
TITLE REPORT

- 1) **NAME OF THE OWNER AND HOLDER:**
Shree Vallabh Construction Partnership Firm
Through Partner
Mr. Nikunj Bharatbhai Ladani
R/o. Nashik.

TITLE REPORT BY

Anand Vasant Rao Khairnar
Pramod Ramchandra Ingale
ADVOCATES

71: 104/0

इतर पावती

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नॉदणी क्र. 139म

Regn.: 39M

पावती क्र.: 7054

दिनांक: 16/05/2017

गावाचे नाव: आनंदवल्ली

दस्तऐवजाचा अनुक्रमांक: नसन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड. प्रमोद रामचंद्र इंगळे

वर्गान मीजे आनंदवल्ली स.न. 34/4/2 प्लॉट न. 5+6 सन 1988 ते 2017 एकूण 30 वर्ष शोध करिता.

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar, Nashik

मह. पुर्ववर्ती निदेशक पत्र-०

नाशिक-१.

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



Anand Vasant Rao Khairnar
Pramod Ramchandra Ingale

Advocates

Office: Chamber No.124, Maruti Chambers, District Court Campus, Nashik.

Date: 24/05/2017

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

- 1] **NAME OF THE OWNER AND HOLDER:**
Shree Vallabh Construction Partnership Firm
Through Partner
Mr. Nikunj Bharatbhai Ladani
R/o. Nashik.
- 2] **DESCRIPTION OF PROPERTY:** All that piece and parcel of the non-agricultural plot properties bearing Plot No.5+6 total area adm.1948.20 sq.mtrs. from and out of Survey No.34/4/2 situated at Village Anandwalli within the limits of Nashik Municipal Corporation, Urban Agglomeration, registration & sub-registration, Tal.& Dist. Nashik.

All the said property together with existing right of easements, access, ways, common roads, open spaces with right of ownership.

- 3] **DOCUMENTS PRODUCED BEFORE ME.**
 1. 7/12 Extracts.
 2. Mutation entries (6-D Entries).
 3. Commencement.
 4. Building Plan.
 5. Layout.
 6. N.A.Order.
 7. Sale Deeds.
 8. Development Agreement.
 9. General Power of Attorney.
 10. Other relevant documents.

4] **OBSERVATION AND FINDINGS:** On the request of Shree Vallabh Construction Partnership Firm Through Partner Mr. Nikunj Bharatbhai Ladani R/o. Nashik. I have investigated the title of above mentioned plot property. For this purpose, he has collected 7/12 extracts and 6-D Entries, from Talathi Office, Anandwalli and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Shree Vallabh Con-

struction Partnership Firm Through Partner Mr.Nikunj Bharatbhai Ladani and my observations and findings are as under.

1. It appears from the record that the land was previously owned & possessed by Kisan Mahadu Jadhav.
2. M.E.No.1989 dtd.17.11.1992 shows that Mr.Bhika Bhila Mahajan purchased area adm.46.46 Sq.Mtr. out of S.No.34/4/2 from Mr.Kisan Mahadu Jadhav for the consideration of Rs.25,088/- on 19.02.1992. Hence the name of purchaser was entered on possessor column of 7/12 extract.
3. M.E.No.2195 dtd.26.08.1994 shows that Mr.Kisan Mahadu Jadhav died on 26.07.1994 leaving behind following legal heirs.

No.	Name	Age	Relation
1.	Tanaji Kisan Jadhav	54	Son
2.	Anusaya Kisan Jadhav	70	Wife
3.	Shantabai Nivrutti Mhais	60	Daughter
4.	Shakuntala Kisan Jadhav	40	Daughter
5.	Thakubai Bhikaji Suryavanshi	35	Daughter
6.	Narayan Khandu Jadhav	19	Grandson
7.	Manohar Khandu Jadhav	13	Grandson
8.	Ganesh Khandu Jadhav	10	Grandson
9.	Ratna Khandu Jadhav	15	Granddaughter
10.	Viman Khandu Jadhav	40	Daughter in law.

