Padmakar G. Sonar

B.A., LL.B.

ADVOCATE

Off.: FG - 11, Thakkar Bazzr's, Tryambak Naka, Nashik - 422 002.

Resi.: Rajlaxmi Society, Kala Nagar, Indira Nagar, Nashik - 9. Mob.: 98235 48987

Ref. No.: Date : / / 201

Date : 20th JUNE' 2019

TITLE CERTIFICATE

(1) **NAME OF THE OWNER** : VINAYAKA BUILDERS,
THROUGH IT'S PROP. :-
MR. SAGAR PRAKASH BURHADE.

(2) **DESCRIPTION OF THE PROPERTY** :

All that piece and parcel of non agricultural plot property, bearing Plot No. 20 (Twenty), admeasuring 475-00 Sq. Mtrs. out of Survey No. : 222 / A / 1 / PLOT / 20, situated at village Ambad Khurd, Taluka and District Nasik, within Registration and Sub Registration Taluka and District of Nasik, within limits of the Nashik Municipal Corporation, Nasik and bounded as follows :-

On or towards

East :- By Plot No. 21.
North :- By Plot No.13.
West :- By Plot No. 19.
South :- By road.

(3) **DOCUMENTS PRODUCED BEFORE ME FOR ISSUING THIS TITLE CERTIFICATE** :-

A) 7/12 Extracts, since 1989 to 2019.

B) Mutation entries (6-D) taken into consideration for issuing this Title Certificate, since 1989 to 2019.

C) The Order of Collector, Nasik, Order No : RB/DESK-III/LNA/SR/92/81, Dated : 23-03-1981.

D) The order of final approval from the Additional Director, Town Planning, Nasik Municipal Corporation, Nasik, vide it's letter No : RB / AMBAD KHURD / 475, Dated : 06-02-1981.

E) Sale deeds of previous and present plot owners.

F) Other related supporting testimonials.

(4) **OBSERVATIONS AND FINDINGS** :-

On the request of Mr. Sagar Prakash Burhade, R/o Office No. C-11 & 12, City Plaza, Opp, Kalika Temple, Old Agra Road, Nashik – 422001. I have investigated title of above mentioned plot property. For this purpose, he has collected 7/12 extracts and 6-D entries of early thirty years, which he has received from Talhathi Office, Ambad and Tahesil Office, Nashik. This title report is issued on the strength of documents, produced before me and my observations and findings are as under.

(A) **M. E. No. 972,** dated : 07-11-1969 shows that the Government of Maharashtra enforced the Weights and Measurement Act and Indian Coinage Act in the State of Maharashtra and as per the order of the Special District Inspector, Land Records, Thane has changed the measurements in to " Decimal System " and the same has been entered in the Hissa Form No. 12, accordingly.

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(B) **M. E. No. 1021,** dated : 19-03-1971 relates with Gat No. 222/1 and shows that the remark of " Land owner is Minor " is revoked.

(C) **M. E. No. 1069,** dated : 16-07-1973 relates with Gat No. 222/1 and shows that the above said property has purchased by Mr. Bankatlal Shankarlal Jajoo from Mr. Dagadu Kondaji Matale by sale deed dated : 20-06-1973.

(D) **M. E. No. 1208,** dated : 19-03-1981 shows that the Gat No. 222/2/1 has purchased by Mr. Bankatlal Shankarlal Jajoo and others and they have partitioned the above said land amongst themselves.

(E) **M. E. No. 1210,** dated : 29-03-1981 shows that the Gat No. 222/1A was own by the land owners &they have prepared layout of above said property,which is finally approved by the Asst. Director, Town Planning, Nashik Municipal Corporation, Nasik by it's letter No. : RP/ AMBADKHURD/75, Dated : 06-02-1981 & said property has converted into non agriculture use by Order of Collector, Nasik, having out word No. : RB / DESK / III / LNA / SR / 140 / 92 / 81, Dated : 23-03-1981. The above said plot is out of above said layout.

