B.A.L.L.B.
Advocate

Office : A - 223 Meghdoot Shopping Center, C.B.S., Nashik - 422002 ,

TITLE REPORT

(TO WHOMSOEVER IT MAY CONSERN)

A] Description of the property :-

All that piece & parcel of the plot property bearing S.No.79/2B Total admeasuring area 2900.00 Sq. Mts. situated, being & lying within the village limits of Bhagur, Tal & Dist. Nashik. (Hereinafter referred to as the said plots) .

B] Present Owners of the said property :-

Mr. Pandurang Shivram Karanjkar

C] Developer of the said property :-

Harak Patil & Babar Patil Partnership Firm Through Its Partner .

D] Documents perused & record inspected :-

1) All the relevant 7/12 extracts & mutation entries for the last 30 years

2) Non - agricultural Permission & NA Tax paid receipt

3) Building Plan & Permission Dated :14/10/2017

4) Development Agreement & GPA Dated : 08/02/2016 Reg. At Sr. No.1059/2016 & 1060/2016.

5) N.O.C of Bhagur Vividh Karyakari Sahakari (Vikas) seva Sanstha Tal & Dist Nashik. Dated : 08/02/2016.

E] History of Title :-

After the perusal of all the above listed Documents & after the inspection of all above mentioned record I found that :

1. M.E.No.5667 Dated : 13/05/1969 :-

Its appears that the land of S. No 79/2B is owned & Possessed by late Shivram Rama Karanjkar & he has Died on 13/01/1969. hence the name of Mr. Bansi Shivram Karanjkar , Mr.Pandurang Shivram Karanjkar & Mrs. Avdabai Dhondiba Toche has recorded on the 7/12 extract of the Said Land as a legal heirs of late Shivram Rama Karanjkar M.E. Made & Certified.

2. M.E.No.7950 Dated : 14/05/1985 :-

Its appears that the Said Mutation Entry its Not related To land.

3. M.E.No.7980 Dated : 16/09/1985 :-

Its appears that the Said Mutation Entry its Not related To land.

4. M.E.No. 7981 Dated : 16/09/1985 :-

Its appears that the land of S. No 79/2B is owned & Possessed by late Bansi Shivram Karanjkar & he has Died on Dated. 28/03/184. hence the name of Mrs. Vidya Bansi Karanjkar, Jaishri Bansi Karanjkar & Shevanta Bansi Karanjkar has recorded on the 7/12 extract of the Said Land as a legal heirs of late Shivram Rama Karanjkar M.E. Made & Certified.

5. M.E.No. 8680 Dated : 23/07/1991 :-

Its appears that the land of S. No 79/2B is owned & Possessed by Mr. Pandurang Shivram Karanjkar & he had obtained Loan on the Said Land From Bank of Union Bank of India & thereafter he has repaid the Said Loan. hence the Charge of the Said Bank removed from the 7/12 extract of the Said Land. M.E. Made & Certified.

6. M.E.No. 10808 Dated : 02/05/2005 :-

Adv.JAGDISH POPAT

Its appears that the land of S. No 79/2B is owned & Possessed by Mr. Pandurang Shivram Karanjkar & he had obtained Loan on the Said Land From Bhagur Vividh Karyakari Sahakari (Vikas) seva Sanstha Tal & Dist Nashik. hence the Name of the said Society has recorded on the 7/12 extract of the Said Land. M.E. Made & Certified.

7. <u>M.E.No. 10832 Dated : 07/06/2005</u> :-

Its appears that land of Survey No.79/2B it was owned & Possessed by Mr. Pandurang Shivram Karanjkar & other – 3 and Mr. Tanaji Pandurang Karanjkar has given the application to the Talathi that Vidya Shantaram Khatale & Jaishri Bhise has release her right in fever of Mr. Tanaji Pandurang Karanjkar by the way of Notaries Release Deed hence the name of the Vidya Shantaram Khatale & Jaishri Bhise has deleted from the 7/12 extract of the said land. M.E. Made & Certified.

