

Title Report

NAME OF THE HOLDER:

Shree Nathji Co.Op. Housing Society Ltd., Nashik

DESCRIPTION OF THE PROPERTY:

Plot No.5 area admeasuring 188.28 sq.mtrs ,

Plot No.06 area admeasuring 183.15 sq.mtrs &

Plot No.07 area adm. 403.06 sq.mtrs.

S. No.988/10/2

at village Nashik, Taluka & District Nashik.

TITLE REPORT BY

Adv.Santosh B. Shetty

**S-2, Second Floor, Suyojit Modern Point, Sharanpur
Road, Nashik. Mob.9422767369**

Affirmation :

I Mr.Atul Batukbhai Adroja requested Adv.Santosh 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: _____

Mr.Atul Batukbhai Adroja

R/o.Nashik



Date :

10-7-2017

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDER:

Shree Nathji Co.Op. Housing Society Ltd., Nashik

2] DESCRIPTION OF THE PROPERTY: All that piece and parcel of the non agricultural property bearing Plot No.5 area admeasuring 188.28 sq.mtrs , Plot No.06 area admeasuring 183.15 sq.mtrs & Plot No.07 area adm. 403.06 sq.mtrs. out of Survey No.988/10/2 ,situated at village Nashik, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub-Registration Taluka and District of Nashik.

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

3] DOCUMENTS PRODUCED BEFORE ME:

- a. 7/12 Extracts.
- b. Mutation entries (6-D Entries).
- c. Other relevant document.

4] OBSERVATIONS AND FINDINGS:

On the request of Shree Nathji Co.Op. Housing Society Ltd., Nashik through its Chairman Mr.Atul Batukbhai Adroja with reference of Mr.Mohan Wankhede, R/o. Nashik, I have investigated the title of above mentioned plot properties. 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.Atul Batukbhai Adroja and my observations and findings are as under.

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1. **Shree Nathji Co.Op.Housing Society is the registered society under Co.Op. Societies Act and having its registration No.NSK/NSK/HSG/TC/5397/2012,Dt.12.06. 2012.**

2. **The 7/12 extract of S.No.988/10 of the year 1985-86 that above said property was owned and possessed by Rajaram Shankar Khonde and 7/12 extract also shows the remark of Kul Kayda Ka.43 and Agricultural Zone on the record.**

3. **M.E.No.39446, dtd.30/01/1999 shows that, the permission u/s.43 of Bombay Tenancy Act has taken from Sub Divisional Officer Nashik vide no.Tenancy/S.R./7/99,dtd.29/1/1999, hence the remark of Kul Kayda Ka.43 has been deleted from record of rights.**

4. **M.E.No.39448, dtd.30/01/1999 shows that,the loan of Shree Kalika Vi.Ka.Society has repaid, hence the charge of said society has been deleted from record of rights.**

5. **M.E.No.39738, dtd.17/03/1999 shows that,area adm.2700.00 sq.mtrs has been declared as excess land under U.L.C. Act vide order of Additional Collector and Competent Authority U.L.C. Nashik vide order no.Na.J.Ka.Ma./A-3/SR/100/97,dtd.17/03/1999.**

6. **M.E.No.39860, dtd.07/04/1999 shows that, the remark of Agricultural Zone has been deleted from record of rights by zoning certificate of Nashik Municipal Corporation vide letter no.Vashi/XXX/5698/3391,dtd.13/10/98.**

7. **M.E.No.53428, dtd.15/06/2005 shows that, Rajendra Ramgir Gosavi and Kalpana Rajendra Gosavi, purchased area adm.274.19 sq.mtrs. out of S.No.988/10 from Rajaram Shankar Khande through G.P.A.Holder Prakash Panditrao Aher for the consideration of Rs.1,50,000/- dtd.01/02/2005, by way of Sale Deed.**





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8. **M.E.No.53504, dtd.27/06/2005 shows that, Maya Arvind Bhosale, purchased area adm.775.05 sq.mtrs. out of S.No.988/10 from Rajaram Shankar Khande through G.P.A.Holder Ashif Mohammad Inamdar for the consideration of Rs.1,94,500/- dtd.24/05/2005, by way of Sale Deed.**

9. **M.E.No.53506, dtd.27/06/2005 shows that, as per the rectification order of order no.Na.J.Ka.Ma./A-3/SR/100/97,dtd.17/03/1999 of Additional Collector and Competent Authority U.L.C. Nashik the excess land are adm.2100.00 sq.mtrs of G.No.988/10 has shifted to G.No.988/4,hence the remark of excess land of are adm.2100.00 sq.mtrs of G.No.988/10 has been deleted from record.**

10. **M.E.No.53561, dtd.06/07/2005 shows that , Ravindra Dattatray Kulkarni, purchased area adm.280.00 sq.mtrs. out of S.No.988/10 from Rajaram Shankar Khande through G.P.A.Holder Prakash Panditrao Aher for the consideration of Rs.1,70,000/-.**