Hence the names of above No.3 to 5 are entered in other right column & others at possessor column of 7/12 extract.

4. M.E.No.2972 dtd.19.12.1998 shows that Shantabai Nivrutti Mhais, Shakuntala Kisan Jadhav, Thakubai Bhikaji Suryavanshi release their right by registered release Deed dtd.02.11.1998. Hence their names were deleted from record of rights.

5. M.E.No.3119 dtd.08.07.1999 shows that to rectify the area of Subjected survey number Tahsildar, Nasik passed order No.RTS/Kavi/677/99 dtd.08.07.1999. Hence area rectified as H.0.61.46 R of subjected S.No..

6. M.E.No.3408 dtd.19.05.2000 shows that there is charge of Central Godavari Krushak Seva Sanstha now as per the letter of Society dtd.30.12.1997 that charge was deleted from record of rights.



7. M.E.No.3439 dtd.07.06.2000 shows that there was charge of Banding in other right column regarding that the order No.Vatan/Banding/Kavi/437/2000 passed by Tahsildar Nashik on 06.06.2000. Hence the banding charge was deleted from other right column.

8. M.E.No.4020 dtd.26.06.2002 shows that Smt.Anusayabai Kisan Jadhav died on 04.04.2001 and legal heirs were already on record by mutation No.2195. Hence only the name deceased was deleted.

9. M.E.No.4036 dtd.15.07.2002 shows that the land owners prepared a layout on land and land was converted into non agriculture purpose by order No.Maha/Kaksh-3/Bi.She.Pra.Kra.-4/280/2000 dtd.29.04.2002 of Collector, Nashik and the layout was finally approved by Asst.Dir.T.P.Nashik Municipal Corporation, Nashik vide letter No.Ja.Kra./Nagar Rachna Vibhag/Antim/13 Satpur dtd.24.07.2002. Hence the land was divided into various plots and subjected title plots came into existence as follows -

<u>S.No.</u>	<u>Plot No.</u>	<u>Area</u>	<u>Assess</u>
34/4/2	5	476.00	47.60
34/4/2	6	1472.20	147.22

And the 7/12 extracts were seperated.

10. M.E.No.4064 dtd.23.08.2002 shows that Prathmesh Enterprises, through partners Mr.Padmakar Eknath Udavant, Mrs. Jayshree Padmakar Udavant & Mr.Makrand Padmakar Udavant purchased plot No.6 from Mr.Tanaji Kisan Jadhav & others for the consideration of Rs.15,51,000/- dtd.22.08.2002. Hence the names of purchasers were entered on possessor column of 7/12 extract of plot No.6.

11. M.E.No.4469 dtd.17.02.2004 shows that the Co.Possessor Mr.Ganesh Khandu Jadhav died on 13.10.2002. He was unmarried at the time of death and the names of his 2 brothers a mother & a sister were already exist on record. Hence only the name of deceased was deleted.

12. M.E.No.4985 dtd.20.06.2005 shows that Prathmesh Enterprises through partners Padmakar Eknath Udavant, Jayshree Padmakar Udavant & Makrand Padmakar Udavant purchased plot No.5 from Tanaji Kisan Jadhav & others through General Power of Attorney holder Govind Yadav Sabale for the consideration of Rs.5,50,000/- on 18.03.2005. Hence the name of purchaser entered on possessor column of 7/12 extract of plot No.5.

13. M.E.No.9949 dtd.08.05.2015 shows that on record of plot No.5&6 there is name of Prathmesh Enterprises that firm was dissolved on 31.03.2005.



Hence the name of Prathamesh Enterprises partnership firm was deleted and partners individual names 1.Padmakar Eknath Udavant, 2.Jayshree Padmakar Udavant & 3.Makrand Padmakar Udavant were entered on record of rights of plot No.5 & 6.

