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ADVOCATE

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Date : 14/06/2018

TITLE REPORT

WHOMSOEVER IT MAY CONCERN

Sub: - Opinion Report or Title Report on the basis of the Documents produced before me for perusal of 30 years (1989 to 2018) report of the property i.e. Plot No. 08 area adm. 223.56 Sq. Mtrs., & Plot No. 09 area adm. 249.62 Sq. Mtrs., out of Survey No. 52/7, 52/8, 52/9/1 to 52/9/4, of the property situated at Mauje - Chandashi, Tal. & Dist Nashik.

DESCRIPTION OF PROPERTY:

All the piece and parcel of the property i.e. Plot No. 08 area adm. 223.56 Sq. Mtrs., & Plot No. 09 area adm. 249.62 Sq. Mtrs., out of Survey No. 52/7, 52/8, 52/9/1 to 52/9/4, of the property situated at Mauje - Chandashi, Tal. & Dist Nashik. And said plots bounded as per follows-

	Plot No. 08	Plot No. 09
East	Plot No. 07.	Plot No. 08.
West	Plot No. 09.	Adj. S. No. 52, Hissa.
South	S. No. 53 & 54.	S. No. 53 & 54.
North	9.00 Meter Colony Road.	9.00 Meter Colony Road.

The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.

NAMES OF THE OWNER OF THE PROPERTY:-

MR. RAHUL SATISH GAIKWAD

NAMES OF THE PERSON APPROCHED FOR THE CERTIFICATE:-

MR. RAHUL SATISH GAIKWAD

As per the instructions given by the above named person, I have investigated the title on the basis of following documents -

- 1) Copy of 7/12 extracts & Mutation Entries.
- 2) Copy of Sale Deed dated 04/02/2008 along with receipt of registration (NSK-3, Reg. No. 1290).
- 3) Copy of N. A. order dated 02/07/2009.
- 4) Copy of lay out order dated 11/08/2009.
- 5) Copy of Sale Deed dated 22/12/2010 along with receipt of registration (NSK-3, Reg. No. 12317).
- 6) Copy of Sale Deed dated 22/12/2010 along with receipt of registration (NSK-3, Reg. No. 12318).

FLOW OF TITLE:

- A. The originally the said property i.e. Survey No. 52/7 owned by Mr. Babu Khandu Kadali, Survey No. 52/8 owned by Mr. Nivrutti Khandu Kadali, Survey No. 52/9 owned by Mr. Kisan Damu Kadali & others before the year 1989.
- B. Mutation Entry No. 1384 dated 20/06/1993 shows that, the owners of S. No. 52/9, Mr. Kisan Damu Kadali & others got partition of the said land amongst them. Thereby area admeasuring 0H.24.5R. out of S. No. 52/9/1 came to the share of Mr. Kisan Damu Kadali, area admeasuring 0H.24.5R. out of S. No. 52/9/2 came to the share of Mr. Vishnu Damu Kadali, area admeasuring 0H.24.5R. out of S. No. 52/9/3

- came to the share of Mr. Bhima Damu Kadali & area admeasuring 0H.24.5R. out of S. No. 52/9/4 came to the share of Mr. Bhaskar Damu Kadali and accordingly their names mutated to the owners column of the property extract.
- C. Mr. Kisan Damu Kadali & Mr. Vishnu Damu Kadali have released their $\frac{1}{2}$ undivided share out of S. No. 52/9/1 & 2, in favour of Mr. Balu Nivrutti Kadali. Tahasildar Nashik has passed an order on 18/02/1994 and thereby name of Mr. Balu Nivrutti Kadali mutated to the owners column of the property extract vide Mutation Entry No. 1402 dated 25/02/1994.
- D. The co-owners of S. No. 52/9/3 & 4, Mr. Bhima Damu Kadali & Mr. Bhaskar Damu Kadali has released their share out of the said property in favour of Balu Nivruti Kadali, therefore names of Mr. Bhima Damu Kadali & Mr. Bhaskar Damu Kadali were deleted from the owners column of property extract vide Mutation Entry No. 1430 dated 29/05/1995.
- E. The charge of Central bank of India mutated to the other rights column of the property extract, in respect of the loan taken by Mr. Balu Kadali, he has fully repaid the said loan 06/05/1989. Therefore name & charge of Central Bank of India deleted from the other rights column of property extract vide Mutation Entry No. 1518 dated 26/03/1999.
- F. Mr. Nivrutti Khadu Kadale has repaid the loan obtained from Chandashi Vividh Karykari Society, the said Society has issued Nil Certificate to that effect on 10/04/2003, therefore name & charge of Chandashi Society deleted from the other rights column of property extract vide Mutation Entry No. 2004 dated 06/12/2004.
- G. Mutation Entry No. 2161 dated 25/06/2007 shows that, there was charge of Matori Chandshi Vikas Society Ltd on S. No. 52/9/1 to 4. The owner Mr. Balu Nivrutti Kadali repaid the loan from Matori Chandshi Vikas Society Ltd and said society issued letter to that effect and therefore the name & charge of Matori Chandshi Vikas Society Ltd was deleted from the other rights column of the property extract.
- H. Mr. Martand Gomaji Shardul has purchased the S. No. 52/8, S. No. 52/9/1 to 4 by way of Sale Deed from the owners Mr. Nivrutti Khandu Kadali & others and the same is registered in the office of Sub Registrar Nashik on 05/09/2007 vide Sr. No. 7689. The said land owners were belonging from "ADIVASHI SAMAJ" therefore the purchaser has obtained permission from Deputy Collector Nashik, on 21/07/2007. Thereby the purchaser has acquired ownership rights of said land and accordingly his name mutated to the owners column of property extract vide Mutation Entry No. 2219 dated 28/07/2007.
- I. Mr. Martand Gomaji Shardul has purchased the S. No. 52/7 by way of Sale Deed from the owners Mrs. Tolyabai Ambu Bendkule & others and the same is registered in the office of Sub Registrar Nashik on 27/07/2007 vide Sr. No. 6416. The said land owners & purchased were belonging from "ADIVASHI SAMAJ" therefore the purchaser has obtained permission from Deputy Collector Nashik, on 31/08/2007. Thereby the purchaser has acquired ownership rights of said land and accordingly his name mutated to the owners column of property extract vide Mutation Entry No. 2226 dated 07/09/2007.

