



RAHUL D. JAGTAP

B.S.L. LL.B., ADVOCATE

DIST. COURT- NASHIK

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Date: 14/09/2018

TITLE REPORT

To Whomsoever it may concern

Subject : Investigation into title of the property bearing All that piece and parcel of **Plot No.56+57+60+61** admeasuring respectively area 203.50 sq.mtr., Total area adm. 814.00 Sq.Mtrs. , out of land bearing **Survey No. 2656**, lying and being at village-Ozar, Taluka-Niphad and District of Nashik, which are bounded together as shown below :-

On or Towards

East	:	9 Mtr. Vide Road
West	:	12 Mtr. Vide Road
South	:	Plot No. 55 & 62
North	:	Plot No. 58 & 59

Name of Owner : M/s. Siddhivinayak Buildcon, through its partners

1. Mr. Sachin Prabhakar Adhav.
2. Mr. Dnyaneshwar Nivrutti Adhav
3. Mr. Shamkant Dadasaheb Jagtap
4. Mr. Anant Narayan Hiray
5. Eknath Laxman Ahire

have requested me to investigate into the title of the aforesaid property, and have produced before me the following documents.

1. 7/12 Extracts from 1995-2018.


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2. Relevant mutation entries.
3. Copy of Layout permission Dt. 15/02/2011
4. Copy of N.A. permission Dt. 17/07/2010
5. Sale Deed dt. 24/09/2013 Sr. No. 5434.
6. Sale Deed dt. 15/09/2008 Sr. No. 1760.
7. Amalgamated Order Dt. 07/02/2014.
8. Building permission from Nashik Metropolitan Region Development Authority, Nashik as per bearing no. NMPVP/Building Permission/Village Ozar/Tal. Niphad/Gat No. 2656/2/Plot No. . 56+57+60+61/928 Dt. 29/08/2018.

On the basis of above referred documents and subject to search of available record, my observations are as under:

- a. It is seen M.E.No. 3273 dt. 23/11/1992 shows that, land owner Mr. Suresh Ganpat Chaudhari was died on 22/09/1992 . Hence his legal heirs two wives, two sons ,two daughter and Mother Namely Shkuntala Suresh Chaudhari, Seema Suresh Chaudhari, Milind Suresh Chaudhari, Mahendra Suresh Chaudhari, Anita Suresh Chaudhari, Yogita Suresh Chaudhari, Sitabai Chaudhari and Milind Suresh Chaudhari through Karta Shakuntala Suresh Chaudhari and others.
- b. It is seen M.E.No. 14893 dt. 19/06/2008 shows that, Sitabai Suresh Alias Sitabai Ganpat Chaudhari died on 05/05/1997. Suresh Ganpat Chaudhari, Radhabai Kisan Gavhane, Sitabai Alias Anusaya Ramdas Sahane were died. Hence legal heirs of Suresh Ganpat Chaudhari came in record namely Shakuntala Suresh Chaudhari, Seema Suresh Chaudhari, Millind Suresh Chaudhari, Mahendra Suresh Chaudhari, Anita Suresh Chaudhari, Yogita Suresh Chaudhari. Legal heirs of Radhabai Kisan Gavhane namely Pandit Kisanrao Gavhane, Dattatray Kisanrao Gavhane, Ramesh Kisanrao Gavhane, Chandrakant Kisanrao Gavhane, Sunil Kisanrao Gavhane, Sheela Raosaheb Chavhanke, Suman Ramdas Shinde, Surekha Sanjay Shitole. Legal heirs of Sitabai Alias Anusaya Ramdas Sahane namely Lata Ravindra Andhare, Nanda Dilip Pawar, Kiran Ramdas Sahane, Gaytri Murlidhar Musale, Soni Murlidhar Musale, Roshan Murlidhar Musale.

Mr. Bhaurao Ganpat Chaudhar was absconding near about 20 year but there is now legal official proof of his death. So as per the order of the Tahasildar dt. 18/02/2008 and certificate of the police station dt. 06/11/2007. name of Suresh Ganpat Chaudhari transferred in other right Colum of the 7/12 Extract till the death proof of the Suresh Chaudhari.

