

Pravin Ashok Gulve

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TITLE REPORT

(For the last 30 years from 1990 to 2019)

To,
Whomsoever it may concern,

This is to certify that I have investigated into the title of the said property more particularly described hereinafter, on the request of the owners **Mr. Jagdish Pandharinath Patil** and **Shriniwas Buildwell** Partnership firm through its partner **Mr. Hemant Damodar Desai** and **Mr. Samadhan Krushna Godse**.

- 1. Description of Property :** All that, piece and parcel of the non- agricultural property bearing **Plot No.59+60** total area admeasuring 997.50 square meters (CTS No.6475 admeasuring 510.00 square meters and CTS No.6476 admeasuring 578.00 square meters) from and out of **Revenue Survey No.315/2/A/1/Plot/59/60** situated at village **Pathardi** taluka and district Nashik within the limit of Nashik Municipal Corporation and bounded as under -

On or towards East - 7.50 Meters Colony Road;
On or towards West - Lay-out of SN.315/1;
On or towards South - Plot No.61 and 62;
On or towards North - Plot No.58;

For the sake of brevity and convenience the above plot no.59+60 shall be herein after referred as the "**Said Property**".

- 2. My findings based on relevant documents placed before me are as under:**

- 7/12 Extracts.
- Relevant Mutation Entries.
- N. A. order dated 07/07/1992.
- Final Lay-out sanctioned letter dated 24/08/1995.
- Lay-out plan.
- Copy of sale deed dated 29/12/2004.
- Copy of sale deed dated 27/12/2018.
- Copy of TDR sale deed dated 19/01/2019.
- Building Permission/Commencement certificate dated 17/10/2017.
- Building Plan.

3. After having traced the title records of the said property for the last 30 years, it transpired to me as under :

Mutation Entry No.2588 dated 16/01/1967 - The survey no.315/2A was belonged to one Mr. Damodar Gulabrao Belani who had acquired the same under sale deed dated 12/09/1966 from its previous owner Geetabai Sahadu Shinde and accrued title thereof absolutely.

Mutation Entry No.2747 dated 17/05/1970 - Implementation of weigh and Measures Act and Indian Coinage Act 1958, the measurement of the said land along with entire land of Pathardi, were converted into the Metric System.

Mutation Entry No.2983 dated 15/03/1975 - Due to Hissa form no.12 the records of survey no.315/2A, B, C and D was corrected as follows - (we are concern only with survey no.315/2A)

No.	Hissa No.	Area H.R.	PK H.R.	Cultivation Area H.R.	Assessment	Name
315	2A	3.97	0.23	3.74	4.63	Damodar Gulabrao Belani

Mutation Entry No.3909 dated 28/02/1985 - Due to the old age of Mr. Damodar Gulabrao Belani, he applied to Hon'ble Tahsildar, Nashik for insertion of names of his family member and the names of his family member was inserted vide order of Hon'ble Tahsildar, Nashik bearing no. RTS / WASHI / 3372 / 84 Nashik dated 28/01/1985 as follows -

No.	Name	Relations	Age	Area H.R.
1	Damodar Gulabrao Belani	Self	65	0.80
2	Hardevi Damodar Belani	Wife	55	0.80
3	Mahesh Damodar Belani	Son	30	0.80
4	Renu Kanhaiyalal Kharwani	Daughter	42	0.80
5	Haresh Damodar Belani	Son	16	0.77

Mutation Entry No.5903 dated 06/05/1994 - According to Letter received, the name of Nashik Municipal Corporation was inserted on the area of Open Space and Roads in the sanction lay-out of survey no.315/2A/2.

Mutation Entry No.5959 dated 06/06/1994 - The owners of survey no.315/2A through their GPH Mr. Chandrashekhar Babulal Shah have prepared lay-out on the Excess area admeasuring 1 Hecter 57 Ares from and out of Survey No.315/2A and got it sanctioned, the Survey No.315/2A was being separated according to the sanctioned lay-out plan and it was re-arranged and renumbered as Survey No.315/2A/2.

