HARSHAL PRADIP PURANIK
ADVOCATE
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TITLE OPINION

TO WHOEMSOEVER IT MAY CONCERN

As per instructions and documents produced before me, I am giving this title opinion of the property described herein under:

DESCRIPTION OF THE PROPERTY:

1) **WHEREAS,** All that piece and parcel of the Non agricultural land bearing Survey No. 53/1/2 PLOT 7/8, admeasuring total amalgamated area 560.00 Sq. Mtrs. situated at Gangapur, which is within the limits of Nasik Municipal Corporation, Tal. Nasik, Revenue and Registration Dist. Nasik out of plots bearing No as below,

Sr.NO.	Plot No.	CTS No.	Area wide Revenue in Sq. Mtrs.	Area wide CTS Office in Sq. Mtrs.
1	07	2438	280.00	290.00
2	08	2439	280.00	282.90

(Herein after referred to as the **"Said Properties"** and which is more particularly described in the **Schedule I, Schedule II & Schedule III** written herein under) and which is bounded as per records of rights.

2) **LIST OF DOCUMENTS PERUSED:**

The Original and certified copies of following documents are made available to me for giving the said Title opinion:

1) 7/12 Extract of the said Property.
2) City Survey Extract of the said Property.
3) Various Relevant mutation entries.
4) Duly registered Sale Deeds.
5) Xerox copy of Lay out Plan.
6) Xerox copy of N.A. order.
7) SANAD of C.T.S. 2438 & 2439.
8) Search Report dt. 02/05/2018.
9) Amalgamation Order.
10) Commencement Letter.

Nature of documents verified and as to whether they are originals or certified copies or registration extract duly certified.

Note – only originals or certified extracts from the registering/land revenue and other authorities be examined.

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HISTORY OF THE SAID PROPERTIES :

1) By perusing the 7/12 extracts and relevant mutation entries, It appears that said property was owned by EKNATH WAGHUJI JADHAV.

2) After perusing records, it appears that, layout of above said Sr. No. 53/1/1 has been sanctioned by Nashik Municipal Corporation vide their letter No. final lay out/28/253, dt. 28/04/186 accordingly it is **mutated wide 2733.**

3) Use of said property also duly converted into non agricultural purpose by order of Collector vide its order No. R.B.D/III/LNA/SR. 426/84 on dated 18/07/1985.

4) Further it appears that, M/S. M. R. THAKKAR AND SONS a Prop. Firm purchased said plots, accordingly it is **mutated wide 3157.**

5) **PLOT NO. 07:**

1. Further it appears that, KUNDA ANANDA GARDE and ANAND GANGADHAR GARDE have purchased said plot property from M/S. M. R. THAKKAR AND SONS a Prop. Firm by registered sale deed No. 7724/1989 on Dt. 21/11/1989, in the office of Sub Registrar of Nashik accordingly said transaction is **mutated wide 3731**.

2. Further it appears that, KUNDA ANANDA GARDE and ANAND GANGADHAR GARDE, sold said Plot by way of sale deed to ANIL PANDHARINATH MORE & KAUSTUBH ANIL MORE, by registered sale deed No. 1790/2005 on Dt. 30/03/2005, accordingly said transaction is **mutated wide 11011**.

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3. Further it appears that, ANIL PANDHARINATH MORE & KAUSTUBH ANIL MORE, sold said Plot by way of sale deed to PRAVIN SITARAM GAVANDE, RAMNIVAS KRUSHNARAM KUDI & PRAKASH VISHWANATH JANGAM, by registered sale deed No. 8664/2013 on Dt. 16/08/2013 accordingly said transaction is **mutated wide 15253**.

4. Further it appears that, PRAVIN SITARAM GAVANDE, RAMNIVAS KRUSHNARAM KUDI & PRAKASH VISHWANATH JANGAM, sold said Plot by way of sale deed to M/S. SAIPRASAD BUILDERS AND DEVLOPERS through Partner MR. GANESH VASANT YEOLE by registered sale deed No. 63/2018 on Dt. 03/01/2018.

5. Thus by perusing the documents provided to me, it appears that M/S. SAIPRASAD BUILDERS AND DEVLOPERS through Partner MR. GANESH VASANT YEOLE is became sole and absolute owners of the said plot Property mentioned in Schedule II.

