



VAIBHAV S. SHETE

B.Sc., D.B.M., LL.B., M.M.S.

ADVOCATE

Off.: 41, Ground Floor, Meghdoot, Opp. District Court, CBS, Nashik-2.

Resl.: 1, Aditya Avenue Aptt., Chandak Circle, Tidke Colony, Nashik-2.

Email : advvaibhavshete@gmail.com Cell : 9890191010

TITLE REPORT

1) OWNERS OF THE PROPERTY

1) Mr.Avinash Tukaram Yeole

R/o. Flat No. 9, Rajshree Empire,
Abhiyanta Nagar, Kamathwade,
Nashik

2) Mr.Abhijeet Raghunath Kothawade

R/o. Plot No.17, Nirgun, Shrikrishna
Nagar, Behind Dream City, Nashik-
Pune Road, Nashik

Person who has requested to issue title certificate

Mr.Avinash Tukaram Yeole

R/o. Flat No. 9, Rajshree Empire,
Abhiyanta Nagar, Kamathwade, Nashik

Description Of Property

All that piece and parcel of Plot No. 28+29 admeasuring 360.00 sq. mtrs. out of Gat No. 247/1/28/29, of village Trimbakeshwar, Dist. Nashik within the limit of Trimbak Municipal Council Trimbak & Sub-Registration District Nashik bounded as follows :-

On or towards East

: 9 mtr. Wide Colony Road

On or towards West

: Plot No. 16 & 17

On or towards South

: Plot No. 27

On or towards North

: Plot No. 30

Documents Placed before me

: 7/12 extract & relevant Mutation entries for the past 30 years, Lay-out copy, N.A. order, N.A. Tax receipt, Sale Deed copy.

HISTORY & Finding

: As per the request of the Owners to verify the title of the aforesaid property and documents produced before me. I have verified the title of the above holder to the said property my findings are as under :-

- 1) M.E. No. 195 :- It appears from the record that, enquiry U/s. 32G was carried out under Bombay Tenancy & Agriculture Land Act & after paying Rs. 128/- as Nazrana the land was granted to the tenants Shiva Bhama Palawe & others. 32M certificate was given by the revenue officer vide No. Ku.Ka./1578/1986 dtd. 29/09/1986 in favour of the tenants. Accordingly names of the owners Bhavani Kondaji Patil & others were deleted from other rights column of Gat No. 247 & names of tenants Shiva Bhama Palawe & others names were mutated in record of rights. For the same enquiry U/s. 32G was carried out. Accordingly M.E. No. 195 was certified.

- 2) M.E. No. 250 :- It appears from record that, land bearing Gat No. 247 area admeasuring 01 Hector 49 Ares was purchased by Pravinchandra Walchand Shah & Rajendra Mafatlal Shah on 05/01/1990 for consideration of Rs. 79,400/- from Waghushiva Palawe & other. For purchased of the said land permission U/s. 43 of Bombay Tenancy & Agriculture Land Act was procured from SDO Nashik vide No. Tenancy/SR/47/89 dtd. 07/11/1990. As per the Sale Deed & order Gat No. 247 was sub divided as under:-

Gat No.	Area H-Ares	Assessed at Rs. Ps.	Possessors Name
247/1	01-49	01.63	Pravinchandra Walchand Shah & other
247/2	02.62	02.36	Waghushiva Palawe & other

Accordingly necessary changes has been rectified in revenue record & said M.E. was certified.

