

Subhash Manohar Bodke

Advocate

B-214, Meghdoot Shopping Centre, Opp.CBS Nashik

Mob No. 9764173611

TITLE REPORT

Dhatrak Construwell

Partnership firm through Partner

Nitin Haribhau Dhatrak

R/o Stadium Complex, First Floor

Building No 4, MG Road Nashik

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TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

- 1) **Name & Address of the person on whose behalf the report is prepared**

Dhatrak Construwell

Partnership firm through Partner

Nitin Haribhau Dhatrak

R/o Stadium Complex, First Floor

Building No 4, MG Road Nashik

2) Name & Address of the owners of the property

Dhatrak Construwell

Partnership firm through Partner

Nitin Haribhau Dhatrak

R/o Stadium Complex, First Floor

Building No 4, MG Road Nashik

3) Description of the property

S.No. 887/ 1 A/ 1 Part +887/ 2 A/ 1 part 1 to 5 +
887/ 1 A/ 2 / 1 part 2 , Plot No. 2

All that piece and parcel of the N.A. property bearing S.No. 887/ 1 A/ 1 Part +887/ 2 A/ 1 part 1 to 5 +887/ 1 A/ 2 / 1 part 2 , Plot No. 2 adm. area 873. 75 Sq.Mtrs. situated at Nashik within the local limits of Nashik Municipal Corporation and within the limits of Taluka & District Nashik which is bounded as

On towards East :-	Plot No. 3
On towards West :-	Plot No.1
On towards South :-	Colony Road
On towards North :-	DP Road

4) Object of the report

To verify the title of the property .

5) Documents made available

Document details

- i) Revenue record for last 30 years 1986 to 2016
- ii) Record of right for last 30 years (6 D Mutation entries)

iii) **Sale deed** dtd.27.6. 2012 between Mr. Sameer Ramesh Shete and Dattatraya Gangaram Hujare and other which is registered at Sr.No. 6592/ 2012

iv) **Sale deed** dtd 25. 6. 2013 between Vasant Budhaji Wagh and other and Vijay Vishnupant Pawar and other which is registered at Sr.No. 7854/ 2013

v) **Sale deed** dtd . 2.8.2013 between Vasant Budhaji Wagh and other and Sameer Ramesh Shete which is registered at Sr.No. 9076/ 2013

vi) **Sale deed** dtd 10.4.2014 between Dhatrik Construwell through Partner Nitin Haribhau Dhatrik and Vasant Budhaji Wagh and other which is registered at Sr.No. 3423/ 2013

vii) **Layout plan** :- Approved by Nashik Municipal Corporation vide their letter No. LND/ WS / 375 dtd. 2. 1. 1999

viii) **N.A. Order** :- Sanctioned by Collector Nashik vide order No. Mah/Kaksha 3/4/ NA/ 295/ 2013 dtd. 26.11. 2013

ix) **NA tax paid receipt** :- For the year 2016-2017 dtd. 28.9.2015 of Rs. 420/-

x) **Commencement Certificate** :- Approved by Nashik Municipal Corporation vide their letter No LND/ BP/ B5/ 50/ 1602 dtd. 18.6.2016

xii) **Building Plan** :- Approved by Nashik Municipal Corporation vide their letter No LND/ BP/ B5/ 50/ 1602 dtd. 18.6.2016

xiii) **Revised Commencement Certificate** :- Approved by Nashik Municipal Corporation vide their letter No LND/ BP/ B5/ 03/ 2985 dtd. 29.5.2018

xiv) **Commercial NA order** :- Collector Nashik has issued NA order vide No Mah/ Kaksha 3/2/ Ru.Ku. A/ SR/ 17/ 2017 dtd. 15. 2.2018

xv) **Deed of Mortgage** dtd. 12.9.2016 Sr.No. 2668/ 2016

6) The chronological event :-

* As per Mutation Entry No. 14125 dtd. 16. 3. 1974

Kashinath Gangaram Kanade and Sahebbani Mard Fakirsaheb Kokani has partitioned the lands between themselves.