- J. The copy of Sale Deed dated 04/02/2008 shows that, Mr. Walmik Raghunth Nikhade has purchased S. No. 52/7 area adm. OH.88R., S. No. 52/8 area adm. OH.89R., S. No. 52/9/1 area adm. OH.24.5R., S. No. 52/9/2 area adm. OH.24.5R., S. No. 52/9/3 area adm. OH.24.5R. & S. No. 52/9/4 area adm. OH. 24.5R by way of Sale Deed from the owner Mr. Martand Gomaji Shardul. The said Sale Deed is registered in the office of Sub Registrar Nashik-3 vide Sr. No. 1290 on 04/02/2008. The purchaser has obtained permission from Deputy Collector on 31/01/2008 for transfer the said land. It further appears that, the Deputy Collector has granted permission for conversion of said land in to Non – Agricultural purpose. As mentioned above by the virtue of registered Sale Deed the purchaser has acquired ownership rights of said land and his name mutated to the owners column of property extract vide Mutation Entry No. 2333 dated 06/02/2008.
- K. The copy of N. A. order dated 02/07/2009 shows that, the S. No. 52/7, 52/8 & 52/9/1 to 4, converted into Non – Agricultural purpose as per the order passed by Sub Divisional Officer Nashik – vide no. Jama/NASR/45/2009 on 02/07/2009.
- L. Mutation Entry No. 2661 dated 14/08/2003 shows that, The owner of S. No. 52/7, 52/8 & 52/9/1 to 4, Mr. Walmik Raghunmath Nikhade applied to Sub Divisional Office Nashik & the same has sanctioned lay – out of the said land on 11/08/2009, thereby said land sub – divided into various plots and subject matter of the present title i.e. Plot No. 08 & 09 came into existence and mutated to the name of Mr. Walmik Raghunmath Nikhade.
- M. The owner of Plot No. 08 & 09, Mr. Walmik Raghunmath Nikhade died on 06/05/2010 leaving behind heirs namely son – Parag, Ninad, widow – Chhaya & Mother- Vatsalabai. And accordingly names of the above mentioned heirs mutated to the owner's column of the property extract. Mutation Entry No. 2842 was certified on 25/06/2010.
- N. The copy of Sale Deed dated 22/12/2010 shows that, Mr. Rahul Satish Gaikwad purchased Plot No. 08 area 223.56 Sq. Mtrs., from the owners Smt. Vatsalabai Raghunath Nikhade, Parag Walmik Nikhade minor mother guardian & herself Smt. Chhaya Walmik Nikhade through power of attorney holder & himself Mr. Ninad Walmik Nikhade by way of Sale Deed and the said Sale Deed is registered in the office of Sub Registrar Nashik-3 on 22/12/2010 vide Sr. No. 12317. Therefore the purchaser acquired ownership rights of the said plot & accordingly his name mutated to the owner's column of the property extract vide Mutation Entry No. 3011 is certified on 01/03/2011.
- O. The copy of Sale Deed dated 22/12/2010 shows that, Mr. Rahul Satish Gaikwad purchased Plot No. 09 area 249.62 Sq. Mtrs., from the owners Smt. Vatsalabai Raghunath Nikhade, Parag Walmik Nikhade minor mother guardian & herself Smt. Chhaya Walmik Nikhade through power of attorney holder & himself Mr. Ninad Walmik Nikhade by way of Sale Deed and the said Sale Deed is registered in the office of Sub Registrar Nashik-3 on 22/12/2010 vide Sr. No. 12318. Therefore the purchaser acquired ownership rights of the said plot & accordingly his name mutated to the owner's column of the property extract vide Mutation Entry No. 3010 is certified on 01/03/2011.

