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Date :-12-05-2017.

To,
SHRI. PANKAJ VASANT VASANI,
58, Shubham Bunglow, Krishn-Nagar,
Panchavati, Nashik-422003.

Subject :-Investigation of title of the property bearing R.S. No. 172, Plot No.47 & 48 admeasuring area 212.75 sq. mtrs. & 184.62 sq.mtrs. Total admeasuring area 397.37 sq.mtrs of Village Nashik, Tal & Dist: - Nashik.

Sir,

The property bearing R.S. No. 172, Plot No. 47 & 48 admeasuring area 212.75 sq. mtrs. & 184.62 sq. mtrs. Total admeasuring area 397.37 sq.mtrs of Village Nashik, Tal & Dist: - Nashik belonged to Pankaj Vasant Vasani of Nashik.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

(1) It appears that the Land bearing R. S. No. 172 admeasuring area 2H.63.8R was belonged to Ambadas Kashiram Tamboli on or before 1976. He died on 14-4-1976 & hence the names of his heirs were recorded in revenue rights as follows.

1) Vijaykumar Ambadas Tamboli Age 16
Minor Guardian Mother Shakuntalabai
2) Mrs. Kalavati Rameshchandra Katchwala
3) Mrs. Lalita Ramswaroop Chaurisiya
4) Mrs. Puspawati Ambadas Tamboli 23
5) Mrs. Malati Ambadas Tamboli 17

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6) Mrs. Shakuntala Ambadas Tamboli

The daughters No. 1 to 3 were married hence their names were entered into other right coloumn.

This was effected vide M.E.No.15432 dt.25-7-76.

(2) There were the names of the tenant, Shri. Kondaji Fakira Mokal, Housabai Fakira Mokal, Gangadhar & Jagannath Fakira Mokal were in other right coloumn. The possessions of the Land was given to Landlord as per the order of the Tahsildar Nashik vide No. 1006/84 dt- 3-3-1984 by the above mentioned tenant & hence their names were deleted.

This was effected vide M.E.No.20852 dt.26-6-94.
(Some portions of 6D No. 20852 was found torn off.)

(3) The Land owner Shivchand Ambadas Tamboli & other Mortgaged the property S. No. 172 to The Maharashtra State Co-opp. Agricultaral Land Development Bank for Rs, 58,100/- on 3-7-1988 & hence the name of the Bank entered into possession coloumn & the name of the owner were entered into other right coloumn.

This was effected vide M.E.No.24805 dt.05-09-1988.

(4) The Dy. Collector & competant Authority urban Land (ceiling & Regularation) Act 1976 declared an area 2770.00 sq.mtrs as an excess & hence the same remark had been taken in other right coloumn.

This was effected vide M.E.No.29154 dt.27-04-1992.

(5) Shri. Shivchandra Ambadas Tamboli died on 18-05-1992 & hence the names of his heirs were recorded in revenue record as follows.

1)	Bhanumati Shivchandra Tamboli	wife	48
2)	Ajay Shivchandra Tamboli	son	24
3)	Deepa Shivchandra Tamboli	Daughter	23
4)	Jyoti Shivchandra Tamboli	Daughter	22

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5)	Priti Shivchandra Tamboli	Daughter	21
6)	Suvarna Shivchandra Tamboli	Daughter	20
7)	Jay Shivchandra Tamboli	Son	19

This was effected vide M.E.No.44848 dt.27-08-2001.

(6) Shri. Shivchandra Amadas Tamboli repaid the entire Loan of Maharashtra State Co-opp. Land Development Bank alongwith interest & hence Bank gave Letter to delate the name of Bank from Possession coloumn & enter the name of Landlord, accordingly the name were entered into revenue record.

This was effected vide M.E.No.45250 dt.06-11-2001.

(7) Further it appears that the Landlord Vijaykumar Ambadas Tamboli & other gave the property of S. No. 172 for development to Govindrao Yadavrao Sabale for Rs. 2,07,00,000/- vide development Agreement No. 5496/2007 dt- 29-6-2007 & hence the name of the Developer entered into other right coloumn.

This was effected vide M.E.No.61008 dt.24-03-2008.

(8) The Developer Shri. Govind Yadavrao Tamboli got the Lay-out approved from Asst. Director Townplanning/Final/Panchavati/50 dt-23-09-2009 & the Land was converte into N. A. vide collector order No. Mah/Kaksh/3/4/Be.She.P.No./267/2008 dated- 25-9-2008 & hence the plotwise 7/12 were prepared.

This was effected vide M.E.No.65462 dt.07-10-2009.

(9) The Pushpavati Ambadas Tamboli & others through the power of Attorney holder Govindrao Yadavrao Tamboli sold the plot No. 45,46,47,48 to Yogeshwar Developer partner Jagdish Babubai Kothiya for Rs. 16,12,825/- vide sale-deed document No. 7889/09 dt-24-11-2009 & hence the name of the purchaser entered into revenue record.

This was effected vide M.E.No.65972 dt.05-12-2009.

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(10) Futher it appears that Yogeshwar Developer through Partner Jagdish Babubh ai Kothiya sold Plot No. 47 & 48 admeasuring area 212.75 sq. mtrs. & 184.62 sq. mtrs. Total admeasuring area 397.37 sq.mtrs to Pankaj Vasant Vasani for Rs. 20,00,000/- vide sale-deed document No. 8145/2011 dt- 10-08-2011 & hence the name of the purchaser entered into revenue record.

This was effected vide M.E.No.76578 dt.30-8-2011

(11) **SCHEDULE OF THE PROPERTY** :-

All that piece & parcel of land, lying and being at Village **Nashik,** within the limits of Nashik Muncipal Corporation & within the limits of Registration and Sub- Registration District of Nashik, bearing R. S. No. 172, Plot No.47 & 48 admeasuring area 212.75 sq. mtrs. & 184.62 sq. mtrs. Total admeasuring area 397.37 sq.mtrs and bounded as under :-

Plot No. 47

ON OR TOWARDS EAST :- Plot No. 17 & 18.
ON OR TOWARDS WEST :- 9.00 Meter wide Road.
ON OR TOWARDS SOUTH :- Plot No. 48.
ON OR TOWARDS NORTH :- Plot No. 46.

Plot No. 48

ON OR TOWARDS EAST :- Plot No. 17.
ON OR TOWARDS WEST :- 9.00 Meter wide Road.
ON OR TOWARDS SOUTH :- 9.00 Meter wide Road.
ON OR TOWARDS NORTH :- Plot No. 47.

(12) For the reason stated above, I am of the opinion that, Shri. Pankaj Vasant Vasani, has a clear and marketable title, free from all encumbrances and reasonable doubts to the above mentioned property.

Place :- Nashik.
Date :- 15-05-2017.

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