

6-3-2018

Title Report

NAME OF THE HOLDER:

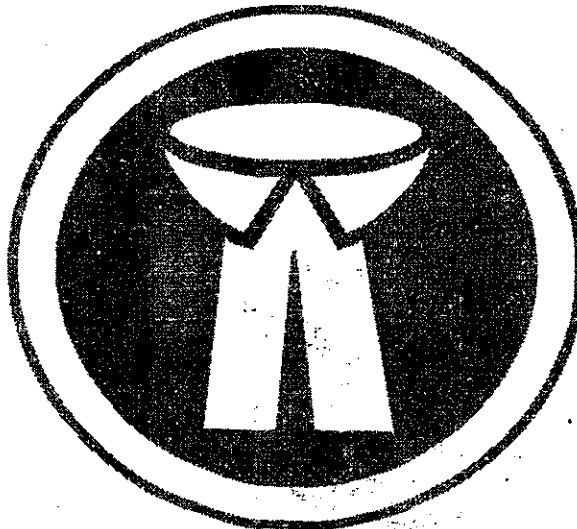
Mrs. Natasha Gunvant Chaudhari

R/o.Nashik

DESCRIPTION OF THE PROPERTY:

village MAKHAMALABAD, Taluka & District Nashik, details of which are as follows.

S. Nos.	Plot Nos.	Area sq.mtrs.
425/1B/1B+ 425/1B/1C+ 425/1B/2	22	220.00
425/1B/1B+ 425/1B/1C+ 425/1B/2	23	220.00
425/1B/1B+ 425/1B/1C+ 425/1B/2	24	286.00



Title Report by **Adv. Santosh B. Shetty**

**S-2, Second Floor, Suyojit Modern Point,
Sharanpur Road, Nashik. Mob.9422767369**

Affirmation :

I Mrs. Natasha Gunvant Chaudhari requested Adv.Santosh Shetty to investigate the title of property mentioned in this Title Report for the purpose I have submitted copies of relevant documents and information regardingly and today I have received the title report along with relevant document which I had submitted and all the contents mentioned in the Title Report are verified by me and those are correct.

Signature: 7 N.G. Chaudhari
Mrs. Natasha Gunvant Chaudhari

6-3-2018

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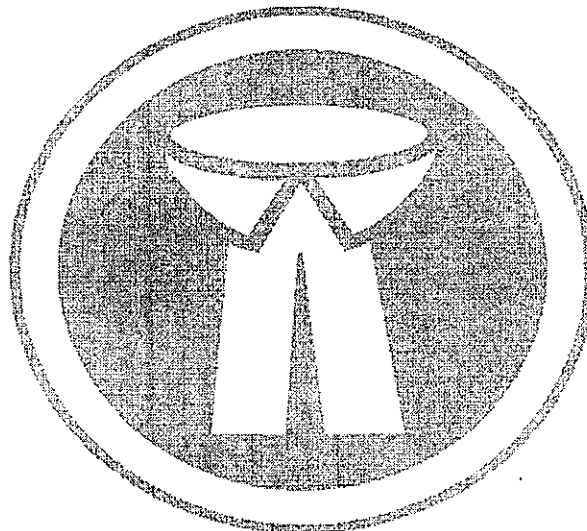
Mrs. Natasha Gunvant Chaudhari

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Signature: 7-----
Mrs. Natasha Gunvant Chaudhari



दिनांक :

6-3-2018

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDER:

Mrs. Natasha Gunvant Chaudhari
R/o.Nashik

2] DESCRIPTION OF THE PROPERTY: All that piece and parcel of the property situated at village MAKHAMALABAD, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub-Registration Taluka and District of Nashik, details of which are as follows.

S. Nos.	Plot Nos.	Area sq.mtrs.
425/1B/1B+ 425/1B/1C+ 425/1B/2	22	220.00
425/1B/1B+ 425/1B/1C+ 425/1B/2	23	220.00
425/1B/1B+ 425/1B/1C+ 425/1B/2	24	286.00

Together with all the rights of assessment access, ways, common roads, etc.

3] DOCUMENTS PRODUCED BEFORE ME FOR
ISSUING TITLE REPORT:

- a. 7/12 Extracts.
- b. Mutation entries (6-D Entries) showing record.
- c. N.A. Order.
- d. Sale Deeds.
- e. Other relevant papers/ Documents

4] OBSERVATIONS AND FINDINGS:

On the request of Mrs. Natasha Gunvant Chaudhari, I have investigated the title of above mentioned plot properties. For this purpose, she has collected 7/12 extracts and 6-D Entries, which she has received from Talathi Office, Makhamalabad and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Mrs. Natasha Gunvant Chaudhari my observations and findings are as under.

Abovesaid S.No.425/1B/1B+425/1B/1C+425/1B/2 has came to in existence due to joint layout of S.No.425/1B/1B, 425/1B/1C and S.No.425/1B/2.

