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TITLE INVESTIGATION AND NON ENCUMBRANCES CERTIFICATE

[1] **NAME OF THE PRESENT OWNER :-**

MR. BABURAO NIVRUTTI MOJAD
R/o. – Shigve Bahula, Deolali Camp – 422 401, Tal. & District Nashik. Who executed **Development Agreement** and **General Power of Attorney** in favour of **M/s. Padmavati Developers** Partner – **Mr. Hiren Nalin Udani** to develop the property vide Registered **Development Agreement No. 171/2015** and **General Power of Attorney No. 172/2015** dated **06-01-2015** respectively.

[2] **THE DOCUMENTS PRODUCED BEFORE ME FOR PERUSAL :-**

[a] **7/12** Extracts of last **30** years.

[b] Mutation Entry for last **30** years

[c] **Agreement for Sale** executed between [1] **Mr. Bajirao Namdeo Nisal** [2] **Mr. Yogesh Namdeo Nisal** [3] **Smt. Gangabai Namdeo Nisal** [4] **Smt. Hausabai Anandrao Kharjul** and **Mr. Baburao Nivrutti Mojad** dated **22-08-2011** registered in the office of Sub Registrar Nashik – 2 at **Serial No. 10332/2011**.

[d] **Sale Deed** executed between [1] **Mr. Bajirao Namdeo Nisal** [2] **Mr. Yogesh Namdeo Nisal** [3] **Smt. Gangabai Namdeo Nisal** through G. P. A. Holder **Mr. Baburao Nivrutti Mojad** and **Mr. Baburao Nivrutti Mojad** dated **06-01-2015** registered in the office of Sub Registrar Nashik – 2 at **Serial No. 170/2015**. In the said **Sale Deed Smt. Hausabai Anandrao Kharjul** appeared as Consenting Party to the said **Sale Deed**.

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[e] **N. A. Order** issued by **Collector** Nashik No. **Masha/Kaksha-3/5/ Ru. Ka. Aa./S.R./105/2018** dated **07-07-2018**.

[f] **N. A. Tax Receipt** issued by Talathi **Shigve Bahula** for the year **2018-2019.**

[g] **Sanction** of **Building Application** and **Plan** for residential Building issued by **Cantonment Board Deolali Letter No. 3233/BLD/E-8/ 935** dated **22-02-2019**.

[h] **Search Receipt** issued by Sub Registrar Nashik – 2 in respect of **Index II Search** for last **30** years.

With reference to above noted subject and information produce before me by **Mr. Baburao Nivrutti Mojad** I have investigated into **Title** of the above referred property, with the help of **7/12** extracts etc. which is hereinafter referred as " The said **Property** ".

[3] **DESCRIPTION OF THE PROPERTY :**

All that piece and parcel of **Non Agricultural Land** situated at Village **Shigve Bahula**, within the limits of **Cantonment Board Deolali** Tal. & Dist. Nashik, bearing **Survey No. 157/3** area admeasuring **1900.00** square meters, which property is bounded as follows.

ON OR TOWARDS EAST	:	Nalla
ON OR TOWARDS WEST	:	Govt. Survey No. 3
ON OR TOWARDS SOUTH	:	Road
ON OR TOWARDS NORTH	:	Survey No. 157/2

[4] **BRIEF HISTORY :**

[1] It appears from **M. E. No. 403** dated **01-06-1945** as per Jungle Position and statement by [1] **Ravaji Dhondi**, [2] **Nana Dhondi** and [3] **Yashwant Dhondi**. The said land of Survey No. **157/3** corrected Survey No. **157** corrected as under.

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Sr. No.	Previous Survey No.	Name of possession holder	New Survey No.	Area H. R.	Name of Current Possession Holder
[1]	157	Ravaji Dhondi	157/1	0.18.86	Yashwant Dhondi
[2]		---	157/2	0.18.86	Nana Dhondi
[3]		----	157/3	0.19.87	Ravaji Dhondi

By virtue of which the said land of **Survey No. 157/3** admeasuring hector **00.19** Are came into ownership and possession of **Ravaji Dhondi Nisal**.

[2] It reveals from **M. E. No. 536** [**15-01-1951**] as per **Government** Notification No. **5859/1945** the standard area is decided by which **2 Acres** for **Zirayat Land** and **20 Gunthas** for **Bagayat Land** the land below this area is decided as " **Tukada** ". Hence this **Mutation Entry** is effected.

[3] **Mutation Entry No. 908** is effected by **Maharashtra Government Enforcement Act 1958** and **Indian Coinage Act**. A new **Metric Version** is given to the **Land Record** as per **Form No. 12** and effect is given to Village **Records**.

[4] It further reveals from **M. E. No. 977** dated **17/1/1974** as per **Circular** of **State of Maharashtra No. DEV.3069.60576** dated **30/11/1972** and as per the **Collector** of Nashik **Circular No. 955/1973** dated **7/8/1973** and other **Order No. Vatan/800-29/73** dated **17/10/1973** the said **Shigve Bahula** Village is declares as **Devastan Inam** hence the name of **Shriram Devastan** appeared " **above line** " and the name of possession holder [**Kabjedar**] appeared " **below line** " on the **7/12 extracts** of the property

[5] It further reveals from **Mutation Entry No. 987** [dated **27-12-1974**] **Ravaji Dhondi Nisal** expired on **20-10-1974** at village **Shigve Bahula** who left behind him the following successors namely [1] **Namdeo Ravaji Nisal** – Son [2] **Haushabai W/o. Anandrao Kharjul** – Daughter [3] **Anusayabai Ravaji Nisal** – Wife. The name of son and widow wife were recorded in 7/12 extract in owners columns and name of married daughter **Haushabai Anandrao Kharjul** recorded in other rights columns of **7/12 extracts** of the property.