- c. It appears from the record that, Bhaurao Ganpat Chaudhari was absconding since 20 years so his legal heirs Seema Suresh Chaudhari filled Regular civil suit no. 59/2008 in Pimpalgaon Baswant Court for his death declaration. After following all the legal procedures and trials court has given the order and declared Bhaurao Ganpat Chaudhari's civil death on 04/11/2009.
- d. It is seen M.E.No. 16368 dt. 27/10/2009 shows that, Mr. Prabhakar Nivrutti Adhav, Mr. Manohar Bhagaji Tribhuvan, Mr. Shamkant Dadasaheb Jagtap, Eknath Laxman Ahire purchased Gat No. 2656, Village Ozar area adm. 5 H. 01 R. + P.K. 0 H. 05 R. from land owner absconded Late. Bhaurao Ganpat Chaudhari's legal heirs Smt. Shakuntala Suresh Chaudhari & Others. As per Sale Deed dt. 15/09/2008 at Sr. No. 1760/2008.
- e. It appears in the record that, M.E.No. 18531 Dt. 17/02/2011 shows that, Prabhakar Nivrutti Adhav and Others owner of the Survey No. 2656 had caused to prepared layout of the said property which was approved by Land record and the Honorable Collector had given the Non-Agriculture Permission about the said property vide order Deputy Collector, Niphad vide its order No.NA/SR/131/2010 Dt. 17/10/2010. Accordingly 7/12 Extract were prepared.

It appears from the record that as per said M.E.No. 18531 Dt. 17/02/2011 land owner Prbhakar Nivrutti Adhav, Manohar Bhagaji Tribhuvan, Shamkant Dadasaheb Jagtap, Ekanath Laxman Ahire executed the Partition Deed on Rs. 5,000/- Stamp Paper.


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Then the Plot divided as per following manner,

Prabhakar Nivrutti Adhav :

Plot No.	Area Sq.Mtrs.	Plot No.	Area Sq.Mtrs.
8	194.77	50	189.62
9	194.77	51	189.62
10	194.77	52	189.62
11	194.77	53	189.62
12	194.77	55	306.63
13	194.77	56	203.50
14	282.20	57	203.50
60	203.50	58	329.06
61	203.50	59	406.28
62	324.21	102	191.00
65	189.62	103	195.82
69	189.62	116	440.00
70	189.62	117	440.00
71	204.76	132	208.68
72	249.09	133	208.68
100	194.25	134	208.40
101	249.17	136	261.00
115	440.00	142	255.44
45	223.63	104	251.77
46	201.65	74	194.25
47	189.62		
48	189.62		
49	189.62		

Manohar Bhagaji Tribhuvan :

Plot No.	Area Sq.Mtrs.	Plot No.	Area Sq.Mtrs.
73	188.50	78	203.50
75	196.10	79	203.50
76	203.50	80	203.50
77	203.50	82	289.52
87	306.86	92	252.94
88	203.50	97	203.50
89	203.50	98	203.50
90	203.50	99	196.10
91	203.50	118	440.00
83	203.50	84	203.50
85	259.00	86	323.51
119	440.00	120	515.95


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Shamkant Dadasaheb Jagtap :

Plot No.	Area Sq.Mtrs.	Plot No.	Area Sq.Mtrs.
15	258.11	18	190.65
16	190.65	19	190.65
17	190.65	20	190.65
21	190.65	30	391.43
31	240.40	32	190.65
36	190.65	124	208.68
33	190.65	37	190.65
135	299.04	95	203.50
112	270.00	139	161.85
34	189.65	113	268.00
94	203.50	35	190.65
114	498.61	96	203.50
95	203.50		

Eknath Laxman Ahire :

Plot No.	Area Sq.Mtrs.	Plot No.	Area Sq.Mtrs.
1	354.27	125	208.68
110	270.50	22	190.65
126	208.68	111	270.00
23	190.65	127	208.68
121	243.08	24	190.65
128	208.68	122	208.68
25	190.65	129	208.68
123	208.68	26	190.65
130	208.68	140	180.00
27	190.65	40	190.65
131	208.68	28	260.40
140	190.65	137	261.00
29	313.37	42	190.65
138	308.80	38	190.65
44	292.17		