A] Findings regarding S.No.425/1B/1B

1. The 7/12 extract of S.No.425/1B/1B of the year 1986-87 shows that, said property was owned by Bhagwat Jaysing Jadhav, Sundar Bhagvat Jadhav and Eknath Ananda Badhe.

2. M.E.No.9993, dt.10-8-1987 shows that, one of the common owner and possessor Eknath Ananda Badhe died on 4-10-1984 leaving following legal heirs behind him.

Sr.No.	Name	Age	Relation
1.	Krushnabai Eknath Badhe	35	Wife
2.	Shashikala Eknath Badhe	22	Wife
3.	Maheshwar Eknath Badhe	5	Son
4.	Jayashree Eknath Badhe	3	Daughter



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3. M.E.No.11580, dt.7-11-1992 shows that, Shajiyabegum Nasirkhan Pathan purchased area adm.0 H.18 R out of said S.No.425/1B/1B from Bhagwat Jaysing Jadhav and Sundar Bhagwat Jadhav for the consideration of Rs.20,000/- on 17-2-1992.

4. M.E.No.13804, dt.22-7-1998 shows that, Krushnabai Eknath Badhe and other filed a R.T.S. Appeal against above mentioned M.E.No.11580 in the court of Sub-Divisional Officer Nashik and vide order No.RTS/Appeal No.125/1993, dt.24-12-1995 abovesaid M.E.No.11580 was cancelled.

5. M.E.No.15262, dt.24-10-2000 shows that, as per the order of Civil Court Nashik under R.C.S. No.174/1998 and 922/1993 the partition of property has been made and accordingly Krushnabai Eknath Badhe, Shashikala Eknath Badhe, Maheshwar Eknath Badhe & Jayashree Eknath Badhe became the owner of area adm.0 H.26 R and Bhagwat Jaysing Jadhav and Sundar Bhagwat Jadhav became the owner of area adm.0 H.52.5 R.

6. M.E.No.15415, dt.10-1-2001 shows that, the charge of Bank of India of Rs.10,000/- has been deleted from record of rights.

7. M.E.No.17153, dt.8-5-2003 shows that, as per the order given by Civil Judge Nashik under Special C.S.No.36/1983, the remark of Injunction regarding 0 H.26 R of Krushnabai Eknath Badhe and other was mentioned to record of rights of S.No.425/1B/1B.

The said remark of Injunction and Spe.C.S.No.36/1983 has been deleted from record of rights vide M.E.No. 19044, dt.5-7-2005 by order of Sub-Divisional Officer Nashik vide order No.RTS/Appeal /96/2003, dt.6-4-2005 and letter of Tahshiladar vide letter No.RTS/Washi/637/05, dt.29-6-2005.

8. M.E.No.19550, dt.6-2-2006 shows that, Manoj Nemichand Samsukha purchased area adm.0 H.26 R from Krushnabai Eknath Badhe and others for the consideration of Rs.11,50000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.356 on 17-1-2006 .

9. M.E.No.22146, dt.4-4-2008 shows that, Bhagwat Jaysing Jadhav and Sundarbai Bhagwat Jadhav executed a Development Agreement and General Power of Attorney for area adm.52.5 R in favour of Manoj Nemichand Samsuka and Shivaji Savliram Jadhav against consideration of Rs.12,00,000/- and both documents of Development Agreement and General power of Attorney are registered at the office of Sub-Registrar Nashik at Sr.No.5062 & 5063 respectively on 21-10-2002.

10. M.E.No.25210, dt.13-7-2010 shows that, Hamidabai Usman Khan Pathan and other filed a Civil Suit in the court of Civil Judge Senior Division Nashik which numbered R.C.S.No.691/2000. And accordingly gave Lease Pendance notice which is registered at the office of Sub-Registrar Nashik at Sr.No.4815, dt.31-5-2010.

Further the said suit has been withdrawl by the parties and accordingly the remark of suit has been deleted from record of rights by M.E.No.28858, dt.25-6-2012.

Thus Manoj Nemichand Samsuka became the owner of 26 R and Manoj Nemichand Samsuka and Shivaji Savliram Jadhav became the developer of area adm.52.5 R of S.No.425/1B/1B.

B] Findings regarding S.No.425/1B/1C .

1. The 7/12 extract of said S.No.425/1B+1C of the year 1986 shows that, said property was owned by Chandrakant alias Babu Laxmanrao Sasle, Sharad Nana Gore and Vimal Uttam Shivde.

2. M.E.No.15213, dt.30-9-2000 shows that, Gokul Damodar Mankar purchased area adm.0 H.13 R from Vimal Utytam Shivde through G.P.A.



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holder Damodar Narayan Mankar for the consideration of Rs.90,000/- on 19-9-2000.

3. M.E.No.15214, dt.30-9-2000 shows that, Gokul Damodar Mankar purchased area adm.0 H.13 R from Sharad Nana Gore for the consideration of Rs.90,000/- on 19-9-2000.