- 3) M.E. No. 262 :- It appears from record that, the owners of Gat No. 247 Waghushiva Palawe & Waman Waghushiva Palawe sold the said land to Pravin Walchand Shah & others for the Sale Deed the owners procured permission U/s. 43 of Bombay Tenancy Agriculture Act from SDO Nashik vide No. SR/47/89 dtd. 07/11/1989. As per the said permission the entire land was permitted to be transacted. Hence no permission was required for transfer of 02 Hector 48 Ares out of Gat No. 247. Najarana of 40 times of the land assessment was already paid. Accordingly correction were carried out & Gat No. 247/1 area admeasuring 03 Hector 97 Ares + P. K. 00 Hector 14 Ares stood in the name of Pravin Walchand Shah & Rajendra Mafatlal Shah. Accordingly M.E. No. 262 was certified.
- 4) M.E. No. 1677 :- It appears from record that, 41100 sq. mtrs. land out of S. No. 247/1 was owned by Pravin Walchand Shah & Rajendra Mafatlal Shah the said owner procured N.A. permission from the SDO Nashik vide Order No. Jama/N.A./SR/47/2010 dtd. 09/09/2010. As per the N.A. order 370 sq. mtrs. road widening area was excluded & 40730 sq. mtrs. land was granted N.A. permission for meditation center. Accordingly M.E. No. 1677 was certified.
- 5) It appears from M.E. No. 1862 shows that, on 04/07/2011 land out of Gat No. 247/1 area admeasuring 10000 sq. mtrs. was purchased by Mr. Kailas Vasantrao Ghule & Rajesh Vasantrao Ghule from Pravinchandra Walchand Shah & Rajendra Mafatlal Shah for consideration of Rs. 28,50,000/-. As



VAIBHAV S. SHETE

B.Sc., D.B.M., LL.B., M.M.S.

ADVOCATE

Off.: 41, Ground Floor, Meghdoot, Opp. District Court, CBS, Nashik-2.
Resi.: 1, Aditya Avenue Aptt., Chandak Circle, Tidke Colony, Nashik-2.
Email : advvaibhavshete@gmail.com Cell : 9890191010

per the Sale Deed names of the purchasers were mutated in revenue record by way of certifying M.E. No. 1862.

- 6) It appears from M.E. No. 1863 shows that, on 04/07/2011 land out of Gat No. 247/1 area admeasuring 2000 sq. mtrs. was purchased by Mr. Uday Bhaskar Patil & Mr. Ashish Anil Dixit from Pravinchandra Walchand Shah & Rajendra Mafatlal Shah for consideration of Rs. 7,50,000/-. As per the Sale Deed names of the purchasers were mutated in revenue record by way of certifying M.E. No. 1863.
- 7) It appears from M.E. No. 1864 shows that, on 04/07/2011 land out of Gat No. 247/1 area admeasuring 4000 sq. mtrs. was purchased by Vishal Trimbak Dixit, Sanket Mohan Dixit, Sunil Somnath Devkute & Vindo Shankar Devkut from Pravinchandra Walchand Shah & Rajendra Mafatlal Shah for consideration of Rs. 14,00,000/-. As per the Sale Deed names of the purchasers were mutated in revenue record by way of certifying M.E. No. 1864.
- 8) It appears from M.E. No. 1865 shows that, on 04/07/2011 land out of Gat No. 247/1 area admeasuring 8000 sq. mtrs. was purchased by Deepak Devidas Laddha, Sanjay Devidas Laddha from Pravinchandra Walchand Shah & Rajendra Mafatlal Shah for consideration of Rs. 24,00,000/-. As per the Sale Deed names of the purchasers were mutated in revenue record by way of certifying M.E. No. 1865.
- 9) It appears from M.E. No. 1866 shows that, on 04/07/2011 land out of Gat No. 247/1 area admeasuring 4000 sq. mtrs. was purchased by Laxmikant Rameshchandra Thete & others from Pravinchandra Walchand Shah & Rajendra Mafatlal Shah for consideration of Rs. 14,00,000/-. As per the Sale Deed names of the purchasers were mutated in revenue record by way of certifying M.E. No. 1866.
- 10) It appears from M.E. No. 1867 shows that, on 04/07/2011 land out of Gat No. 247/1 area admeasuring 8000 sq. mtrs. was purchased by Mohan Shamrao Lohgaonkar & others from Pravinchandra Walchand Shah & Rajendra Mafatlal Shah for consideration of Rs. 23,75,000/-. As per the Sale Deed names of the purchasers were mutated in revenue record by way of certifying M.E. No. 1867.

