsildar vide No. 3525/2012 dt- 2-11-2012 as follows.

	S. No.	Plot Hissa No.	Owner
1)	45/2+3+4	0.1	Dnyaneshwar Pandurang Kakad.
2)	45/2+3+4	0.2	Pramod Balkrushana Gore & Sameer Ramesh Shete
3)	45/2+3+4	0.3	Nashik Krushi Utpanna Bajar Samiti.

Hence the 7/12 extract prepared Hissawise.

This was effected of vide M.E.NO.29396 Dt. 17-11-2012.

P. R. GUJARATHI
B. Sc., L.L.B., G.D.C. & A
ADVOCATE

(Contd. Page No. 4)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P. R. GUJARATHI
B. Sc., L.L.B., G.D.C. & A
ADVOCATE

Off. : 'Datta Bhavan', Opp. S. T. Workshop, N. D. Patel Road, Nashik - 422001.

Resi. : 'Gokul', Kathe Lane, Nashik - Poona Road, Nashik - 422001.

(10) Mrs. Chhaya Parasmal Modi, Mrs. Sunanda Anil Bramhecha, Mr. Anil Parasmal Modi, Ramesh Bansilal Sakhala purchased the property bearing R. S. No. 45/2A+B/45/3+4+5, S. No. 45/2+3+4/2 admeasuring area 01H.99.5R from Pramod Balkrushana Gore & Samir Ramesh Shete for Rs. 5,10,00,000/- vide sale-deed document No. 11092 dt- 18-12-2012 & hence the name of the purchaser entered into revenue record.

This was effected of vide M.E.NO.29582 Dt. 09-01-2013.

(11) Shri. Pramod Balkrushana Gore & Samir Ramesh Shete paid the NAZARANA of Rs. 2,16,45,000/- in the Tahsildar gave order vide No. Vatan/Kavi/490/2012 dt-27-12-2012 to take the remark in other right coloumn. Hence the Remark was noted.

This was effected of vide M.E.NO.29613 Dt. 01-01-2013.

(12) Smt. Chhaya Parasmal Modi & other got the Lay-out approved from the Nashik Municipal Corporation vide Townplaning/Final/C-2/39 dt- 24-07-2013 & the said Land was converted into N.A. vide collector order No. Mah/Kaksh/3/4/ Be. She. P. No. 379/2012 dt-19-03-2013 & Hence the 7/12 extract was separated plotwise.

S. No.	Plot No.	Area
45/2+3+4/2	38	289.90 Sq.mtrs
45/2+3+4/2	39	284.37 Sq.mtrs

This was effected of vide M.E.NO.30354 Dt. 25-07-2013.

(13) Smt. Chhaya Parasmal Modi & others sold the plot No. 38 & 39 out of S. No. 45/2+3+4/2 admeasuring area 289.90 & 284.37 Sq. mtrs respectively to Hasmukhbhai Jerambhai Suhagiya for Rs. 48,81,295/- on 13-01-2015 vide document No. 339/2015 & Hence the name of the purchaser entered into revenue record.

This was effected of vide M.E.NO.32024 Dt. 23-01-2015.

P. R. GUJARATHI
B. Sc., L.L.B., G.D.C. & A
ADVOCATE

(Contd. Page No. 5)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI
B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(14) Further it appears that Hasmukhbhai Jerambhi Suhagiya amalgamated the Plot No. 38+39 & got it approved from the Nashik Municipal Corporation vide commencement certificate No. LND/BP/C-2/95/487/15 dt- 28-05-2015 & accordingly the 7/12 extract was prepared amalgamated S. No. 45/2+3+4/4 Plot No. 38+39 admeasuring area 574.27 sq.mtrs.

This was effected of vide M.E.NO.32663 Dt. 06-08-2015.

(15) **SCHEDULE OF THE PROPERTY** :-

All that piece & parcel of land, lying and being at Village **Makhamalabad** within the limits of Nashik Muncipal Corporation & within the limits of Registration and Sub-Registration District of Nashik, bearing R.S. No.45/2 + 3 + 4/2, Plot No. 38 + 39 admeasuring area 574.27 sq. mtrs and bounded as under :-

ON OR TOWARDS EAST :- Plot No. 40.

ON OR TOWARDS WEST :- Plot No. 37.

ON OR TOWARDS SOUTH :- Lagu S. No. 45/5 of Part.

ON OR TOWARDS NORTH :- 9 Meter Colony Road.

(16) For the reasons stated above, I am of the opinion that, Shri. Hasmukhbhai Jerambhai Suhagiya, has a clear and marketable title, free from all encumbrances and reasonable doubts to the above mentioned property.

Place :- Nashik.
Date :- 31-05-2017.

P. R. GUJRATHI
B. SC., LL B., G. D.C. & A
ADVOCATE