

Adv. JAGDISH POPAT KAJALE

BA, LL.B.

Off. - C/o. A - 225,
Meghdoot Shopping Center,
Opp. Dist. Court Nashik

Jagdish Popat Kajale

B.A.L.L.B.

Advocate

Office : A - 223 Meghdoot Shopping Center, C.B.S., Nashik - 422002 ,

TITLE REPORT

(TO WHOMSOEVER IT MAY CONSERN)

A] Description of the property :-

All that piece & parcel of the plot property bearing Plot No. 1 + 2 + 3 Total admeasuring area 759.66 Sq. Mts. Out of S.No.19/1B/1 situated, being & lying within the village limits of Vihitgaon, Tal & Dist. Nashik. (Hereinafter referred to as the said plots) .

B] Present Owners of the said property :-

Mrs. Savitrabai Dattatray Hagavane & Other – 5

C] Developer of the said property :-

**Palde Construction Partnership Firm Through
Its Partner .**

D] Documents perused & record inspected :-

- 1) All the relevant 7/12 extracts & mutation entries for the last 30 years
- 2) Non - agricultural Permission & NA Tax paid receipt
- 3) Lay - out Plan & Permission
- 4) Development Agreement & GPA Dated : 14/03/2018
Reg. At Sr.No.1284/2018 & 1285/2018.

E] History of Title :-

After the perusal of all the above listed Documents & after the inspection of all above mentioned record I found that :

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1. M.E.No.1126 Dated : 08/11/1962 :-

Its appears that the as per the order of Civil Judge Nashik. Mr.Keru Punjaji Hagavne has right to use the way to go in the land of S.No.18 from land of S. No. 20/1A, 21, 19/1 & 7/1 as per that the remark of right to use way from the land of S.No.20/1A, 21, 19/1 , & 7/1 is recorded on the other right colume of Said land. M.E. Made & Certified.

2. M.E.No. 1299 Dated : 05/01/1969 :-

Its appears that the land of S.No.19/1 it was owned & possessed by Mr.Ashok Chintaman Shouche & other - 3 & as per the Inquiry under the Tenancy act Section 32G its found that the Said land has Cultivated by Devram Bala Hagavane but the Said land has within the limitation of N.M.C so in the other right colume of the Said land the remark of The Said Land is within the N.M.C Limit so the Tenancy Act as Not applicable to the Said land is recorded in the other right column of the Said land. As per the order of Hon. Additional Tahasildar, Nashik. M.E. made & certified.

3. M.E.No. 1404 Dated : 18/03/1970 :-

Its appears that the land of S.No.19/1 it was owned & possessed by Mr.Ashok Chintaman Shouche & other - 3 & the Said land has purchased by Mr.Devram Balaji Hagavne as per that the name of Said purchaser has recorded On the 7/12 extract of the said land. M.E. made & certified.

4. M.E.No. 1605 Dated : 09/03/1974 :-

Its appears that as per the letter of Government of Maharashtra in the record of land of S.No.19/1B & other land the Name Shri Venkatesh Devsthan has recorded and the Name of the Owner of the land Keep as it is as Owner of land. M.E. made & certified.


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5.M.E.No. 2464 Dated : 11/01/1991 :-

Its appears that the land of Survey No.19/1B/1 it was owned by Mr.Devram Bala Hagavane & he has given the application to the Hon. Talathi That in said land adm. Area 5.00 R is owned & Possesed by commonly by the Dattu Devram Hagavane & Laxman Devram Hagavane as per that the name of Said Person has recorded for the Adm . area 0 H. 5R as a common owner. M.E. made & certified.

6.M.E.No. 2666 Dated : 02/02/1995 :-

Its appears that the land of Survey No.19/1B/1 it was owned & Possessed by Mr.Devram Bala Hagavane & he has died on 5/10/1994 hence the name of his following legal heirs has recorded on the 7/12 extract of the Said land. M.E. Made & Certified.

1. laxman Devram Hagavane
2. Sukdev Devram Hagavne
3. Dattu Devram Hagavane
4. Ganpat Devram Hagavane
5. Raghunath Devram Hgavane
6. Kamlabai Anaji Bhavnath
7. Janabai Pandurang Jadhav

7. M.E.No. 3088 Dated : 04/04/2000 :-

Its appears that the land of Survey No.19/1B/1 it was owned & Possessed by Mr. Dattatrya Devram Hagavane & other and Mr. Dattatrya Devram Hagavane has died on 07/08/1999 hence the name of his following legal heirs has recorded on the 7/12 extract of the Said land. M. E. Made & Certified.

