Girish A. Waghaskar
B.A., L.L.B., D.L.W.
ADVOCATE
Office : FJ-9, Behind Sakal News Paper, Takkar Bazzar, New CBS,
Nashik - 422 002.☎ (R) 2024033, Cell : 9422262373, 9822270943, E-mail : advgaw@rediffmail.com

Date- 02.03.2018

TITLE SEARCH LEGAL OPINION REPORT

TO WHOM SO EVER IT MAY CONCERN :-

TITLE SEARCH OPINION REPORT in respect of the property i.e. **Plot No. 21, 22 & 23** admeasuring area 223.47 , 207.00 and 207.00 Sq. mtrs out of **S.No. 82 / 1A ,** situated at **NASHIK** within the limits of Nashik Municipal Corporation Tal & Dist Nashik and more particularly described hereunder :-

1) DESCRIPTION OF THE PROPERTY : -

All that piece and parcel of land bearing Plot No. 21 , 22 & 23 out of S. No. 82/1A total admeasuring 223.47 , 207.00 and 207.00 Sq. mtrs situated at Nasik, Taluka and District Nasik within registration and sub Registration District of Nasik within Nasik Municipal Corporation Jointly Bounded as follows :

On or towards East	-	Plot No. 28,29,& 30.
On or towards West	-	7.50 meter wide road,
On or towards South	-	7.50 meter wide road,
On or towards North	-	Plot No. 24.

All the said plot land properties together with existing rights of easements, access ,ways, with right of ownership.

2) NAME OF THE OWNER / HOLDER OF SAID PROPERTY :-
SEJAL BUILDCON PVT.LTD Through Director
Mr. Ravaba Ananda More
R/O Nashik

3) DOCUMENTS Provided by Owner of Property : –
various Mutation Entry's and copy of 7/12 extracts of last 30, years Copy of Sale-deed dt. 13.05.2011 ,21.06.2012 N. A. Order, Approved Lay-Out Copy , N.A tax receipt , 7 /12 Extract Etc .

4) OBSEVATIONS AND FINDINGS :-

Director of Sejal Buildcon Pvt.Ltd Mr. Ravaba Ananda More approached me and request me for the investigation and verification of the title of property in question i.e Plot No. 21 , 22 & 23 out of S. No. 82/1A total admeasuring 223.47 , 207.00 and 207.00 Sq. Mtrs situated at Nasik, Taluka and District Nasik. And As per the request, I have investigated in to the title of above said Non –Agricultural plot property. For that purpose , I have pursued the concerned Revenue record and other related papers / permissions etc and my observations and findings are as under .

1. 7/12 Extract of the Plot No. 21 , 22 & 23 describe in detail herein above shows that at present the property is standing in the name of Director of Sejal Buildcon Pvt.Ltd Mr. Ravaba Ananda More.

2. M.E. No. 22136 dt 28.11.1985 goes to show that ,Mr. Fakira Uma Mali died on 3.10.1985 and such names of his legal heirs namely his wideo Rangubai ,Sons Bhaurao , Pandurang , Khandu, Ranganath , Laxman and daughter in law shantabai kashinath are mutated in the owners column while the names of married daughters Maltabai Nivrutti and Sulabai Nana are mutated in the other rights column.

3. M.E. No. 27761 dt 13.02.1991 goes to show that, S.No.82/ 1 was declared as excess land under the provisions of ULC Act and remark of excess land is recorded in the other rights column.

4. M.E. No. 27773 dt 16.02.1991 goes to show that, certain land out of S.No. 82 /1 is subjected to canal by order of government Gazette dt 23.02.1956 and therefore M.E. is came in to existence .

5. M.E. No. 28306 dt 06.08.1991 goes to show that, The name of papalal Trimbak Rathod appeared in the other rights column for Rs. 826-76 Ps.The said name is deleted as the said amount is already paid.

6. M.E. No. 29839 dt 29.10.1992 goes to show that Sulabai Nana Kolhe died on 28.02.1989 and names of her legal heirs suresh Nana and Ravindra Nana and Nana Yashvant are muted in the owners column of the property.

7. M.E. No. 30279 dt 26.02.1993 goes to show that, Charge of Nashik Shivarleft bank canal society is deleted from the other rights column of the property.

8. M.E. No. 31238 dt 08.11.1992 goes to show that remark of Status-Quo is recorded in the other rights column in the matter of civil suit No. 545 / 1990 by Motilal Shankar Rathod .

9. M.E. No. 31515 dt 03.02.1994 goes to show that , As per order of High Court and subsequent order of tahasildar , name of heirs of papalal Trimbuk Rathod and origenal land owner applied towards Tahasildar and as per order in RTS 201 / 1994 name of Rangubai Fakira Mali was deleted from record and names of legal heirs of original land owner inserted in the record of right.

10. M.E. No. 55248 dt 23.03.2006 goes to show that there is charge of Nashik Dist. Mahila Co. Opp. Society in the other right column. And said charge is deleted from the other right column as per bank latter dt.22.03.2006 outward No. 32/ 2258.