- 11) It appears from M.E. No. 1930 shows that, on 13/10/2011 land out of Gat No. 247/1 area admeasuring 1000 sq. mtrs. was purchased by Gaurao Dilip Wagh from Kailas Vasantrao Ghule & Rajesh Vasantrao Ghule for consideration of Rs. 4,90,000/-. As per the Sale Deed names of the purchasers were mutated in revenue record by way of certifying M.E. No. 1930.
- 12) It appears from M.E. No. 2051 shows that, 1450.00 sq. mtrs. land out of Gat No. 247/1 was purchased by Mr. Nivrutti Kisan Lambe on 06/07/2012 for consideration of Rs. 6,90,000/- from Pravinchandra Walchand Shah & Rajendra Mafatlal Shah. As per the Sale Deed names of the purchaser was mutated in revenue record by way of certifying M.E. No. 2051.
- 13) It appears from M.E. No. 2069 shows that, 1200 sq. mtrs. land out of Gat No. 247/1 was purchased by Mr. Dashrath Genu Porje & Mr. Popat Narhari Waje on 06/07/2012 for consideration of Rs. 5,76,000/- from Pravinchandra Walchand Shah & other. As per the Sale Deed names of the purchaser were mutated in revenue record by way of certifying M.E. No. 2069.
- 14) It appears from M.E. No. 2304 shows that, on 09/05/2014 land out of Gat No. 247/1 area admeasuring 1000 sq. mtrs. was purchased by Harbanslal Amirchand Arora from Nivrutti Kisan Lambe for consideration of Rs. 15,00,000/- by Sale Deed. The said Sale Deed was duly registered at Sub-Registrar office Trimbakeshwar at Sr. No. 592/2014. As per the Sale Deed names of the purchaser was mutated in revenue record by way of certifying M.E. No. 2304.
- 15) It appears from M.E. No. 2490 shows that, land owner of Gat No. 247/1 area admeasuring 36000 sq. mtrs. Mr. Kailas Vasantrao Ghule & others have procured N.A. permission from Sub-Divisional Officer Igatpuri, Trimbakeshwar Sub-Division Nashik vide Order No. Jamabandi/N.A./S.R./18/2014 Nashik dtd. 04/03/2014. The said land owners have procured Tentative Layout Permission from A.D.T.P. Nashik vide their Order No. N.A. S.R./Rekhankan/ village Trimbakeshwar/Gat No. 247/1/Sa.Sa.Na./3381 dtd. 13/12/2013. The said land owners have also procured permission from Deputy Superintendent Land Record, Trimbakeshwar vide Order No. Jamabandi/N.A.S.R./18/2014 dtd. 04/03/2014. The said layout finally sanctioned by Trimbak Municipal Council vide their Letter



VAIBHAV S. SHETE

B.Sc., D.B.M., LL.B., M.M.S.

ADVOCATE

Off.: 41, Ground Floor, Meghdoot, Opp. District Court, CBS, Nashik-2.
Resl.: 1, Aditya Avenue Aptt., Chandak Circle, Tidke Colony, Nashik-2.
Email : advvaibhavshete@gmail.com Cell : 9890191010

No. Outward No. TMC/198/2015 dtd. 31/01/2015. As per the above orders land was divided into Plot No. 1 to 95 & separate 7/12 extract was created. Hence as per the MOU between the owners Plot No. 27 to 29 stood in the name of Gaurav Dilip Wagh & said M.E. No. 2490 was certified.