(F) **M. E. No. 1258,** dated : 21-04-1982 related with Gat No. 222/1 and shows that Plot No. 20 has purchased by Mrs. Shobha Dnyaneshwar Avhad from Mr. Somnath Shankarlal Jajoo and others by sale deed dated : 10-08-1981 and the sale deed has registered in the office of the Sub Registrar, Nasik.

(G) **M. E. No. 1327,** dated : 29-11-1983 related with Gat No. 222 / 2, admeasuring : H. 00-72 R and shows that the above said land owns by Mr. Laxman Ravji Datir and he has prepared layout of the above said property, which is finally approved by the Asst. Director, Town Planning, Nashik Municipal Corporation, Nasik by it's letter No. : RP/ AMBAD KHURD / LAY OUT / 1409, dated : 29-04-1982 and said property has converted into non agriculture use by Order of the Collector, Nasik, having out word No. : RB / DESK / III / LNA / SR / 140 / 82 / NASHIK, Dated : 17-07-1982.

(H) **M. E. No. 1426,** dated : 02-09-1985 related with Gat No. 222/1 and shows that Plot No. 20 has purchased by Mrs. Suman Prabhakar Marathe and Mr. Prabhakar Ganesh Marathe from Mr. Jaykishan Shankarlal Jajoo and with consent of M/s. Nashik Housing Services through Mr. Shamrao Balwant Kedar and Mr. Jayant Dattatray Jaybhave and Mrs. Shobha Dnyaneshwar Avhad by sale deed dated : 16-03-1982 and the sale deed has registered in the office of the Sub Registrar, Nasik.

(I) M. E. No. 3378, dated : 26-02-2002 and shows that the above said plot property has purchased by Mrs. Vasudha Vidyadhar Padhye from Mrs. Suman Prabhakar Marathe and Mr. Prabhakar Ganesh Marathe through their General Power of Attorney Holder – Mr. Pratik Shashikant Lele by sale deed dated : 08-03-2000 and said sale deed has rectified by Correction Deed.

(J) M. E. No. 7531, dated : 26-02-2002 and shows that the above said plot property has purchased by Mrs. Vasudha Vidyadhar Padhye from Mrs. Suman Prabhakar Marathe and Mr. Prabhakar Ganesh Marathe through their General Power of Attorney Holder – Mr. Pratik Shashikant Lele by sale deed dated : 08-03-2000 and said sale deed has rectified by Correction Deed.

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(K) M. E. No. 7531, dated : 02-08-2011 related with the above said plot and shows that Mr. Dhatingan and Mr. Bhavsar have unanimously filed the " Lease Pendency " in the court of Civil Judge, Nashik against Mrs. Vasudha Vidyadhar Padhye and hence, the above said property noted as " Letigated " in the other rights column of the 7/12 extract.

(L) M. E. No. 11556, dated : 11-05-2017 and shows that in the other rights column there is remark as " Dava Nyaypravishta " and the appellant has not remain any interest in the above said property, hence, with the order of the Honourable Court, the above said remark has revoked.

(M) M. E. No. 11901, and shows that the above said plot property has purchased by Vinayaka Builders through it's Prop. – Mr. Sagar Prakash Burhade from Sau. Vasudhar Vidyadhar Padhye by sale deed dated : 09-02-2018 and said sale deed has registered in the office of the Joint Sub Registrar, Class-II, Nashik-4 at Sr. No. 1326 on 12-02-2018.

No charge, encumbrance or defect is observed in title, during course of search.

(5) OPINION :-

After perusing all above mentioned revenue records i. e. 7/12 extracts, mutation entries and other related documents, I am of opinion that said owner – Vinayaka Builders, through it's Prop. - Mr. Sagar Prakash Burhade has legally clear, negotiable and marketable title over above said non agricultural plot property, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner whatsoever as the " Owner ".

PADMAKAR G... ADVOCATE DISTRICT COURT, NASIK-1

PADMAKAR GOVINDRAO SONAR
(ADVOCATE)