
TITLE REPORT

NAME OF THE OWNER AND HOLDER:

**NAME OF THE OWNER AND HOLDER OF
THE PROPERTY:**

**Pooja Developers Partnership Firm
Through its partners
Mr.Kishor Madhukar Rumale
R/o.Nashik.**

TITLE REPORT BY

**Anand Vasantao Khairnar
Pramod Ramchandra Ingale**

ADVOCATES



Anand Vasant Rao Khairnar
Pramod Ramchandra Ingale

Advocates

Office: Chamber No. 124, Maruti Chambers, District Court Campus, Nashik.

Date: 11.09.2018

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

**1] NAME OF THE OWNER AND HOLDER OF
THE PROPERTY:**

Pooja Developers Partnership Firm
Through its partners
Mr. Kishor Madhukar Rumale
R/o. Nashik.

2] DESCRIPTION OF PROPERTY : All that piece and parcel of Non-Agricultural plot property bearing Plot No.3 area adm.1115.50 sq.mtrs. (C.T.S.No.8234/5) out of S.No.6/6/1/3 & Plot No.4 area adm.1242.00 sq.mtrs. (C.T.S.No.8234/8) out of S.No.6/6/1/4 situated at Pathardi, within the limits of Nashik Municipal Corporation, Urban Agglomeration, registration & sub-registration, Tal.& Dist. Nashik,

All the said plot property together with existing right of easements, access, ways, common roads, open spaces with right of ownership.

3] On the request of Pooja Developers Partnership Firm Through its partners Mr. Kishor Madhukar Rumale R/o. Nashik. I have investigated the title of above plot property For that purpose, he had presented following documents before me.

1. 7/12 Extracts from 1985 to 2018.
2. Relevant Mutation entries (6-D Entries).
3. N.A. Order dtd. 23.08.2002.
4. Layout sanction letter dtd. 07.02.2005.
5. Copy of Sale Deed No. 243/2007 dtd. 16.01.2007.
6. Copy of Sale Deed No. 3061/2010 dtd. 01.04.2010.
7. Copy of Gift Deed No. 1034/2013 dtd. 29.01.2013.
8. Copy of Special Power of Attorney No. 9265/2015 dtd. 20.10.2015.
9. Copy of Sale Deed No. 9719/2015 dtd. 03.11.2015.
10. Copy of TDR Sale Deed No. 6382/2016 dtd. 24.10.2016.
11. Commencement Certificate dtd. 31.08.2017.

12. Building Plan dtd.31.08.2017.
13. Copy of TDR Sale Deed No.848/2018 dtd.01.02.2018.
14. Commencement Certificate dtd.04.06.2018.
15. Building Plan dtd.04.06.2018.

After perusing above documents I found the details of title as follows.

1. It appears from the record that the land bearing S.No.6/5 was perviously owned & possessed by Mr.Hari Kisan Donde & charge of The Nashik Merchant co-op Bank Ltd. is exist in other right column.
2. M.E.No.3217 dtd.16.01.1980 shows that Mr.Baburao Sukaji Kale purchased subjected land from Mr.Haribhau Kisan Donde on 14.11.1979. Hence the name of purchaser was mutated on possessor column of 7/12 extract.
3. M.E.No.6392 dtd.18.04.1996 shows that Mr.Bhaurao Sambhaji Gaikwad & other-14 purchased area H.3.00 R. out of S.No.6/5 from Mr.Baburao Sukaji Kale & others for the consideration of Rs.3,90,000/- on 27.06.1995. Hence the names of purchasers were mutated on possessor column of 7/12 extract.
4. M.E.No.6520 dtd.26.09.1996 shows that there is charge of Nashik Merchant on the subjected S.No.6/5 of Mr.Baburao Sukaji Kale. Now as per letter dtd.05.06.1996 of the Branch Manager of The Nashik Marchants co-op. Bank Ltd., Nashik, Dhanvardhini Branch the charge was deleted.
5. M.E.No.6593 dtd.19.12.1996 shows that the S.No.6/5 is S.No.6/6 as per demarkation plan of Taluka Nirikshak Bhumi Abhilekh. Hence as per map & application Hissa form No.4 the changes took place as S.No.6/6 instead of S.No.6/5.
6. M.E.No.6805 dtd.25.06.1997 shows that as per order No.Ja.Kra./Na.Ja.Ka.Ma./A-3/S.R./92/97 dtd.24.06.1997 of Addl.Collector & Competant Authority, ULC, Nashik the land owner Mr.Baburao Sukaji Kale & others through GPA holder Altaf Latif Shaikh & other-2 requested to seperate 7/12 of the retention & excess land U/s 8(4) & 9(3) of ULC Act as follows-