Mutation Entry No.5973 dated 18/07/1994 - The owners of Survey No.315/2A/1 through their GPH Mr. Chandrashekhar Babulal Shah have prepared lay-out on the remaining area which was declared free hold area under



section 8(4) of ULC Act from and out of survey no.315/2A and got it sanctioned from ADTP, Nashik Municipal Corporation vide order no.LND / WS / 9 / 166 dated 09/04/1992, which was finalized thereafter vide order no. outward no. / Nagarrachana Vibhag / Final / 130 / 2402 dated 24/08/1995 and for the same non-agricultural order was sanctioned by the Hon'ble Collector, Nashik bearing no.Mah / Kaksha - 3 / Bin. She. Pra. Kra. / 162 / 92 dated 07/07/1992, the survey no.315/2A was being separated according to the sanctioned lay-out plan and it was re-arranged and renumbered as survey no.315/2A/1 and the 7/12 extract also separated plot wise as plot no.1 to 65. We are concerned only with plot no.59 and 60 admeasuring 510.00 square meters each.

Mutation Entry No.9809 dated 07/01/2005 - The land owners through their GPH Mr. Chandrashekhar Babulal Shah and consenting party Mr. Mahendra Dhanraj jain have executed a Sale Deed dated 29/12/2004 of plot no.59 and 60 from and out of survey no.315/2A/1 in favour of Mr. Jagdish Pandharinath Patil, which is duly registered at the office of Joint Sub-Registrar class 2 Nashik 2 at document serial no.07326 dated 30/12/2004 and accrued title thereof absolutely.

Mutation Entry No.26103 dated 19/09/2018 - The said property amalgamated by the order of Nashik Municipal Corporation vide no.LND/BP/B5/224/6787 dated 17/10/2017 and it was re-arranged and re-numbered as survey no.315/2/A/1/Plot/59/60, Plot no.59+60 area admeasuring 1020.00 square meters.

Mutation Entry No.26396 dated 01/12/2018 - According to the order of the Hon'ble Commissioner, Nashik Municipal Corporation, Nashik vide no.515 dated 27/07/2018 for widening of 6 meters and 7.50 meters wide roads into 9 meters roads and the letter of Nashik Municipal Corporation Nashik vide no.outward no. nanivi/vashi/1501/2018 dated 26/11/2018, the area admeasuring 22.50 square meters out of total area of the said property handed over by the owners of the said property to the Nashik Municipal Corporation Nashik by executing road conveyance agreement.

Mutation Entry No.26543 dated 02/01/2019 - The land Mr. Jagdish Pandharinath Patil have executed a Sale Deed dated 27/12/2018 of the half share of plot i.e. 498.75 square meters from and out of plot no.59+60 in the revenue survey no.315/2/A/1/Plot/59/60 in favour of Shrinivas Buildwell Partnership firm through its partner Mr. Hemant Damodar Desai and Mr. Samadhan Krushna Godse, which is duly registered at the office of Joint Sub-Registrar class 2 Nashik 1 at document serial no.10059 dated 29/12/2018 and accrued title in the half share of the said property absolutely.

4. The owners purchased TDR admeasuring 343.00 square meters from and out of survey no.234/1 TDR Certificate no.746 from Mr. Samadhan Krushna Godse. The Sale Deed of TDR is registered at the office of Sub-Registrar Nashik 5 at serial no.497 dated 19/01/2019. The said TDR is being used in the development of the Said Property.

5. The owners are intending to develop the said property and the Nashik Municipal Corporation has permitted the development of the said property by implementing building for Residential purposes therein vide Commencement Certificate No. LND / BP / B5 / 224 / 6787 dated 17/10/2017 and the revised building plan vide Commencement Certificate No. LND / BP / PATHARDI / DCR / 1312 / 2019 dated 18/07/2019.
6. Relying upon the above documents, I am of the opinion that the ownership of **Mr. Jagdish Pandharinath Patil** and **Shriniwas Buildwell** Partnership firm through its partner **Mr. Hemant Damodar Desai** and **Mr. Samadhan Krushna Godse** concern with respect to the said property is free, clear, marketable and free from all encumbrances.

Thank You,

Date - 03th August 2019

Yours Faithfully,



A handwritten signature in blue ink, appearing to read "Pravin Gulve", written over a horizontal line.

PRAVIN ASHOK GULVE
Advocate