1. Vishnu Dattatray Hagavane
2. Ashok Dattatray Hagavane
3. Sunil Dattatray Hagavane


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4. Bhaskar Dattatray Hagavane

8. M.E.No. 3089 Dated : 04/04/2000 :-

Its appears that the land of Survey No.19/1B/1 it was owned & Possessed by Mr. laxman Devram Hagavane & other 15 and they are obtained lay out permission from the Town planning officer of NMC through their GPA Holder Sukdev Devram Hagavane and as per that the said land has divided into plot and as per that the separate 7/12 extract of the said plot has came in existence. M.E. Made & Certified.

9. M.E.No. 3090 Dated : 04/04/2000 :-

Its appears that the plot No.1 to 27 out of land of Survey No.19/1B/1 it was owned & Possessed by Mr. laxman Devram Hagavane & other and Mr. laxman Devram Hagavane has given the application for the separation of the said plot among them as per that the plot No 1 Adm. area 362.25 Sq. Mtr. And plot No 3 adm. Area 397.41 Sq. Mtr. Its allotted to Savitribai Dattatray Hagavane other 5 and plot No 2 Adm. Area. 420.34 Sq. Mtr, its allotted to Mr. laxman Devram Hagavane. As per that name of the said owner has recorded on the 7/12 extract of the said plot M.E. Made & Certified.

10. M.E.No.3166 dated : 25/01/2001 :-

Its appears that the plot No.1 to 27 out of land of Survey No.19/1B/1 it was owned & Possessed by Mr. Raghunath Devram Hagavane & other and he has given the application that in the other right column of the 7/12 extract of the said plot the name of Kamlabai Aabaji Bhavnath and Janabai Pandurang Jadhav has recorded as a legal heirs of Mr. Devram Balaji Hagavane and they are release her right hence the name of the said person has deleted from the other right column of the 7/12 extract of the said plot. M.E. Made & Certified.


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11. M.E.No.4094 dated : 12/03/2010 :-

Its appears that the plot No.1 & 3 7 out of land of Survey No.19/1B/1 it was owned & Possessed by Mrs. Savitribai Dattatray Hagavane & other - 5 and Plot No.2 was owned & Possessed Mr.Laxman Deoram Hagavane & they are given the Application to the N.M.C for the Amalgamations & Sub - Divagation of the Said Plot as per that the Said Plot Amalgamated & Divided On the 7/12 extract of the Said plot by the order of N.M.C Nashik. As per that new 7/12 extract is came in existence i. e Plot No.1+2+3/A Out of S. No. 19/1B/1 M.E. Made & Certified.

12. Its appears that the Plot No.1+2+3/A Out of S. No. 19/1B/1 M.E. its owned by Mrs. Savitribai Dattatray Hagavane & other - 5 & they are given Said Plot for the Development to Palde Construction Partnership Firm through its Partner & also as per that they are Reg. Development Agreement & General Power of Attorney in the fever of Said Partnership Firm & Said Development Agreement & General Power of Attorney is Registered Vide Sr. No. 1284/2018 & 1285/2018 On Dated 14/03/2018 in the office of Sub -registrar Nashik -7.

F) Opinion :-

After the perusal of aforesaid records, Deeds, Document & permissions, I am of the opinion that Mrs. Savitribai Dattatray Hagavane & other - 5 is the absolute owner of Plot No.1+2+3/A Out of S.No. 19/1B/1 situated, being & lying within the village limits of Vihitgaon, Tal & Dist. Nashik. and the said owners are having a clear & good marketable title to the said plots, & free from all types of encumbrance, whatsoever Nature. Subject to the N.O.C of Balaji Devsthan Trust, Nashik. And Palde Construction Partnership Firm through its Partner have got all the powers to Develop the said plot and to sale out the constructed area / Flat to the purchaser of his Share as per

the

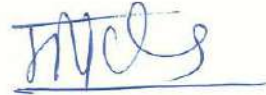
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Development Agreement & also they have the Right to received the payment from the purchaser of the constructed area / Flat as per the Development agreement & General Power of Attorney Deed.

Place : Nashik

Date : 10.04.2018



Jagdish Popat Kajale
Advocate.

JAGDISH POPAT KAJALE
PALLS
ADVOCATE