4. M.E.No.18734, dt.28-2-2005 shows that, Manoj Nemichand Samsuka purchased abovesaid S.No.425/1B/1C from Chandrakant alias Bapusaheb Laxman Sasale and Gokul Damodar Mankar for the consideration of Rs.1105000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.6798, dt.18-12-2004.

Thus Manoj Nemichand Samsuka became the owner of S.No.425/1B/1C.

C] Findings regarding S.No.425/1B/2.

1. The 7/12 extract of said S.No.425/1B/2 of the year 1986 shows that, said property was owned by Bhagwat Jaysing Jadhav and Sundar Bhagwat Jadhav.

2. M.E.No.12434, dt.7-6-1995 shows that, Pundlik Ramchandra Gite purchased said property bearing S.No.425/1B/2 from Bhagwat Jaysing Jadhav and Sundar Bhagwat Jadhav for the consideration of Rs.40000/- on 7-6-1991.

3. M.E.No.17282, dt.14-7-2003 shows that, the charge of Bank of India has been deleted from record of rights.

4. M.E.No.22145, dt.4-4-2008 shows that, Pundlik Ramchandra Gite executed a Development Agreement and General Power of Attorney

regarding S.No.425/1B/2 in favour of Manoj Nemichand Samsuka for the consideration of Rs.700000/- and both documents of Development Agreement and General Power of Attorney are registered at the office of Sub-Registrar Nashik at Sr.No.58 & 59 respectively on 5-1-2005.

Thus Manoj Nemichand Samsuka became the developer of said S.No.425/1B/2.

D] Findings regarding S.No.425/1B/1B, 425/1B/1C and S.No.425/1B/2.

1. As mentioned above Manoj Nemichand Samsuka was the owner of area adm. 0 H.26 R of S.No.425/1B/1B and Manoj Nemichand Samsuka and Shivaji Savliram Jadhav was the developer of area adm.52.5 R of S.No.425/1B/1B and Manoj Nemichand Samsuka was the owner of S.No.425/1B/1C and Manoj Nemichand Samsuka was the developer of S.No.425/1B/2.

2. M.E.No.28988, dt.20-7-2012 shows that, Manoj Nemichand Samsuka and others prepared a joint layout of S.No.425/1B/1B, 425/1B/1C and S.No.425/1B/2 and said layout is sanctioned by Nashik Municipal Corporation vide letter No.Nagarrachna Vibhag/Antim/Panchvati/C-2/67, dt.20-7-2012 and use of property has been converted into Non-Agricultural purpose by order of Collector vide order No.Mah/Kaksha-3/4/Bi.She.m.a. Kra./240/2010, dt.25-8-2011. And accordingly 7/12 extract were separated.

3. M.E.No.29447 shows that,

The Plot No.22 has purchased by Shweta Chandrashekhar Zambre from Bhagwat Jaysing Jadhav and others through G.P.A. holder Manoj Nemichand Samsuka with consent of Manoj Nemichand Samsuka and Shivaji Savliram Jadhav for the consideration of Rs.484000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.9987 on 12-11-2012.

The Plot No.23 has purchased by Paresh Pramod Zambre from Bhagwat Jaysing Jadhav and others through G.P.A. holder Manoj Nemichand Samsuka with consent of Manoj Nemichand Samsuka and

एस २, दुसरा मजला,
सुयोजित मॉडर्न पॉइंट, पोलिस परेड ब्राऊंड समोर,
शरणपुर रोड, नाशिक-४२२००२
भ्रमण ध्वनी ९४२२७६७३६९



अॅड. संतोष भास्कर शेटी
बी. कॉम., एलएल. बी

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Shivaji Savliram Jadhav for the consideration of Rs.484000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.9988 on 12-11-2012.

The Plot No.24 has purchased by Shweta Chandrashekhkar Zambre and Paresh Pramod Zambre from Bhagwat Jaysing Jadhav and others through G.P.A. holder Manoj Nemichand Samsuka with consent of Manoj Nemichand Samsuka and Shivaji Savliram Jadhav for the consideration of Rs.630,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.9989 on 12-11-2012.

4. M.E.No.35409 shows that, Natasha Gunvant Chaudhari has purchased Plot No.22, 23 & 24 jointly from Shweta Chandrashekhkar Zambre & Paresh Pramod Zambre by way of single Sale Deed for joint & total consideration of Rs.3993000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.6919 on 29-09-2017.

No charge, encumbrance or defect in title is observed during the course of the 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 Mrs. Natasha Gunvant Chaudhari have legally clear, negotiable and marketable title over above said non-agricultural plots property (particularly mentioned in clause-2 under description of property of the Title Report), which are free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner whatsoever as owner.

NASHIK

DATE : 6-3-2018.

Adv. SANTOSH BHASKAR SHETTY
B. Com., LL B
S-2, SUYOJIT MODERN POINT
SHARANPUR ROAD NASIK