*** As per Mutation Entry No. 26805 dtd. 16. 5. 1990**

Tenants 1) Babu Vithoba Gamane 2) Laxman Gopal Ganame 3) Kashinath Gopal Gamane 4) Damodar Gopal Gamane 5) Shankar Gopal Gamane had given the possession of the said land i.e. S.No. 887/ 1 A/ 2, 887/ 2A / 2 to the land owner Shivram Gangaram Hujare and other as per Tenancy Case No. 10/ 1990 dtd. 9.4.1990 before Tahsildar Nashik. Hence ME was sanctioned accordingly.

*** As per Mutation Entry No. 31488 dtd. 2.2. 1994**

Owner of S.No. 887/ 1 A, 887/ 2 A / 1, Shaikh Saheb Bani Fakir Saheb Kokani died on 23. 2. 1988 leaving behind his legal heirs.

- | | |
|---------------------------------------|----------|
| 1) Ahmedsaheb Fakirsaheb Kokani | Son |
| 2) Usmansaheb Fakirsaheb Kokani | Son |
| 3) Gulab Mohammad Fakirsaheb Kokani | Son |
| 4) Sherbano Mard Allauddin Kokani | Daughter |
| 5) Gulam Gous saheb Fakirsaheb Kokani | Son |

The names of legal heirs brought on the record and ME was sanctioned accordingly.

*** As per Mutation Entry No. 32165 dtd. 5.9.1994**

In other right column of S.No. 887/ 2 A / 1 and 887/ 1 A/ 1 the name of Sherbano Mard Allauddin Kokani was mutated in other right column. But she had released her right hence her name was deleted from other right column of the said property.

*** As per Mutation Entry No. 32325 dtd. 10.11.1994**

1) Vijay Vishnupant Pawar 2) Virendra Prabhakar Kansara 3) Shrikant Vasantao Wankhede 4) Prashant Vasantao Wankhede 5) Shantaben Manilal Shah had purchased area 1 H 30 R out of S.No. 887/ 1 A/ 1 and 887/ 2 A/ 1 from Bibibai Nizamuddin Kokani by way of sale deed on 6.1.1992. Hence name of purchaser was mutated in owners column and ME was sanctioned accordingly.

*** As per Mutation Entry No. 32780 dtd. 3.4. 1995**

Vijay Vishnupant Pawar and other 4 had partitioned the property bearing S.No. 887/ 1 A/ 1 and 887/ 2 A/ 1 area 1 H 30 R between them.

Hence as per partition

S.No.	Sq.M	Asst	Name
887/1A/1+ 887/2A/1 part/ 1	2600	0.54	Vijay Vishnupant Pawar
887/1A/1+ 887/2A/1 part/ 2 Kansara	2600	0.54	Virendra Prabhakar
887/1A/1+ 887/2A/1 part/ 3 Wankhede	2600	0.54	Shrikant Vasantao
887/1A/1+ 887/2A/1 part/ 4 Wankhede	2600	0.54	Prashant Vasantao
887/1A/1+ 887/2A/1 part/ 5	2600	0.54	Shantaben Manilal Shah

*** As per Mutation Entry No. 32854 dtd. 26.4. 1995**

As per application of Bibibai Nijamoddik Kokani she has sold the property bearing S.No. 887/ 1 A/ 1 and 887/ 2 A/ 1 part hence her name was deleted.

*** As per Mutation Entry No. 32855 dtd. 26.4.1995**

Ahmed Fakirsaheb Kokani has submitted the application for mutation of area . Hence following effect was taken

- 1) Gulam Mohd. Fakirsaheb Kokani 3250- 887/ 2 A part
- 2) Ahmed Saheb Fakirsaheb Kokani 3250- 887/ 1 A part
- 3) Usman Saheb Fakirsaheb Kokani 3250- 887/ 1 A part
- 4) Gulam Gous Fakir saheb Kokani 3250 887/ 1 A part

The area was mutated accordingly as per application .