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6) **PLOT NO. 08:**

1) Further it appears that, ALKA ASHOK BAPAT and ASHOK SHANKAR BAPAT have purchased said plot property from M/S. M. R. THAKKAR AND SONS a Prop. Firm by registered sale deed No. 7725/1989 on Dt. 21/11/1989, in the office of Sub Registrar of Nashik accordingly it is **mutated wide 3731.**

2) Further it appears that, ALKA ASHOK BAPAT and ASHOK SHANKAR BAPAT, sold said Plot by way of sale deed to M/S. SAIPRASAD BUILDERS AND DEVLOPERS through Partner MR. GANESH VASANT YEOLE by registered sale deed No. 4904/2017 on Dt. 12/07/2017 accordingly it is **mutated wide 17550.**

3) Thus by perusing the documents provided to me, it appears that M/S. SAIPRASAD BUILDERS AND DEVLOPERS through Partner MR. GANESH VASANT YEOLE is became sole and absolute owners of the said plot Property no. 08, mentioned in Schedule III.

4) **Whereas as per mutation entry no. 18086,** it appears that, as per application made by present owner i.e. M/S. SAIPRASAD BUILDERS AND DEVLOPERS through Partner MR. GANESH VASANT YEOLE of both plots, towards town planning authority for amalgamation of both plots. Accordingly order dt. 18/06/2018, wide No. Gangapur / land / amalgamation / SSNR / NMC / LND / AML / Gangapur / DCR / 0013 / 2018, said plots were get amalgamated and its numbers as 53/1/2/7/8. Accordingly said mutation entry is certified on 28/09/2018.

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5) Whereas, building permission given by Nashik Municipal corporation wide commencement no. LND /BP /Gangapur /DCR /0451 /2019, Dt. 05/03/2019.

SCHEDULE I

Description of the Said Land

All that piece and parcel of the Non agricultural land Survey No. 53/1/2 situated at Gangapur Shivar, which is within the limits of Nasik Municipal Corporation, Tal. Nasik, Revenue and Registration Dist. Nashik.

SCHEDULE II, Plot No. 07 /CTS 2439

All that piece and parcel of the Non agricultural land bearing Plot no. 07, having area admeasuring 280.00 Sq. Mts. Out of Survey No. 53/1/2 and City Survey No. 2439, area recorded admeasuring about 290.00 Sq. Meters situated at Gangapur, which is within the limits of Nasik Municipal Corporation, Tal. Nasik, Revenue and Registration Dist. Nasik and bounded as follows –

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	As per Revenue Records	As per CTS Records
East	Survey No. 53/1	Adjacent C.T.S. No
West	Colony Road	Colony Road
South	Plot No.06	C.T.S. No.2440
North	Plot No. 08	C.T.S. No.2438

SCHEDULE III, Plot No. 08 /CTS 2438

All that piece and parcel of the Non agricultural land bearing Plot no. 08, having area admeasuring 280.00 Sq. Mts. Out of Survey No. 53/1/2 and City Survey No. 2438, area recorded admeasuring about 282.9 Sq. Meters situated at Gangapur, which is within the limits of Nasik Municipal Corporation, Tal. Nasik, Revenue and Registration Dist. Nasik and bounded as follows –

	As per Revenue Records	As per CTS Records
East	Survey No. 53/1	Adjacent C.T.S. No
West	Colony Road	Colony Road
South	Plot No.07	C.T.S. No.2437
North	Plot No. 09	C.T.S. No.2439

After perusal whatever record was available there and which made available for Title Opinion and hence this opinion is given solely on the basis of records made available by present owner.

That some of the Index II register are torn and dilapidated condition, whereas manual records were not found maintained up-to-date and hence opinion of said period is given solely on the basis of records made available.

OBSERVATION:

As M/S. SAIPRASAD BUILDERS AND DEVLOPERS through Partner MR. GANESH VASANT YEOLE is absolute owner of the both properties i.e. plot no. 07 & 08 or amalgamated plot no. 53/1/2 PLOT 7/8; it does not come across any entry contrary to the interest of the present owners.

On the perusal of above said documents, I have not noticed encumbrances or charges in the name of present owner.

OPINION:

I have not noticed any adverse title entry against present owner i.e. M/S. SAIPRASAD BUILDERS AND DEVLOPERS through Partner MR. GANESH VASANT YEOLE & having marketable title in respect of the said plot Property NO. 53/1/2/7/8 and the said property is free from encumbrances and other charges.

Nashik

Date : 22/03/2019.

HARSHAL PRADIP PURANIK
ADVOCATE

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