And Amenity Plot No. 144 area 4857.82 Sq.Mtrs. , 143 area 902.20 Sq.Mtrs. and other Plot No. 2 area 195.25, Plot No. 3 area 194.25, Plot No. 4 area 194.25 Sq.Mtrs., Plot No. 5 area 194.25 Sq.Mtrs. Plot No. 6 area 194.77 Sq.Mtrs., Plot No. 7 area 194.77 Sq.Mtrs., 105 area 220.51 Sq.Mtrs. , Plot No. 106 area 219.60 Sq.Mtrs., Plot No. 107 area 219.7 Sq.Mtrs. , Plot No. 108 area 219.7 Sq.Mtrs., Plot No. 109 area 265.89 Sq.Mtrs., Plot No. 54

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area 282.49 Sq.Mtrs., Plot No. 63 area 265.00 Sq.Mtrs., Plot No. 64 area 189.62 Sq.Mtrs., Plot No. 81 area 243.62 Sq.Mtrs., Plot No. 93 area 238.85 Sq.Mtrs. are common to Prbhakar Nivrutti Adhav, Manohar Bhagaji Tribhuvan, Shamkant Dadasaheb Jagtap, Ekanath Laxman Ahire.

It appears in the record that, the above said Plot No. 56, 57, 60 & 61 is out of said layout. It appears in the record that, Prabhakar Nivrutti Adhav have received Plot No. 56, 57, 60 & 61.

- f. It is seen M.E.No. 21987 dt. 31/05/2013 not related to our Plot No. 56, 57, 60 & 61.
- g. It appears in the record that, M/s. Siddhivinayak Buildcon Partnership Deed executed on 17/07/2013 and registered. Mr. Sachin Prabhakar Adhav, Dnyaneshwar Nivrutti Adhav, Shamkant Dadasaheb Jagtap, Anant Narayan Hirya, and Eknath Laxman Ahire are the partner of the said partnership firm.
- h. It is seen M.E.No. 22449 dt. 25/09/2013 shows that, M/s. Siddhivinayak Buildcon Partnership Firm through partner Mr. Sachin Prabhakar Adhav, Dnyaneshwar Nivrutti Adhav, Shamkant Dadasaheb Jagtap, Anant Narayan Hirya, and Eknath Laxman Ahire purchased Plot No. 56, 57, 60 and 61 respectively area 203.50 Sq.Mtrs. from Mr. Prabhakar Nivrutti Adhav as per Sale Deed at Sr. No. 5434/2013.
- i. It is seen M.E.No. 22862 dt. 18/02/2014 shows that, Siddhivinayak Buildcon Partnership Firm taken the building permission than Plot No. 56, 57, 60 & 61 amalgamated as per the order of deputy collector, Niphad dt. 07/02/2014.
- j. It is seen M.E.No. 25711 dt. 11/06/2018 shows that, as per the government GR dt. 07/05/2016 Tahsildar given order dt. 11/06/2018 regarding all computerized pranali.
- k. M/s. Siddhivinayak Buildcon Partnership Firm taken the building permission from Nashik Metropolitan Region Development Authority, Nashik as per bearing no. NMPVP/Building


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Permission/Village Ozar/Tal. Niphad/Gat No. 2656/2/Plot No. 56+57+60+61/928 Dt. 29/08/2018.

OPINION

On the basis of the referred documents, I am of the opinion that, title of the property All that piece and parcel of **Plot No.56, 57,60 & 61** admeasuring respectively area 203.50 sq.mtr., Total area adm. 814.00 Sq.Mtrs. , out of land bearing **Survey No. 2656**, lying and being at village Ozar, Taluka-Niphad and District of Nashik, and Registration and Sub-Registration Niphad and Pimpalgaon, District of Nashik, Taluka Niphad, District Nashik is clear, marketable and free from all encumbrances. M/s. Siddhivinayak Buildcon Partnership Firm through partner Mr. Sachin Prabhakar Adhav, Dnyaneshwar Nivrutti Adhav, Shamkant Dadasaheb Jagtap, Anant Narayan Hiry, and Eknath Laxman Ahire entitled to sell the constructed premises in the proposed building to prospective purchaser/s except the constructed premises described in clause "h" agreed to be given to the plot owners as a consideration.

Date: 14/09/2018.

Place: Nashik.

Signature of Advocate.

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