*** As per Mutation Entry No. 33049 dtd. 15.6. 1995**

Rasiklal Pratapchand Ostwal , parvatabai Kantilal Jain, Prabha Hajarilal Jain, Jitendra Kantilal Shah, Subhash Kantilal Shah, Manisha Hajarimal Jain , Meena Kantilal Jain , Meenakumari Hajarimal Jain had purchased the property bearing S.No. 887/ 1 A/ 2, 887/ 2A/ 2 from Shivram Gangaram Hujare, Kashinath Gangaram Hujare, Dattatraya Gangaram Hujare, , Bhimashankar Gangaram Hujare,, Chandrakant Gangaram Hujare , Balasaheb Shivram Hujare , Yadavrao Kasinath Hujare, Suhas Kashinath Hujare, Sanjay Dattatraya Hujare, Sunil Dattatraya Hujare, Narendra Bhimashankar Hujare, SurendraBhimashankar Hujare , Santosh Bhimashankar Hujare , Sadanand Chandrakant Hujare , Lilabai Eknath Bhujbal, Shakuntala Murlikdhar Gamane, Laxmibai Gangaram Kanade, Laxman Gopala Gamane , Kashinath Gopala Gamane , Damodar Gopala Gamane , Shankar Gopala Gamane by way of sale deed on 3.7.1992 . Hence the

name of purchaser was mutated in owners column and ME was sanctioned accordingly.

*** As per Mutation Entry No. 34130 dtd. 18.3.1995**

Rasiklal Pratapchand Oswal and other 7 through GPA Holder Deepak Ramchandra Bagad has submitted the application stating that in other right column of S.No. 887/ 1 A/ 2 , the remark of "share of Gangaram was seized as per Darkhast No. 290/ 46 dtd. 27.8.1946" was mutated. But as per letter issued by Superitendant District Court Nashik vide No. 183/ 96 dt. 15.3.1996 , it is mentioned that it is rule that the record is deleted after 30 years in respect of Darkhast cases excluding the exceptional cases. As such the documents in said darkhast may be deleted. Further Tahsildar Nashik vide order No. RTS/ Vashi/ 1002/ 96 dtd. 28.5.1996 the effect was taken and ME was sanctioned accordingly.

*** As per Mutation Entry No. 34412 dtd. 25.5.1996**

Rasiklal Pratapchand Oswal and other 7 through GPA Holder Deepak Ramchandra Bagad has prepared layout plan which is sanctioned by Nashik Municipal Corporation Nashik vide their letter No. Nagar rachna / Antim/ 43/ 449 dtd. 14.5.1996 . And Collector of Nashik has granted NA permission vide their order No. Mah/ Kaksha 3/ NA / 145/ 1996 dtd. /5/1996 .Hence as per NA order and layout plan , S.No. 887/ 1 A/ 2/ 2/ 1 to 18 was divided into various plot and ME was sanctioned accordingly.

*** As per Mutation Entry No. 39211 dtd. 24.12.1998**

Rasiklal Pratapchand Ostwal , Parvatabai Kantilal Jain, Prabha Hajarilal Jain, Jitendra Kantilal Shah, Subhash Kantilal Shah, Manisha Hajarimal Jain , Meena Kantilal Jain , Meenakumari Hajarimal Jain had purchased S.No.887/ 1 A/ 2 area 12575Sq.Mtrs. and 887/ 2 A 2 area 3425 Sq.Mtrs. from Shivram Gangaram Hujare, Kashinath Gangaram Hujare,Dattatraya Gangaram Hujare, Bhimashankar Gangaram Hujare,, Chandrakant Gangaram Hujare. But as per mutation entry the effect was given to the total area and name of vendors were deleted. Hence the purchased area is mentioned before the name of purchaser and remaining area is shown in the name of original land owner .

*** As per Mutation Entry No. 39274 dtd. 6.1.1998**

S.No. 887/ 1 A 1 p + 887/ 2 A /1 P/ 1 to 5 adm .total area 13000 Sq.Mtrs. was owned by Vijay Vishnupant Pawar and other 4.

And S.No. 887/ 1 A 2/ 1 part area area 5925 sq.Mtrs. was owned by Shivram Gangaram Hujare and others 4. They had prepared the layout plan of total area 18925.00 Sq.Mtrs. which is sanctioned by Nashik Municipal Corporation vide Letter No. Outward No./ Nagar rachna / Antim/ 375/ 5393 dtd. 2.1. 1999. Hence said property was divided into various plots as follows.