S.No.	Non Vacant Holding Land	Vacant Holding Land	Retention Area	Excess Area	Name
6(5) 6	1135.00 D.P. Raod.	-	-	-	Baburao Kale & other-15
6(5) 6	-	2000	2000	Nil	Baburao Kale
6(5) 6	-	3848.66	2000	1848.66	Bhaurao and others
6(5) 6	-	3848.66	2000	1848.66	Uttam and others
6(5) 6	-	1924.34	1924.34	Nil	Chandrashekhar and other
6(5) 6	-	1924.34	1924.34	Nil	Hemant Bhaurao
6(5) 6	-	1924.34	1924.34	Nil	Kishor Bhaurao
6(5) 6	-	3848.66	2000	1848.66	Dilip and other
6(5) 6	-	3848.66	2000	1848.66	Dilip Ramji and other
6(5) 6	-	3848.66	2000	1848.66	Rahul Nirbhavne and other
6(5) 6	-	1924.34	1924.34	Nil	Balasaheb Nirbhavne
6(5) 6	-	1924.34	1924.34	Nil	Bhagwant Nirbhavne

Hence the changes took place in the record as above.

7. M.E.No.7147 dtd.11.04.1998 shows that Sundarabai Haribhau Donde & other-4 filed a Civil Suit against Mr.Baburao Sukhadeo Kale & others in the Hon'ble Court of Civil Judge Senior Division, Nashik vide Spe.Civ.Suit No.481/95. In relation to Suit they registered a Notice of Lis-Pendence at Sr.1675 on 06.04.1998. Hence the remark of Lis-Pendence taken in other right column of 7/12 extract.

8. M.E.No.8296 dtd.05.10.2001 shows that Sundarabai Haribhau Donde & others filed Spe.Civ.Suit No.481/95 against Mr.Baburao Sukaji Kale & others regarding that mutation No.7147 was entered for Lis-Pendence. In that suit there was compromise between parties hence Hon'ble court passed order on 06.08.2000. Hence the remark of Lis Pendence was deleted from other right column of 7/12 extract.

9. M.E.No.9338 dtd.03.02.2004 shows that Bhagawanta Dagadu Nirbhavane died on 25.12.2000 leaving behind following legale heirs.

Sr.No.	Name	Age	Relation
1.	Smt.Yashodabai Bhagawnata Nirbhavane	52	Wife
2.	Mr.Rahul Bhagawanta Nirbhavane	45	Son
3.	Mr.Uttam Bhagawanta Nirbhavane	43	Son
4.	Mr.Balasaheb Bhagawanta Nirbhavane	41	Son
5.	Mrs.Shaila Ashok Bachhav	38	Doughter
6.	Mr.Sanjay Bhagawanta Nirbhavane	36	Son

Hence the names of above legal heirs are entered on record of rights.

10. M.E.No.9339 dtd.03.02.2004 shows that Bhaurao Sambhaji Gaikwad died on 05.05.1998 leaving behind following legale heirs.

