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इतर पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 8018 दिनांक: 24/05/2018

गावाचे नाव: आडगांव
दस्तावेजबाजा अनुक्रमांक: नसल-1-0-2018
दस्तावेजाचा प्रकार :
सादर करणाऱ्याचे नाव: अॅड. वी. व्ही. शिंदे
वर्गित मोजे आडगांव गट न. 305 प्लॉट न. 15 सन 1989 ते 2018 एकुण 30 वर्ष शोध करिता.
शोध व निरीक्षणे रु. 750.00

एकूण: रु. 750.00

Sub Registrar Nashik

1). देयकाचा प्रकार: By Cash रक्कम: रु 750/-

24/05/2018

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BALKRISHNA VISHNU SHINDE
Advocate

Office: New Adgaon Bus Stand, Adgaon,
Taluka & District Nashik
Mobile - 9623701840

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

SUBJECT :-Title Report on the basis of documents produced before me of all that piece and parcel of the property bearing **Plot No. 15**, area admeasuring **1588.00 Sq.mtrs.**, out of **Gat No. 305**, situated at Village **Adgaon**, within the limits of Nashik Municipal Corporation, Taluka & District Nashik.

DESCRIPTION OF PROPERTY :-

All that piece and parcel of the property bearing **Plot No. 15**, area admeasuring **1588.00 Sq.mtrs.**, out of **Gat No. 305**, situated at Village **Adgaon**, within the limits of Nashik Municipal Corporation, Taluka & District Nashik and the same is bounded is follows -

On or towards East -	Adjacent Gat No. 304 Part
On or towards West -	12 Meter Colony Road
On or towards South -	Plot No. 16
On or towards North -	Plot No. 14

Together with all the rights, easements, access, ways, common roads, open space etc. with right of ownership etc.


Advocate

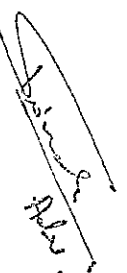
NAME OF OWNERS OF THE PROPERTY :-
M/s. Matoshri Buildcon,
Partnership Firm
through Partner
Mr. Sanjay Damu Shinde

As per the instructions given by the above named plot owner, I have investigated the title on the basis of following documents:-

1. Xerox copy of relevant 7/12 extracts and mutation entries.
2. Xerox Copy of Development Agreement dated 18/02/2012.
3. Xerox Copy of General Power of Attorney dated 18/02/2012.
4. Xerox Copy of Confirmation Deed dated 08/09/2016.
5. Copy of Sale Deed dated 03/02/2017.
6. Copy of Sale Deed dated 22/01/2018.
7. Xerox copy of N.A. Order dated 22/02/2016.
8. Xerox copy of letter of sanctioned layout dated 26/7/2016.
9. Xerox Copy of Receipt of N.A. Tax dated 02/05/2018.

FLOW OF TITLE :-

- (1) The property Gat No. 305 (Old Survey No. 133/2) was owned and possessed by Dularidevi Shamlal Agrawal on or before 1975.



(2) It appears from M.E. No. 16618 dated 23/11/2012 that M/s. Creators, partnership firm through Partner Manoj Hariom Gupta and other 5 filed Special Civil Suit No. 470/2012 in Nashik Court against Dularidevi Shamlal Agrawal and other 32 in respect of Gat No. 305, area 03 Hecter 06 R. Accordingly M/s. Creators, partnership firm through Partner Manoj Hariom Gupta has executed Lis Pendency Notice regarding abovementioned Civil Suit in the office of Sub-registrar, Nashik-1 at Sr. No. 10211/12 dated 22/11/2012 and hence the remark "Spe. Mu. No. 470/2012 Pending" was taken to the record of rights of Gat No. 305.

(3) It appears from M.E. No. 16892 dated 06/02/2013 that Khatedar of Gat No. 305, Dularidevi Shamlal Agrawal died on 07/10/2012 leaving behind following legal heirs...

