Adv. Anil B. Gaikwad
B.Sc.LL.B.
Advocate
Mo. No. 9595588054

Office :- Chamber No. A-201, Megdhut Shopping Center,
Old C.B.S. Nashik.

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Gokul Infrastructure Parternership Firm through parterneres Mr. Dinkar Dharmaji Patil and others approached me and requested to investigate the title of their property and he has produced before me relevant documents. Relying upon those documents, I am submitting report and legal opinion as under..

1. Name of the Owners :

Gokul Infrastructure Parternership Firm through parterneres Pan No. AAKFG2729E

1. **Mr. Dinkar Dharmaji Patil**

   Age-57, Occupation-Business

2. **Mr. Yash Pandurang Katale**

   Age-32, Occupation-Business

3. **Mr. Kailas Dinkar Patil**

   Age-30, Occupation-Business

4. **Mr. Amol Dinkar Patil**

Age-27, Occupation-Business

All are residing at Sarvadnya Bunglow, Dattamandir Road, Near Pazar Talav, Shivaji Nagar, Satpur, Nashik-422001.

Description of Property :-

All that piece and parcel of the property bearing **plot No. 40 area adm 432.00 sq.mtrs, assest Rs. 441.00 ps out of S. No. 130/2/1A+2/1B+2/1C+2/1D,** Situated at Mauje **Gangapur** within limits of Nashik municipal corporation, Regisration and Sub-Registration Taluka & Dist-Nashik bounded as per village map :-

Documents Scrutinized :

1. 7/12 extracts.
2. 6-D mutation entries
3. N.A. order
4. Layout order
5. Photo Copy of Sale Deed **Gokul Infrastructure Parternership Firm**, at Sr. No. 875/2019 dated 04.02.2019.
6. Photo Copy of Sale Deed M/s Navjyot Meshes pvt. Ltd., at Sr. No.402/1998, dated 19.01.1998.
7. Photo Copy of Sale Deed **Mr. Punjabi**, at Sr. No. 6901/1996, dated 22.11.1996.

8. Photo Copy of Sale Deed **Redemption of Mortgage Deed of M/s. Parshwire Meshes Pvt. Ltd.**, at Sr. No. 557/2019, dated 04.02.2016.

Brief History :-

1. It appears from the record that, Mr. Shankar Parsaram Patil and others made a layout of 130/2A which was sanctioned by Assistant Director. Town planning, Nashik vide No. LND/WS/TP/703/1983/84, Dated 21.01.1982. and also converted the said land into Non –agricultural purpose by order of collector vide their order no. Mahakaksha3/BSPK/96/1991, Dated 13.04.1992. Hence plots get separated. Hence M.E.No. 4255 was made.

2. It appears from the record that, Mr. Dhanjay Shrihari Kute purchased plot No. 40 out of S. No. **130/2/1A+2/1B+2/1C+2/1D** from Mr. Shankar Parsaram Patil and others through their G.P.A. Holder Mr. Sharad Pandurang Shinde by way of sale Deed on 23.05.1996. Hence Purchaser name was recorded in record of rights of plot no. 40. Hence M.E.No. 6023 was made and certified on 19.12.1996.

3. It appears from the record that, Mrs. Laxmi. M. Punjabi and Mr. Narendra D. Punjabi purchased plot No. 40 out of S. No. **130/2/1A+2/1B+2/1C+2/1D** from Mr. Dhanjay Shrihari Kute by way of sale Deed which is registered in the office of sub-Register Nsk.2 at Sr. No. 6901/1996 on 22.11.1996. Hence Purchasers names were recorded in record of rights of plot no. 40. Hence M.E.No. 6079 was made and certified on 31.01.1997.

4. It appears from the record that, M/s. Navjyot Meshes Pvt. Ltd. Nashik through directores Mr. Vipul K. Bhutani and Mrs. Namrata Vipul Bhutani purchased plot No. 40 out of S. No. **130/2/1A+2/1B+2/1C+2/1D** from Mrs. Laxmi. M. Punjabi and Mr. Narendra D. Punjabi by way of sale Deed which is registered in the office of sub-Register Nsk.2 at Sr. No. 402/1998 on 19.01.1998. Hence Purchasers names were recorded in record of rights of plot no. 40. Hence M.E.No. 7413 was made and certified on 29.07.2000.

5. It appears from the record that, Mrs. Namrata Vipul Bhutani died on 09.09.2013 leaving behind her legal heirs namely Mr. Vipul K. Bhutani (Husband) and Anushka Vipul Bhutani (Daughter). Hence legal heirs names were recorded in record of rights of plot no. 40. Hence M.E.No. 16671 was made.

6. It appears from the record that, M/s. Parshwire Meshes Pvt. Ltd. Co. Nashik through directores Mr. Vipul K. Bhutani and others repaid the part loan amount of Shri Samartha Sahakari Bank Ltd. of plot No. 40 out of S. No. **130/2/1A+2/1B+2/1C+2/1D** by way of Redemption of Mortgage Deed which is registered in the office of sub-Register Nsk.7 at Sr. No. 557/2019 on 04.02.2016. Hence Bank Charge was deleted from other rights of column of plot no. 40. Hence M.E.No. 18448 was made and certified on 11.03.2019.

7. It appears from the record that, Gokul Infrastructure Parternership Firm through parterneres Mr. Dinkar Dharmaji Patil and others purchased plot No. 40 out of S. No. **130/2/1A+2/1B+2/1C+2/1D** M/s. Navjyot Meshes Pvt. Ltd. Nashik through directores from

Mr. Vimal K. Bhutani alias Mr. Vipal K. Bhutani and Anushka Ajay Panjwani Vipul Bhutani by way of sale Deed which is registered in the office of sub-Register Nsk.3 at Sr. No. 875/2019 on 04.02.2019. Hence Purchasers names were recorded in record of rights of plot no. 40. Hence M.E.No. 18483 was made and certified on 29.03.2019.

8. N.A. Tax Receipt 2018-2019 receipt No. 2318890 dated 19.11.2018.

9. The period of search is taken 30 years, search receipt GRN-MH004993492201902E dated 07.08.2019.

Search Report :- This is to certify that I have investigated the title and the property described above and for that purpose I have caused to inspect the revenue records and searches from the available records from 1989 to 2019 some of the record on torn condition and due to computerization and data processing some records is not available for search. Hence from the available records I have not found any adverse entries over the said property

Opinion :- I am of the opinion that, **plot No. 40 area adm 432.00 sq.mtrs, assest Rs. 441.00 ps out of S. No. 130/2/1A+2/1B+2/1C+2/1D,** Situated at Mauje **Gangapur** is clear, marketable and free from encumbrances.

Hence, This Title Report.

Nashik
Dated : 08.08.2019

(Anil B. Gaikwad)
Advocate