11. **M.E.No.55350,dtd.13/04/2006 shows that, Shitalkumar Vikram Marathe, purchased area adm.274.19 sq.mtrs. out of S.No.988/10 from Rajendra Ramgir Gosavi and Kalpana Rajendra Gosavi for the consideration of Rs.2,00,000/- dtd.13/04/2006, by way of Sale Deed.**

12. **M.E.No.55591,dtd.22/05/2006 shows that, Muktar Navab Inamdar, purchased area adm.1924.95 sq.mtrs. out of S.No.988/10 from Rajaram Shankar Khande for the consideration of Rs.4,82,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at sr.no.7364 ,dtd.22/12/2005.**

13. **M.E.No.59143,dtd.01/09/2007 shows that, Pushpalata Dnyaneshwar Jadhav, purchased area adm.274.19 sq.mtrs. out of**

S.No.988/10 from Shitalkumar Vikram Marathe for the consideration of Rs.8,00,000/- dtd.21/08/2007, by way of Sale Deed.

14. M.E.No.59337,dtd.21/09/2007 shows that, Vaishnavi Construction through its Partner Kalyan Dilip Pawar and others, purchased area adm.778.48 sq.mtrs. out of S.No.988/10 from Muktar Navab Inamdar for the consideration of Rs.8,00,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at sr.no.7119 ,dtd.15/11/2006.

15. M.E.No.59871,dtd.23/11/2007 shows that,Abhay Jagannath Purkar and Chetan Subhash Yeola, purchased area adm.778.48 sq.mtrs. out of S.No.988/10 from Vaishnavi Construction through its Partner Kalyan Dilip Pawar and others for the consideration of Rs.9,00,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at sr.no.9602 ,dtd.02/11/2006.

16. M.E.No.63598,dtd.29/01/2009 shows that,Kanchan Bharat Bora, purchased area adm.280.00 sq.mtrs. out of S.No.988/10 from Ravindra Dattatray Kulkarni through G.P.A. holder Pushkaraj Pawanlal Ostawal for the consideration of Rs.4,50,000/- dtd.20/01/2009, by way of Sale Deed.

17. M.E.No.71020,dtd.27/04/2011 shows that, Suresh Jagannath Mene and Satyajit Suresh Mene, purchased area adm.778.48 sq.mtrs. out of S.No.988/10 from Abhay Jagannath Purkar and Chetan Subhash Yeola for the consideration of Rs.31,25,000/- , by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at sr.no.3160 ,dtd.08/04/2011.

18. M.E.No.87378, dtd.20/12/2012 shows that, Rajaram Shankar Khonde and others prepared a layout of S.No.988/10 and same is sanctioned by Nashik Municipal Corporation vide their sanctioned letter No.Javak No./Nagarrachna Vibhag/Antim/Cidco/B-3/32, dtd.17/





Date :

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10/2012 and also land property was duly converted into N.A. purpose by order of Collector Nashik vide their order No.Maha/Kaksha-3/4/Bi.She.Pra.Kra./281/99, dtd.17/08/1999. And all the owners have made portion of plots and accordingly plot No.5 to 7 are came to in the share of Suresh Jagannath Mene and Satyajit Suresh Mene.

19. M.E.No.87760, dtd.06/02/2013 shows that, Shree Nathji Co.Op. Housing Society Ltd., Nashik through its Chairman Atul Batukbhai Adroja, purchased said Plot No.5 to 7 jointly from Suresh Jagannath Mene and Satyajit Suresh Mene for the total consideration of Rs.58,00,000/- by way Sale Deed and same deed is registered at office of Sub-Registrar, Nashik at Sr.No.462/2013, dtd.14/01/2013.

20. Further it appear that, Shree Nathji Co.Op. Housing Society Ltd., Nashik through its Chairman Mr.Atul Batukbhai Adroja, purchased C Zone T.D.R. area adm. 310.00 sq.mtrs. out of D.R.C.No.679, dtd.21/02/2014 from Dinesh Kanhyalal Manwani and others for the consideration of Rs.9,30,000/- by way Sale Deed and same is registered at office of Sub-Registrar, Nashik at Sr.No.4594/2014, dtd.27/05/2014.

21. Further it appears that, Shree Nathji Co.Op. Housing Society Ltd., Nashik through its Chairman Atul Batukbhai Adroja prepared joint building plan on plot No.5 to 7 with utilised above said T.D.R. and same is sanctioned by Nashik Municipal Corporation vide their sanctioned letter No.LND/BP/B-3/153/1562/14, dtd.02/08/2014.

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 Shree Nathji Co.Op. Housing Society Ltd., Nashik have legally clear, negotiable and marketable title over above said Non - agricultural both plot properties, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner.

NASHIK

DATE : 10-7-2017

Adv. SANTOSH BHASKAR SHETTY
B. Com., LL.B.
S-2, SUYJCIT MODERN POINT
SHARANPUR ROAD NASIK