8. <u>M.E.No. 10859 Dated : 12/08/2005</u> :-

Its appears that the land of S. No 79/2B is owned & Possessed by late Thakubai Bansi Karanjkar & she has Died on Dated. 01/04/1975 hence the name of Mr. Pandurang Shivram Karanjkar, Mrs.Avdabai Dhondiram Toche , Mrs. Shevantabai Bansi Karanjakr, Mrs. Vidya Shantaram Khatale , Mrs. Jaishri Bhise has recorded on the 7/12 extract of the Said Land as a legal heirs of late Thakubai Bansi Karanjkar. M.E. Made & Certified.

9. <u>M.E.No. 10874 Dated : 20/09/2005</u> :-

Its appears that land of Survey No.79/2B it was owned & Possessed by Mr. Pandurang Shivram Karanjkar & other – 4 and Mr. Pandurang Shivram Karanjkar has given the application to the Talathi that the said land by the Partition Deed among Mr. Pandurang Shivram Karanjkar & other – 4 the Said Land is Allotted to the Mr. Pandurang Shivram Karanjkar & as per that the name of the Vidya

POPAT KAJALE
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Khatale, Jaishri Bhise & Avdabai Dhondiram Toche thus the name Shevantabai Bansi Karanjkar has deleted from the 7/12 extract of the said land. M.E. Made & Certified.

10. M.E.No. 11128 Dated : 20/09/2005 :-

Its appears that the land of S. No. 79/2B is owned & Possessed by Mr. Pandurang Shivram Karanjkar & he had obtained Loan on the Said Land From Bhagur Vividh Karyakari Sahakari (Vikas) seva Sanstha Tal & Dist Nashik. hence the Name of the said Society has recorded on the 7/12 extract of the Said Land. M.E. Made & Certified.

11. M.E.No. 11926 Dated : 04/01/2011 :-

Its appears that the land of S. No. 79/2B is owned & Possessed by Mr. Pandurang Shivram Karanjkar & he had obtained Loan on the Said Land From Bhagur Vividh Karyakari Sahakari (Vikas) seva Sanstha Tal & Dist Nashik. hence the Name of the said Society has recorded on the 7/12 extract of the Said Land. M.E. Made & Certified.

12. Its appears that the S.No.79/2B Total admeasuring area 2900.00 Sq. Mts. situated, being & lying within the village limits of Bhagur, Tal & Dist. Nashik. its owned by Mr. Pandurang Shivram Karanjkar & he has with the Consent Of Mr.Tanaji Pandurang Karanjkar & other the Said Land has other given for the Development to **Harak Patil & Babar Patil Partnership Firm Through Its Partner** & also as per that he has Reg. Development Agreement & General Power of Attorney in the fever of Said Partnership Firm in the office of Sub – registrar Nashik -7 Vide Sr. No. 437/2018 & 438/2018 On Dated 30/01/2018.

F) Opinion :-

Adv.JAGDISH POP

After the perusal of aforesaid records, Deeds, Document & permissions, and the N.O.C of Society, & also Search taken in the office of Sub – Registrar Nashik (In the Said Record Some Record is not Found & Some Record is not readable) as per that I am of the opinion that Mr. Pandurang Shivram Karanjkar is the absolute owner of land of S. No.79/2B Total admeasuring area 2900.00 Sq. Mts. situated, being & lying within the village limits of Bhagur, Tal & Dist. Nashik and the said owners are having a clear & good marketable title to the said land & free from all types of encumbrance, whatsoever Nature. And **Harak Patil & Babar Patil Partnership Firm Through Its Partner** have got all the powers to Develop the said Land and to sale out the constructed area / Flat to the purchaser of his Share as per Development Agreement & also they have the Right to received the payment from the purchaser of the constructed area / Flat as per the Development agreement & General Power of Attorney Deed.

Place : Nashikz

Date : 25/05/2018

Jagdish Popat Kajale
Advocate.

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