14. M.E.No.10068 dtd.06.08.2015 shows that Mr.Makrand Padmakar Udavant gifted area adm.125.00 Sq.Mtr. out plot No.6 to Mrs.Dipti Kiran Dahale alias Dipti Padmakar Udavant by way of registered Gift Deed registered in the office of Sub-Registrar, Nashik at Sr.No.7018/2015 on 05.08.2015. Hence the name of donee was entered on record of rights.

15. M.E.No.10078 dtd.26.08.2015 shows that Mr.Padmakar Eknath Udavant & Mrs.jayshree Padmakar Udavant gifted area adm.250.00 Sq.Mtr. out plot No.6 to Mrs.Dipti Kiran Dahale alias Dipti Padmakar Udavant by way of registered Gift Deed registered in the office of Sub-Registrar, Nashik at Sr.No.7017/2015 on 05.08.2015. Hence the name of donee was entered on record of rights.

16. M.E.No.10268 dtd.05.01.2016 shows that Shree Vallabh Construction Partnership Firm through partners Mr.Nikunj Bharatbhai Ladani & Rameshbhai Shamjibhai Ladani purchasers plot No.5 from Padmakar Eknath Udavant, Jayshree Padmakar Udavant & Makrand Padmakar Udavant for the consideration of Rs.1,26,15,000/- by way of registered Sale Deed No.52/2016 dtd.04.01.2016. Hence the name of purchaser was entered on possessor column of 7/12 extract of plot No.5.

17. M.E.No.10485 dtd.18.07.2016 shows that Shree Vallabh Construction Partnership Firm through partners Mr.Nikunj Bharatbhai Ladani & Rameshbhai Shamjibhai Ladani purchaser plot No.6 from Padmakar Eknath Udavant, Jayshree Padmakar Udavant, Makrand Padmakar Udavant & Dipti Kiran Dahale alias Dipti Padmakar Udavant for the consideration of Rs.3,90,14,000/- by way of registered Sale Deed No.4388/2016 dtd.18.05.2016. Hence the name of purchaser was entered on possessor column of 7/12 extract of plot No.6.

18. Further it is found that the plot owner Shree Vallabh Construction partnership firm through partner Mr.Ramesh Shamji Ladani purchase area adm.565.00 Sq.Mtr. D Zone TDR out of DRC certificate No.365 and area adm.216.00 Sq.Mtr. D Zone TDR out of certificate No.332 for the consideration of Rs.10,50,000/- from Krish Construction partnership firm through partner Mr.Vivek Gokulbhai Javiya by way of registered Sale Deed No.376/2017 dtd.23.01.2016.



19. Further it appears that the plot owner with using above said TDR and by amalgamating plots prepared a building plan on subjected title plot which is sanctioned by Nashik Municipal Corporation Nashik by commencement certificate No.LND/BP/A-1/6040/A-525 dtd.27.01.2017.Hence the plots were amalgamated by mutation No.10635 as follows.

Before Amalgamation

S.No.	Plot No.	Area
34/4/2	5	476.00 Sq.Mtr.
34/4/2	6	1472.20 Sq.Mtr.

Before Amalgamation

S.No.	Plot No.	Area
34/4/2	5+6	1948.20 Sq.Mtr.

Hence as per amalgamation the changes made in record.

No charge, encumbrances or defect found during the course of investigation of documents produced before me by Shree Vallabh Construction Partnership Firm Through Partner Mr.Nikunj Bharatbhai Ladani.

I have also taken search of subjected property vide its receipt No.7054 dtd.16.05.2017 and as per available index-II and online record no adverse entry found during search.

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 said owner is legally clear, negotiable and marketable title over above said Non-Agricultural plot properties, which are free from all charges, encumbrances and defects of whatsoever nature and Shree Vallabh Construction Partnership Firm Through Partner Mr.Nikunj Bharatbhai Ladani & others are legally entitled to use it in any manner whatsoever as owner.

Hence This TITLE REPORT

NASHIK
DATE : 24/05/2017

PRAMOD R. INGALE
ADVOCATE

Chamber No.124/1, Maruti Chambers,
District Court, Nashik.



[Signature]
Adl.
24.05.2017