- P. From the basis of above discussion and documents copies produced before me and the said document, copies may presume that they are genuine it can be said that the title of the said property/ies i.e. **Plot No. 08 area adm. 223.56 Sq. Mtrs., & Plot No. 09 area adm. 249.62 Sq. Mtrs.,** out of Survey No. 52/7, 52/8, 52/9/1 to 52/9/4, of the property situated at **Mauje - Chandashi, Tal. & Dist Nashik** is clear and marketable and free from all encumbrances. And **Mr. Rahul Satish Gaikwad** acquired ownership rights of the above mentioned property/ies.

OPINION

After perusal of the record put before me, I am of the opinion Report or Title Report on the basis of Documents produced before me for perusal of 30 years (1989 to 2018) report of the property i.e. All that piece and parcel of the property i.e. **Plot No. 08 area adm. 223.56 Sq. Mtrs., & Plot No. 09 area adm. 249.62 Sq. Mtrs.,** out of Survey No. 52/7, 52/8, 52/9/1 to 52/9/4, of the property situated at **Mauje - Chandashi, Tal. & Dist Nashik.** And said plots bounded as per follows—

	Plot No. 08	Plot No. 09
East	— Plot No. 07.	Plot No. 08.
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North	— 9.00 Meter Colony Road.	9.00 Meter Colony Road.

The property more particularly described hereinbefore in schedule, can be drawn and it can be said that the title of the said property is clear and marketable, and the property is unencumbered. This title report is given on the strength of all Xerox copies are produced before me. I have seen the fresh 7/12 extracts, mutation entries, preferred registered documents of the said property, online Index-II search is taken in the office of Sub Registrar, Nashik for the basis of available registrar offices.

Nashik.

Date :- 14/06/2018


ADVOCATE

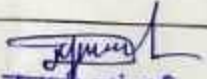
गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव :- चांदशी

तालुका :- नाशिक

जिल्हा :- नाशिक

नोदीचा अनुक्रमांक	संपादन केलेल्या अधिकाऱ्याचे स्वरूप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकार्याचे नाव, आदेशावारी व शेरा
6471	नोदीचा प्रकार:- खरेदी माहिती मिळालेला दिनांक:- 26/06/2018 फेरफाराचा दिनांक:- 03/07/2018 मानुस दाखल केलेली बिनशेती प्लॉट मिळकत महालक्ष्मी डेव्हलपर्स तर्फे भागीदार 1. श्री. घेतन गजानन शिंदे, 2. श्री. नरेंद्र भाऊलाल घोराल, 3. सौ. स्वाती दिपक शिंदे, 4. सौ. वैशाली गजानन शिंदे, 5. श्री. भाऊलाल एकनाथ घोराल व 6. श्री. दिपक पांडुरंग शिंदे सर्व रा. नाशिक यांनी श्री. राहुल सतिश गायकवाड रा. नाशिक यांचेपासु त्यांचे मालकीचे मोजे चांदशी तालुका नाशिक येथील बिनशेती स. नं. 52/7 52/8 52/9/1 ते 4 या मधील प्लॉट नं. 8 चे क्षेत्र 2.2356 आर. चौ. मी. व प्लॉट नं. 9 चे क्षेत्र 2.4962 आर. चौ. मी. ह्या मिळकती त्यांचेपासुन दि. 14/06/2018 रोजी रु. 35,00,000/- एवढ्या रक्कमेस दस्त क्र. 5309/2018 अन्वये सर्व हक्कसह खरेदी घेतले आहे. दस्त नोंदणी सह दु. नि. व. ग. 2, नाशिक-4 यांचेकडे केलेली असुन गावी अजें, खरेदीखत नक्कल, सुची क्र. 2, हजर केलेवरून नोंद घेतली. हितसंबंधितांना नोटीस बजावल्याचा दि. 03/07/2018 फेरफार नोंद निगतीचा दि. 01/08/2018 (दिलीप चंद्रभान पावळे) तलाठी चांदशी साझा तालुका नाशिक जिल्हा नाशिक	52/7 52/8 52/9/1 ते 4 प्लॉट/8 52/7 52/8 52/9/1 ते 4 प्लॉट/9 एकूण :- 2	अजें, सुची क्र. 2, प्रतिज्ञापत्र, खरेदीखत दस्त नक्कल, नोटीस रजु वरून नोंद प्रमाणित. राहुल कारमारी काळे मंडळ :- ता. नाशिक जि. नाशिक दि. 01/08/2018


तलाठी चांदशी
ता. जि. नाशिक