

J.B.GHUMARE, Advocate
Ch. No. 502, Bldg. No. 03,
District Court Compound, Nashik
Dt. 04/04/2018

TITLE REPORT

(TO WHOMSOEVER IT MAY CONCERN)

A] Description of the property:- All that piece & parcel of the landed properties bearing Plot No.11 out of S.No.909/2/11 admeasuring 514.75 Sq.Mts. situated, being & lying within the village limits of Nashik, Tal & Dist. Nashik. (Hereinafter referred to as the "said plot")

B] Name of Owner:- M/S. Ganraj Developers, a partnership firm through Partners 1) Mr. Mayurbhai Mavjibhai Viramgama & 2) Mr. Hareshbhai Bhupatbhai Viramgama

C] Documents perused & record inspected:-

- 1) All the relevant 7/12 extracts & mutation entries for the last 30 yrs.
- 2) Other relevant record for the last 30 yrs
- 3) N.A. order Dt. 2/1/1998
- 4) Lay-Out sanction Dt. 6/4/1998
- 5) Sale Deeds Dt. 20/8/1998 & 4/11/2015

D] Brief History & Findings:- After the perusal of all the above listed documents & after the inspection of all abovementioned record, I found that:-

1) The land, originally bearing S.No. 909 was in the possession of Pandit Hari Ghuge, as tenant & his name was already recorded in the other rights column of 7/12 extract of the said land. Pandit Hari Ghuge died on 13/1/1987, hence the names of his legal heirs viz. Ambadas Pandit Ghuge & others were mutated vide M.E.No.24850.

2) Thereafter, 24074.00 Sq.Mts of area out of the total area of S.No. 909 was declared as Excess Land as per the provisions of the ULC Act-1976 & accordingly a remark to that effect was made in the other rights column of 7/12 extract of said land vide M.E.No. 29154.

3) Thereafter, as per the order of Tahsildar, Nashik bearing No. Tenancy/Kavi/582/95 Dt. 14/9/1985 & as per the certificate U/S 32M, the name of owner of the said land i.e. Shriram Mandir, Aditwar Peth was deleted from ownership column of 7/12 extract of the said land & the names of Ambadas Pandit Ghuge & others were mutated in the ownership column of 7/12 extract of the said land vide M.E.No.33431.

4) Thereafter, the part of the said land declared as excess Land was separated & it was given S.No. 909/2, as per the order of Addl. collector & Comp. Authority, ULC, Nashik bearing No. ULC/A-2/397/197+SR/232/96

Dt.7/8/1996, This change was mutated vide M.E.No.34783.

5)Thereafter, Prop. Rushiwar Co-op-Housing Society through Chief Promoter Harish Vallabhdas Makwana purchased the S.No. 909/2 from Ambadas Pandit Ghuge & others, by a sale deed Dt.24/2/1997. Accordingly the name of Prop. Rushiwar Co-op-Housing Society through Chief Promoter Harish Vallabhdas Makwana was mutated vide M.E.No.35688.

6)Thereafter, Prop. Rushiwar Co-op-Housing Society through Chief Promoter Harish Vallabhdas Makwana got sanctioned a Telegaon-Dabhade Pattern Scheme on the said land from Govt. of Maharashtra vide order No. ULC/1093/(66)/D-ULC-4 Dt.24/9/1996. Accordingly the Collector of Nashik granted a non-agricultural use permission to the said land vide N.A. Oder No. Mah/Kaksha-3/BSPK/153/97 Dt.2/1/1998 and the Nashik Municipal Corporation sanctioned a final lay-out on the said land vide letter No.Nagar Rachana Vibhag/Final/11/261 Dt.6/4/1998. As result of the said lay-out, the total area of the land bearing S.No. 909/2 was divided into various plots and out of the said plots under the said lay-out Plot No. 11 bearing S.No. 909/2/11 admeasured 514.75 Sq.Mts.(hereinafter it is referred to as 'the said plot'). This change was mutated vide M.E.No.37929.

7)Thereafter, Mr.Babasaheb Bhikaji Jadhav purchased the said Plot No. 11 from Prop. Rushiwar Co-op.Housing Society through Chief Promoter Harish Vallabhdas Makwana through G.P.A. Holder Mr. Chandrashekhar Babulal Shah, with the consent of Viraj Estates Pvt. Ltd. through Director Vilas Rasiklal Shah, by a sale deed registered with the Sub-Registrar, Nashik-1 at Sr.No.7694 Dt.20/8/1998. This change in the ownership of the said plot was mutated vide M.E.No.38926.

8)Thereafter, as per the order of the Addl. Collector, Nashik bearing No.Kaksha-4/kuka/3/kavi/1735/05 Dt.21/11/2005 alongwith the order of Tahsildar, Nashik Dt.18/1/2006, a revision of the said land was started & accordingly a remark to that effect was made in the other rights column of the said land vide M.E.No.54837. And the said remark was deleted vide M.E.No.55131 as per the order of Tahsildar, Nashik bearing No.Adhi/Abhi/kavi/SR/06 & 07/2005 Dt.8/3/2006.

9)Thereafter, M/S.Ganraj Developers through Partners 1)Mr. Mayurbhai Mavjibhai Viramgama & 2)Mr.Hareshbhai Bhupatbhai Viramgama purchased the said plot from Mr.Babasaheb Bhikaji Jadhav, by a sale deed registered with The Joint Sub-Registrar, Class-II, Nashik-4 at Sr.No.7898/20154/11/2015. This change in ownership of the said plot was mutated vide M.E.No.99294. Thus, at present, M/S.Ganraj Developers through Partners 1)Mr.Mayurbhai Mavjibhai Viramgama & 2)Mr.Hareshbhai Bhupatbhai Viramgama is the absolute

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-3-

owner of the said plot.

E) Opinion:- After the perusal of all the abovelisted documents & after the inspection of the relevant record & after the discussion above, I am of the opinion that M/S.Ganraj Developers through Partners 1)Mr.Mayurbhai Mavjibhai Viramgama & 2)Mr.Hareshbhai Bhupatbhai Viramgama is the absolute owner of Plat No.11 out of S.No. 909/2/11, admeasuring 514.75 Sq.Mts. situated at Nashik, Tal. & Dist. Nashik & that all the said owner is having a clear & good marketable title to the said plot, free from all types of encumbrances, whatsoever, subject to the findings above.

Nashik Dt. 04/04/2018


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7