Sr. No.	Name of Heir	Relationship with deceased
1.	Mahendra Shamlal Agrawal	Son
2.	Bhagwan Shamlal Agrawal	Son
3.	Nandkishor alias Nandkumar Shamlal Agrawal	Son
4.	Anilkumar Shamlal Agrawal	Son
5.	Sau. Premlata Hariom Gupta	Daughter
6.	Sau. Saroj Harikisan Goyal	Daughter
7.	Sau. Aashadevi Ashokkumar Agrawal	Daughter
8.	Sau. Sharda Vinod Gupta	Daughter

Hence the name of abovesaid legal heirs were mutated to the record of rights of Gat No. 305.

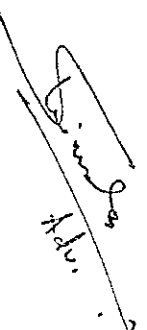
(4) It appears from M.E. No. 17085 dated 21/03/2013 that according to application filed by Mahendra Shamlal



Agrawal with respect to Will executed by Dularidevi Shamlal Agrawal of Gat No.305 in favour of her Sons i.e. 1.Mahendra Shamlal Agrawal, 2. Bhagwan Shamlal Agrawal, 3. Nandkumar Shamlal Agrawal, 4. Anil Shamlal Agrawal and hence the name of sons were retained and the names of daughters of Dularidevi i.e. Sau. Premlata Hariom Gupta, Sau. Saroj Harikisan Goyal, Sau. Aashadevi Ashokkumar Agrawal and Sau. Sharda Vinod Gupta were deleted from the record of rights of Gat No. 305.

(5) It appears from M.E. No. 17363 dated 08/06/2013 that Premlata Hariom Gupta filed Regular Civil Suit No. 337/2013 in Nashik Court against Mahendra Shamlal Agrawal and other 14 in respect of Gat No. 305, area 03 Hector 06 R. Accordingly Premlata Hariom Gupta has executed Lis Pendency Notice regarding abovementioned Civil Suit in the office of Sub-registrar, Nashik-1 at Sr. No. 5901/2013 dated 04/06/2013 and hence the remark "Re. Mu. No. 337/2013 Pending" was taken to the record of rights of Gat No. 305.

(6) It appears from M.E. No. 17776 dated 08/10/2013 that Dularidevi Shamlal Agrawal and others entrusted Gat No. 305, area admeasuring 03 Hector 06 R to 1. Kiran Patilbuva More, 2. Bhaskar Devchand Patil, 3. Rajendra Devchand Patil and 4. Suresh Raghunath Gunjal for development and executed Development Agreement in favour of abovementioned persons, which is registered in the office of Sub-registrar, Nashik-1 at Sr. No. 1577/2012 dated 18/02/2012. Hence the name of abovementioned persons were mutated in other rights columns of Gat No. 305. Dularidevi Shamlal Agrawal and others also executed

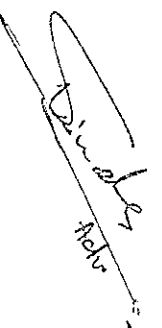


General Power of Attorney in respect of above mentioned property in favour of Kiran Patilbuva More and others , which is registered in the office of Sub-registrar, Nashik-1 at Sr. No. 1578/2012 dated 18/02/2012.

(7) It appears from M.E. No. 18280 that Premlata Hariom Gupta through GPA Holder Ajay Hariom Gupta filed an application, injunction order in R.C.S. No. 337/2013 filed in the Court of Hon'ble Civil Judge, Junior Division, Nashik and hence the remark "Injunction Order as per Re. Mu. No. 337/2013 " was taken to the record of rights of Gat No. 305.

(8) It appears from M.E. No. 19938 dated 22/12/2015 that Possessor of Gat No. 305 i.e. Mahendra Shamlal Agrawal and others and Plaintiff in Sp.C.S. No. 470/2012 entered into Compromise and hence Hon'ble Court dismissed the said suit on 23/11/2015 for Possessor of Gat No. 305. As well as Hon'ble Court dismissed R.C.S. No. 337/2013 on 14/12/2015. Accordingly the remarks i.e. "Spe. Mu. No. 470/2012 Pending", "Re. Mu. No. 337/2013 Pending" and "Injunction Order as per Re. Mu. No. 337/2013 " which were mutated in other rights column of Gat No. 305 were deleted.