S.No.	Plot No.	Area
887/ 1 A- 1 P +	1	800.00
887/ 2 A /1 P/ 1	2	873.75
to 5	3	668.25
887/ 1 A 2/ 1	4	749.25
	5	749.25
	6	749.25
	7	749.25
	8	749.25
	9	749.25
	10	749.25
	11	902.00
	12	536.00
	13 DP Road	3650.00
	Open space, garden	6175.00
	MSEB	75.00

Hence effect was taken and M.E. was sanctioned accordingly

*** As per Mutation Entry No. 50923 dtd. 24.5. 2004**

Shantaben Manilal Shah died on 12. 8. 2001 leaving behind her legal heirs .

- | | |
|---------------------------------|----------|
| 1) Ushaben Sureshkumar Shah | Daughter |
| 2) Vasantbala Rameshkumar Shah | Daughter |
| 3) Sumitraben Dineshkumar Dhami | Daughter |
| 4) Rohitkumar Manilal Shah | Son |

Hence the name of legal heirs were mutated in owners column of Plot No. 2 and 13 out of S.No. 887/ 1 A/ 1 part +887/ 2A / 1 part 1 to 5 + 887/ 1 A2/ 1 part/ 2 and 13.

*** As per Mutation Entry No. 77617 dtd. 5.12. 2011**

Bhimashankar Gangaram Hujare died on 26.8.1996
The deceased left behind following legal heirs .

- | | |
|--|------|
| 1) Kusum Bhimashankar Hujare (Kanade) | Wife |
|--|------|

2) Narendra Bhimashankar Hujare (Kanade)	Son
3) Surendra Bhimashankar Hujare (Kanade)	Son
4) Santosh Bhimashankar Hujare (Kanade)	Son
5) Ramnath Bhimashankar Hujare (Kanade)	Son
6) Sunanda Vijay Bhamare	Daughter
7) Yogita Vijay Gawale	Daughter
8) Lalita Ramesh Borse	Daughter

Hence the name of legal heirs were mutated in owners column of S.No. 887/ 2 A/ 2 part area 3275 Sq.Mtrs. and Plot No. 2 and 13 out of S.No. 887/ 1 A/ 1 part +887/ 2A/ 1 part 1 to 5 + 887/ 1 A2/ 1 part/ 2 and 13.

*** As per Mutation Entry No. 89757 dtd. 3.7. 2013**

That 1) Vasant Budhaji Wagh 2) Dilip Budhaji Wagh 3) Lalit Chandrakant Wagh had purchased area 436.88 Sq.Mtrs. out of 873. 75 Sq.Mtrs. of Plot No. 2 bearing S.No. 887/ 1 A/ 1 Part +887/ 2 A/ 1 part 1 to 5 +887/ 1 A/ 2 / 1 part 2 from 1) Vijay Vishnupant Pawar 2) Virendra Prabhakar Kansara 3) Shrikant Vasantrao Wankede 4) Prashant Vasantrao Wankede sr.No.1 to 4 through GPA holder Chandrashekar Babulal Shah 5) Ushaben Sureshkumar Shah 6) Vasantbala Rameshkumar Shah 7) Sunitaben Dinesh Dhani deceased legal heirs 7a) Dinesh Manilal Dhani 7b) Mehul Manilal Dhani Sr.No. 5 to 7 through GPA Holder NO. 8 Rohit Manilal Shah by way of sale deed on 25. 6. 2013 vide Sr.No. 7854/ 2013. Hence the name of purchasers were mutated as per application and copy of sale deed.

*** As per Mutation Entry No. 89758 dtd. 3.7.2013**

That Samir Ramesh Shete has purchased area 436.87 Sq.Mtrs. out of Plot No. 2 bearing S.No. 887/ 1 A/ 1 Part +887/ 2 A/ 1 part 1 to 5 +887/ 1 A/ 2 / 1 part 2, from 1) Dattatraya Gangaram Hujare 2) Chandrakant Gangaram Hujare 3) Shivram Gangaram Hujare deceased 3 a) Balasaheb Shivram Hujare (Kanade) 4) Kashinath Gangaram Hujare 5) Kusum Bhimashankar Hujare 6) Narendra Bhimashankar Hujare 7) Surendra Bhimashankar Hujare 8) Ramnath Bhimashankar Hujare 9) Sunanda Vijay Bhamare 10) Yogita Vijay Gawale 11) Lalita Ramesh Borse 12) Santosh Bhimashankar Hujare Sr.No.12 for himself and GPA holder of No. 1 to 11. Hence the name of purchasers were mutated as per application and copy of sale deed.