- 16) It appears from M.E. No. 2509 shows that, on 20/05/2015 land out of Gat No. 247/1 area admeasuring 450 sq. mtrs. was purchased by Harbanslal Amirchand Arora from Nivrutti Kisan Lambe for consideration of Rs. 8,00,000/- by Sale Deed. As per the Sale Deed names of the purchaser was mutated in revenue record by way of certifying M.E. No. 2509.
- 17) It appears from M.E. No. 2675 shows that, present owner Mr. Avinash Tukaram Yeole & Mr. Abhijeet Raghunath Kothawade purchased Plot No. 28 out of Gat No. 247/1 from Gaurav Dilip Wagh for consideration of Rs. 2,16,000/- by Sale Deed. The said Sale Deed was duly registered at Sub-Registrar office Trimbakeshwar at Sr. No. 833/2016 on 18/07/2016. As per the Sale Deed names of the purchaser were mutated in revenue record by way of certifying M.E. No. 2675.
- 18) It appears from M.E. No. 2676 shows that, present owner Mr. Avinash Tukaram Yeole & Mr. Abhijeet Raghunath Kothawade purchased Plot No. 29 out of Gat No. 247/1 from Gaurav Dilip Wagh for consideration of Rs. 2,16,000/- by Sale Deed. The said Sale Deed was duly registered at Sub-Registrar office Trimbakeshwar at Sr. No. 834/2016 on 18/07/2016. As per the Sale Deed names of the purchaser were mutated in revenue record by way of certifying M.E. No. 2676.
- 19) It appears from M.E. No. 2691 that the present owners on 16/09/2016 vide registered Mortgage Deed borrowed loan of Rs. 1,10,00,000/- from Rajlaxmi Urban Co. Op. Bank Ltd. Cidco, Nashik Branch bearing document No. 2340. As per the Mortgage Deed charge of the bank was mutated in other rights column by way of certifying M.E. No. 2691.
- 20) It appears from M.E. No. 2716 that, as per the order of Tahsildar Trimbakeshwar vide No. Jamabandi/2/Trimbakeshwar/128/2016 dtd. 24/12/2016 correction were carried out in the computerized 7/12 extracts of Plot No. 28 & 29 out of Gat No. 247/1/28, 29. Accordingly M.E. No. 2716 was certified.

- 21) It appears from M.E. No. 2726 that the present owners borrowed additional loan from Rajlaxmi Urban Co. Op. Bank Ltd. of Rs. 20,00,000/- accordingly Additional Mortgage Deed was executed in favour of the bank on 26/09/2016 & charge of said loan was mutated in other rights column by way of certifying M.E. No. 2726.
- 22) It appears from M.E. No. 2931 that the present owners repaid the entire loan borrowed from Rajlaxmi Urban Co. Op. Bank Ltd. Accordingly the bank executed Release Deed in favour of the borrowers on 18/08/2017 vide document No. 1493 duly registered in the office of Sub-Registrar Nashik-7. As per the Release Deed charge of the bank in the other rights column was deleted by way of certifying M.E. No. 2931.
- 23) It appears from M.E. No. 2991 shows that, as per the order of Additional Collector Nashik vide No. Maha/Desk/3/2/Kavi/633/2018 dtd. 02/05/2018 Plot No. 28 & 29 out of Gat No. 247/1 were amalgamated and the said plots was renumbered as Plot No. 28+29 out of Gat No. 247/1/28/29 area admeasuring 360.00 sq. mtrs. accordingly M.E. No. 2991 was certified.
- 24) The present owners have paid the N.A. Tax with respect to the above property till date.

Opinion : Subject to the above material and relevant documents produced before me I am the opinion that the title of above Owners to Plot No. 28+29 admeasuring 360.00 sq.mtrs. out of Gat No. 247/1/28/29 at Village Trimbakeshwar within the Trimbak Municipal Council Limits of Trimbak is title clear, free, marketable.

Nashik

Date :- 07/06/2018.


VAIBHAV S. SHETE
(Advocate)

VAIBHAV S. SHETE
B.Sc., B.M., LL.B., M.M.S.,
ADVOCATE





Thursday, 31 May 2018 2:28 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 961 दिनांक: 31/05/2018

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: त्रबक-0-2018

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड वैभव लशिकांत शेते

वर्णन मोजे अंबकेश्वर, गट नं. 247/1/28/29 (शेती 30 वर्ष) अर्ज क्र. 326

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Trimbakeshwar

1); देयकाचा प्रकार: By Cash रकम: रु 750/-

दुय्यम निबंधक श्रेणी-9
अंबकेश्वर



राज्य नमुना नं.

वैयक्तिक पावती

1310273

P.V. 19m

नकाराष्ट. पासून (शेतीकर) (दस्तावेज)

गाव- अंबकेश्वर, शिंदेकर

दिनांक 21/5/2018

अविनाश लुकाराम मेवले

शेती कर मालम

2016-2018

2017/2018

शेतकरी

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

शेती कर मालम

28019
लेख 20, 25, 26

580-00

पावती यादीस मालम
(580-00)

ता. अंबकेश्वर, जि. नाशिक