(9) It appears from M.E. No. 20477 dated 29/07/2016 that a layout of Gat No. 305 was prepared and after its submission the same is approved and sanctioned by Nashik Municipal Corporation vide its letter no. Ja.No./Nagarachna Vibhag / Antim /C 2/21 dated 26/7/2016. Accordingly the said land divided into various plots out of Gat No. 305. Accordingly subject plot property i.e. Plot No. 15, area



Signature
M. K. S.

admeasuring 1588.00 Sq.Mtrs., came to the share of Mahendra Shamlal Agrawal and others.

(10) It appears from Confirmation Deed dated 8/9/2016 that after the demise of Dularidevi Shamlal Agrawal, her heirs viz. Mahendra Shamlal Agrawal and others executed Confirmation Deed in favour of 1. Kiran Patilbuva More, 2. Bhaskar Devchand Patil, 3. Rajendra Devchand Patil and 4. Suresh Raghunath Gunjal with respect to Development Agreement registered in the office of Sub-registrar, Nashik-1 at Sr. No. 1577/2012 dated 18/02/2012 regarding plot properties out of Gat No. 305. The said Confirmation Deed is registered in the office of Sub-registrar, Nashik-1 at Sr. No. 7274/2016 dated 08/09/2016.

(11) It appears from M.E. No. 20805 dated 08/03/2017 that Plot No. 15, area admeasuring 1588.00 Sq.Mtrs., out of Gat No. 305 was sold by Mahendra Shamlal Agrawal through GPA Holders 1. Kiran Patilbuva More, 2. Bhaskar Devchand Patil, 3. Rajendra Devchand Patil and 4. Suresh Raghunath Gunjal to M/s. Ravi Construction and Developers, a partnership firm through Partner Shri. Ravindra Mahadu Patil for the consideration of Rs. 88,00,000/- by way of Sale Deed which is registered in the office of Sub-registrar, Nashik-3 at Sr. No. 741/2017 dated 03/02/2017. Hence the name of M/s. Ravi Construction and Developers was mutated to the record of rights of Plot No. 15 out of Gat No. 305.

(12) It appears from M.E. No. 21739 dated 02/03/2018 that Plot No. 15, area admeasuring 1588.00 Sq.Mtrs., out of Gat No. 305 was sold by M/s. Ravi Construction and


Appr:

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Developers, a partnership firm through Partner Shri. Ravindra Mahadu Patil to present owner i.e. M/s. Matoshri Buildcon, a partnership firm through Partner Shri. Sanjay Damu Shinde for the consideration of Rs. 1,00,00,000/- by way of Sale Deed which is registered in the office of Sub-registrar, Nashik-3 at Sr. No. 567/2018 dated 22/02/2018. Hence the name of M/s. Matoshri Buildcon, a partnership firm through Partner Shri. Sanjay Damu Shinde was mutated to the record of rights of Plot No. 15 out of Gat No. 305.

OPINION

This is to certify that **M/s. Matoshri Buildcon**, a Partnership Firm, through Partner, **Mr. Sanjay Damu Shinde** have acquired the rights and interests in the property bearing **Plot No. 15**, area admeasuring **1588.00 Sq.mtrs.**, out of **Gat No. 305**, on basis of Sale Deed. The title of the **Plot No. 15**, area admeasuring **1588.00 Sq.mtrs.**, out of **Gat No. 305**, situated at Village **Adgaon**, within the limits of Nashik Municipal Corporation, Taluka & District Nashik is clean, clear, unambiguous, saleable, transferable, negotiable, marketable and the property is free from all encumbrances. This report is issued on the basis of documents produced before me.

Nashik

Date : 24/05/2018



(Balkrishna Vishnu Shinde)

Advocate