Sr.No.	Name	Age	Relation
1.	Smt.Raubai Bhaurao Gaikwad	72	Wife
2.	Mr.Uttam Bhaurao Gaikwad	48	Son
3.	Mr.Kishor Bhaurao Gaikwad	41	Son
4.	Mr.Hemant Bhaurao Gaikwad	37	Son
5.	Mrs.Vijaya Murlidhar Tribhuvan	42	Doughter
6.	Mrs.Jaya Dhananjay Dani	31	Doughter
7.	Mrs.Sanjivani Ravindra Aagale	34	Doughter

Hence the names of above legal heirs are entered on record of rights.

11. M.E.No.9340 dtd.03.02.2004 shows that Chandrashekar Bhaurao Gaikwad died on 17.06.2003 leaving behind widow Smt.Jayashree chandrashekhar Gaikwad age-31, hence her name was entered on record of rights.

12. M.E.No.9471 dtd.29.04.2004 shows that Mr.Jaykumar Ratanlal Tibadewala & others purchased area adm.21621.00 sq.mtrs. excluding D.P.Road area 1135.00 sq.mtrs. out of total area 22756.70 sq.mtrs. of S.No.6/6/1 from Mr.Baburao Sukaji Kale & others and by the consent of Mr.Laxman Sampatrao Mandale & others for the consideration of Rs.70,62,000/- by registered Sale Deed No.2225/2004 dtd.21.04.2004 for that on 31.12.2003 the permission U/s 26(1) of ULC was obtain. And land was previously converted in non-agricultral purpose by order No.Masha/Kaksh-3/Bi.She.Pra.Kra./4/341/2000 dtd.23.08.2002 of Collector, Nashik. Hence the names of purchasers were mutated on possessor column of 7/12 extract.

13. M.E.No.10033 dtd.31.05.2005 shows that as per hissa form No.4 & 11 the effect is taken only for one part by mutation No.6593 dtd.19.12.1996 but record of right shows 1 to 6 parts of S.No.6 and hissa No.5 does not exist in book of 7/12 extract. The remaining area of missing part match with area of S.No.6 hence Tahasildar, Nashik passed order No.Adhi/Abhilekh/Kavi-639/05 dtd.17.05.2005 to take total effect of mutation No.6593 and to take effect of Ka.Ja.Pa.Na.13/02 dtd.23.08.2002. Hence effect has been taken and pencil remark of land acquisition from subjected title S.No.6/6/1 was deleted.

14. M.E.No.10124 dtd.21.07.2005 shows that Mr.Jaykumar Ratanlal Tibadewala died on 02.07.2005 leaving behind following legal heirs-

Sr.No.	Name	Age	Relation
1.	Gunwanti Jaykumar Tibadewala	55	Wife
2.	Mr.Manoj Jaykumar Tibadewala	34	Son
3.	Punam Jaykumar Tibadewala Alias Punam Naresh Budhiya	30	Doughter
4.	Radha Jaykumar Tibadewala Alias Radha Sunil Farnandis	28	Doughter

Hence the names of above legal heirs are entered on record of rights.

15. M.E.No.10187 dtd.24.08.2005 shows that the land owners Mr.Manoj Jaykumar Tibadewala & other-15 prepared a layout on retention area adm.22756.70 sq.mtrs.of S.No.6/6/1 which is approved by Asst.Dir. Town Planning, Nashik Municipal Corporation, Nashik vide letter No.Ja.No./Nagar Rachana Vibhag/Antim/Vashi/16 dtd.07.02.2005 and land was duly converted into non-agricultral purpose by order No.Masha/Kaksh-3/Bi.She.Pra.Kra.-4/349/2001 dtd.23.08.2002 of Collector, Nashik. Hence the land was divided into various plots & subjected title plots came into existence.

16. M.E.No.11683 dtd.16.04.2007 shows that the plot owners Mr.Manoj Jaykumar Tibadewala & others sold plot No.3 & 4 to Mr.Vinod Madhukar Surve & Mr.Prakash Rajmal Hirani for the consideration of Rs.20,00,000/- by way of registered Sale Deed No.0243/2007 dtd.16.01.2007. Hence the names of purchasers were mutated on possessor column of 7/12 extracts.