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[6] It further reveals from **Mutation Entry No. 1604** [dated **14-09-1996**] **Namdeo Ravaji Nisal** expired on **17-07-1996** at village **Shigve Bahula** who left behind him the following successors namely [1] **Mr. Bajirao Namdeo Nisal** – Son [2] **Mr. Yogesh Namdeo Nisal** – Son [3] **Smt. Gangabai Namdeo Nisal** – Wife. **Mr. Yogesh Namdeo Nisal** being minor son at that time the name of his mother **Gangabai Namdeo Nisal** recorded on **7/12 extract** as legal guardian of **Yogesh Namdeo Nisal**.

[7] It further reveals from **Mutation Entry No. 1838** [dated **29-05-2000**] **Anusayabai Ravaji Nisal** expired on **21-07-1992** at village **Shigve Bahula** his son [1] **Namdeo Ravaji Nisal** also expired on **17-07-1996**. Hence the name of [1] **Mr. Bajirao Namdeo Nisal** – grand son [2] **Mr. Yogesh Namdeo Nisal** – grand son [3] **Smt. Gangabai Namdeo Nisal** – daughter in law. **[4] Smt. Haushabai Anandrao Kharjul** daughter recorded on **7/12 extract** of the property.

[8] It further reveals from **Mutation Entry No. 2384** [dated **29-08-2011**] by **Release Deed** as per application of [1] **Mr. Bajirao Namdeo Nisal** [2] **Mr. Yogesh Namdeo Nisal** [3] **Smt. Gangabai Namdeo Nisal**. The name of **Smt. Haushabai Anandrao Kharjul** deleted from **7/12 extract** as she is married and do not have actual possession over the said property.

[9] It further reveals from the record that [1] **Mr. Bajirao Namdeo Nisal** [2] **Mr. Yogesh Namdeo Nisal** [3] **Smt. Gangabai Namdeo Nisal**. [4] **Smt. Haushabai Anandrao Kharjul** executed **Agreement for Sale** in favour of **Mr. Baburao Nivrutti Mojad** in respect of land of **Survey No. 157/3** admeasuring hector **00.19** Are which is Registered at **Serial No. 10332/2011** dated **22-08-2011**.

[10] It further reveals from **M. E. No. 2560** dated **16-02-2015** [1] **Mr. Bajirao Namdeo Nisal** [2] **Mr. Yogesh Namdeo Nisal** [3] **Smt. Gangabai Namdeo Nisal**. [4] **Smt. Haushabai Anandrao Kharjul** [Consenting Party] through their G. P. A. Holder **Mr. Baburao Nivrutti Mojad** executed **Sale Deed** in favour of **Mr. Baburao Nivrutti Mojad** on **06-01-2015** registered at **Serial No. 170/2015**. By virtue of which the name of **Mr. Baburao Nivrutti Mojad** recorded on **7/12 Extracts** as absolute and beneficiary owners of the said property.

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[11] It further reveals that **Mr. Baburao Nivrutti Mojad** executed **Development Agreement** and **General Power of Attorney** in favour of **M/s. Padmavati Developers** Partner – **Mr. Hiren Nalin Udani** to develop the property vide Registered **Development Agreement No. 171/2015** and **General Power of Attorney No. 172/2015** dated **06-01-2015** respectively.

[12] The said land of Survey No. **157/3** admeasuring **1900.00** square meters has been converted into **Non Agricultural** purpose for residential use vide **Collector** of Nashik **Order No. Masha/Kaksha-3/5/ Ru. Ka. Aa./ S.R./ 105/2018** dated **07-07-2018**.

[13] The **Cantonment Board Deolali** has sanction **Sanction** of **Building Application** and **Plan** for residential **Building** vide there **Letter No. 3233/BLD/E-8/ 935** dated **22-02-2019**.

[14] I have taken search of **Index II Record** for last **30** years kept at Sub Registrar Office Nashik – 2, for which **Search Receipt** dated **16-03-2019** is enclosed herewith. However no adverse entry or transaction found me which will effect the title of the said property.

CONCLUSION :

In the light of the above observation and after going through the record placed before me I came to the conclusion that the Title of the property mentioned above at **Survey No. 157/3** area admeasuring **1900.00** square meters, situated at Village **Shigve Bahula**, within the limits of **Cantonment Board Deolali**, Tal. & Dist. Nashik, owned by **MR. BABURAO NIVRUTTI MOJAD** who executed **Development Agreement** and **General Power of Attorney** in favour of **M/s. Padmavati Developers** Partner – **Mr. Hiren Nalin Udani**. The Title of the said property is **CLEAR**, FREE and MARKETABLE and it is free from all ENCUMBRANCE and ATTACHMENTS. **M/s. Padmavati Developers** Partner – **Mr. Hiren Nalin Udani** has acquired every right to develop the said property.

Place : Nashik Road.
Date : 16/03/2019.

[S. R. THAKUR]
ADVOCATE

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