*** As per Mutation Entry No. 90108 dtd. 3.8.2013**

1) Vasant Budhaji Wagh 2) Dilip Budhaji Wagh 3) Lalit Chandrakant Wagh had purchased the area 436.87 Sq.Mtrs. out of Plot No. 2 bearing S.No. 887/ 1 A/ 1 Part +887/ 2 A/ 1 part 1 to 5 +887/ 1 A/ 2 / 1 part 2 from Sameer Ramesh Shete on 2.8.2013 by way of sale deed .Hence as per application and copy of sale deed the name of purchaser was mutated in owners column.

*** As per Mutation Entry No. 92894 dtd. 29. 3. 2014**

As per order of Collector Nashik vide their order No. Mah/ Kaksha 3/ 4 / NA / 295/ 2013 dtd. 26. 11. 2013 the N.A.permission for residential purpose was granted and with that effect M.E. was sanctioned accordingly.

*** As per Mutation Entry No. 93155 dtd. 29.4.2014**

Dhatrak Construwel Partnership firm through Partner Nitin Haribhau Dhatrak had purchased Plot No. 2 area 873.75 Sq.Mtrs. from 1) Vasant Budhaji Wagh 2) Dilip Budhaji Wagh 3) Lalit Chandrakant Wagh by way of sale deed dtd. 10.4. 2014 vide Sr.No. 3423/ 2014. Hence as per application and copy of sale deed the name of purchaser was mutated in owners column .

Then after Dhatrak Construwel Partnership firm through Partner Nitin Haribhau Dhatrak has obtained loan of Rs. 2.5 crores from HDFC Ltd. and executed mortgage deed on 12. 9.2016 vide Sr.No. 2668/ 2016 in the office of Sub Registrar Nashik.

As on today

Dhatrak Construwel Partnership firm through Partner Nitin Haribhau Dhatrak has owned and possessed the property bearing S.No. 887/ 1 A/ 1 Part +887/ 2 A/ 1 part 1 to 5 +887/ 1 A/ 2 / 1 part 2 , Plot No. 2 adm. area 873. 75 Sq.Mtrs. situated at Nashik .

That Dhatrak Construwel Partnership firm through Partner Nitin Haribhau Dhatrak has prepared building plan which is sanctioned by Nashik Municipal Corporation Nashik vide letter No. LND/ BP/ B5/ 50/ 1602 dtd. 18.6. 2016 for residential + commercial purpose.

COMMERCIAL NA PERMISSION : Collector Nashik has sanctioned commercial NA permission vide their order No. Mah/ Kaksha 3/2/ Ru.Ku. A/ SR/ 17/ 2017 dtd. 15. 2.2018 for commercial purpose in respect of area 96.57 Sq.Mtrs. out of total area 873.75 Sq.Mtrs. of Plot No. 2 out of S.No. 887/ 1A/ 1 part +887/ 2 A/ 1 Part 1 to 5+ 887/ 1A/ 2/ 1 part / 2 .

REVISED BUILDING PLAN :- Dhatrak Construwel Partnership firm through Partner Nitin Haribhau Dhatrak has prepared revised building plan which is sanctioned by Nashik Municipal Corporation Nashik vide letter No. LND/ BP / B5/ 03/ 2985 dtd. 29.5.2018

9)

OPINION

From the perusal of the aforesaid documents produced before me I am of the opinion that N.A. property bearing S.No. 887/ 1 A/ 1 Part +887/ 2 A/ 1 part 1 to 5 +887/ 1 A/ 2 / 1 part 2 , Plot No. 2 adm. area 873. 75 Sq.Mtrs. situated at Nashik within the local limits of Nashik Municipal Corporation and within the limits of Taluka & District Nashik which is owned by Dhatrak Construwel Partnership firm through Partner Nitin Haribhau Dhatrak has clear and marketable title , free from all encumbrances except the charge of HDFC Ltd.

Nashik

Date : 6.6.2018



Subhash M. Bodke
Advocate

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