17. M.E.No.15744 dtd.02.04.2010 shows that Mr.Ashwin Anil Deshmukh & Mrs.Shoba Anil Deshmukh purchased subjected plot No.3 & 4 from Mr.Vinod Madhukar Surve & Mr.Prakash Rajmal Hirani for the consideration of Rs.70,00,000/- by way of registered Sale Deed No.3061/2010 dtd.01.04.2010. Hence the names of purchasers were mutated on possessor column of 7/12 extracts.

18. M.E.No.21190 dtd.13.02.2013 shows that Mr.Dr.Ashwin Anil Deshmukh gifted his share area adm.557.75 sq.mtrs. of plot No.3 and area adm.621.00 sq.mtrs. out of plot No.4 to his mother Mrs.Shobha Anil Deshmukh by way registered Gift Deed No.1034/2013 dtd.29.01.2013. Hence the name of Donar was deleted from record of rights.

19. M.E.No.23825 dtd.01.12.2015 shows that the present owner Pooja Developers Partnership Firm through partners Mr.Darshan Kishor Rumale & Tusharkumar Mafatlal Patel for the consideration of Rs.2,96,00,000/- purchased subjected plot No.3 & 4 from Mrs.Shobha Anil Deshmukh by way of registered sale deed No.9719/15 dtd.03.11.2015. Hence the name of purchaser entered on record of rights.

20. M.E.No.24777 this mutation is regarding computerization of 7/12 extract and there is no change in the record of rights of subjected title plots.

21. M.E.No.25945 this mutation is regarding computerization of 7/12 extract and there is no change in the record of rights of subjected title plots.

22. Further it appears that the plot owner Pooja Developers Partnership Firm purchase TDR adm.902.04 Sq.mtr. out of DRC No.723 from Mr.Uttam Yashwant Datir & other through GPA Holder Dilip Datti Datir & others by way of registered sale deed No.6382/2016 dtd.24.10.2016. As per the rule the said area can be utilise as area adm.945.00 Sq.mtr. on subjected title plots.

23. Further it appears that with using the said TDR adm.945.00 Sq.mtr. the plot owner prepared a building plan on subjected title plots which is approved by Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik by commencement certificate No.LND/BP/B-5/173/4244 dtd.31.08.2017.

24. Further it appears that the plot owner Pooja Developers Partnership Firm purchase TDR adm.3351.58 Sq.mtr. out of DRC No.785 from Mr.Mohanlal Kantilal Bagmar by way of registered sale deed No.848/2018 dtd.01.02.2018. As per the rule the said area can be utilise as area adm.1850.00 Sq.mtr. on subjected title plots.

25. Further it appears that with using the said TDR adm.1850.00 Sq.Mtr. the plot owner prepared a revised building plan which is approved by Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik by commencement certificate No.LND/BP/B-5/25/3261 dtd.04.06.2018 and previously approved building permission vide commencement certificate No.LND/BP/B-5/173/4244 dtd.31.08.2017 was cancelled.Pooja Developers Partnership Firm Through its partners Mr.Kishor Madhukar Rumale

OPINION

After perusing all the above mentioned documents, I am of the opinion that above said owner is legally clear, negotiable and marketable title over above said Non-Agricultural plots property, which are free from all charges, encumbrances and defects of whatsoever nature and as a owner empower to develop the subjected plots and construct and sale the premises thereon.

This title report is issued on the strength of documents produced before me by Pooja Developers Partnership Firm Through its partners Mr.Kishor Madhukar Rumale.

Hence This TITLE REPORT

NASHIK

DATE : 24.04.2018

Pramod R. Ingle
Adv.
24.4.18

PRAMOD R. INGALE
ADVOCATE

Chamber No.124/1, Maruti Chambers,
District Court, Nashik.