11. M.E. No. 56274 dt 11.09.2006 goes to show that, That one of the co-owner of S.No. 82/1 Ishwarlal Shankarlal Rathod was died on 29.07.2000 and names of his legal heirs i.e daughters 1.Shaila Satish Rathod (Karlekar), 2. Madhuri Ramlal Rathod (Karlekar) 3. Maya Chandrakant Rathod (Karlekar) , and 4 Chaya Jitendra Rathod (Karlekar) are muted in the owners column of property.

12. M.E. No. 57202 dt 11.01.2007 goes to show that, S.No. 82 /1 is standing on the name of Ramlal Papalal Rathod and there is one remark in other rights column by court order in suit No. 545 /1990 that " Prohibited for Transfer ". And Said remark is confirmed by the order of Distract court Nashik and High Court. But in Tenancy Case No. 18 /2004 Tahasildar gives possession to land owner from Rangubai Fakira Mali and therefore names of defendant No. 1 to 7 of Suit No. 545 / 1990 was deleted from land record and therefore the remark of prohibition for transfer which is against defendant was removed as per court order and application.

13. M.E. No. 57825 dt 02.04.2007 goes to show that ,Mr. Sandeep Ganpat Mhatre and other 8 are purchased certain area out of S.No. 82 / 1 from Mr. Motilal Shankarlal Rathod (Karlekar) and other 9 by a

sale deed dt. 15.03.2007 for the consideration of Rs,1,00,00,000/- and name of the said purchasers are mutated in the owners column as per sale deed.

14. M.E. No. 61174 dt 10.04.2008 goes to show that ,Applicant paid outstanding of irrigation therefore the charge of irrigation in the other rights column is deleted as per latter dt 29.03.2008 issued by tahasildar.

15. 16. M.E. No. 65939 dt 01.12.2009 goes to show that ,Mr. Sandeep Ganpat Mahatre prepare a lay-out on S.No. 82 /1 . And obtain N.A. Order from collector of Nashik as per order No. Maha / Kaksh / 3 / 4 / bee.she.pra/ 50 / 2008 dated 16.05.2008,and said Lay-Out also sanctioned by Nashik Muncipal corporation under their latter No. Nagarrachana Vibhag / Antim / Panchvati / B-1 / 70 dated 30.11.2009 and separate 7/12 extracts are prepared for individual plots. Said facts are also confirm by N.A. Order Dt. 16.05.2008 and Lay-Out Sanction latter Dt.30.11.2009.

16. M.E. No. 68341 dt 23.07.2010 goes to show that, property in question that is plot no. 21 & 22 Mr.shrikant Gambhirrao male and Mrs. Tara Ravaba More purchased the said property from Mr. Sandep Ganpat Mhatre and others by sale deed which is duly registered at the office of sub Registrar ,Nashik at Sr.No. 6809 dt. 22.07.2010 and as such name of aforesaid holder is mutated in the owners column of the record of right.

17. M.E. No. 71253 dt 19.05.2011 & Sale Deed dt. 13.05.2011 goes to show that, The aforesaid Owner holder of property in question that is plot no. 21 & 22 Mr. Ravaba Ananda More Director Sejal Builcon Pvt. Ltd purchased the said property from Mr.shrikant Gambhirrao male and Mrs. Tara Ravaba More by sale deed dated 13.05.2011 which is duly registered at the office of sub Registrar ,Nashik-5 at Sr.No. 4144 on same day and as such name of aforesaid holder is mutated in the owners column of the record of right.

18. M.E. No. 83272 dt 28.06.2012 & Sale Deed dt. 21.06.2012 goes to show that, The aforesaid Owner holder of property in question that is plot no. 23 Mr. Ravaba Ananda More Director Sejal Builcon Pvt. Ltd purchased the said property from Mr. Sandeep Ganpat Mhatre & 8 others said sale deed was duly registered at the office of sub Registrar

,Nashik- 3 at Sr.No. 06511,dt- 22.06.2012 and as such name of aforesaid holder is mutated in the owners column of the record of right.

19. Being a owner of plot No. 21,22 & 23 Mr. Ravaba Ananda More Director Sejal Builcon Pvt. Ltd has obtained Commencement certificate vide Commencement Certificate letter No. LND/BP/C-1/ 646/5282 dated 08.02.2018 and also Prepared & sanction Building Plan.

20. Considering all these facts and the documents of last 30 years i.e. 1989 to 2018(and search taken from Index-2 register in the registrar office wide receipt No. 3362 dt. 01 .03.2018) , My opinion is that the present owner i.e. Mr. Ravaba Ananda More Director Sejal Builcon Pvt. Ltd has a clear and marketable title over property in question i.e. Plot No. 21 , 22 & 23 out of S. No. 82/1A total admeasuring 223.47 , 207.00 and 207.00 Sq. Mtrs situated at Nasik, Taluka and District Nasik. **Hence this Title Legal Search Opinion Report**.

G.A.WAGHASKAR
ADVOCATE