

Resi. : 5, Jeevan Swapna Co-op.Hsg. Scty, L.I.C.Colony Indira Nagar, Nashik- 9. Ph.: 232 47 69.

Office : Chamber No. 205, Bldg. No. 2, District Court Campus, Nashik- 1. Ph.: 258 06 30.

TITLE REPORT

I) NAME & ADDRESS OF THE PERSON REQUESTING TO PREPARE

TITLE REPORT :-

Ramdev Construction partnership firm its office at - Shri Shwetayan , Bappa Sitaram Colony , Hirawadi , Panchwati , Opp. Nashik GoodsTransport , Hirawadi Road , Panchwati , Nashik - 422003 through their partner **1. Mr. Harshad Mavajibhai Chauhan, 2. Amitkumar Vitthalbhai Chauhan & Hareshbhai Babubhai Gangani .**

II) NAME & ADDRESS OF THE OWNERS OF THE PROPERTY :-

Ramdev Construction partnership firm its office at - Shri Shwetayan , Bappa Sitaram Colony , Hirawadi , Panchwati , Opp. Nashik GoodsTransport , Hirawadi Road , Panchwati , Nashik - 422003 through their partner **1. Mr. Harshad Mavajibhai Chauhan, 2. Amitkumar Vitthalbhai Chauhan & Hareshbhai Babubhai Gangani .**

III) DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of land bearing **S. No. 52 / 7** out of which **Plot No. 1**, admeasuring **602.77 Sq. Mtr.**, assessing at **362.00 paise** lying and being at **Makhmalabad Shiwar**, within the limits of **Nashik Municipal Corporation Nashik** and **Registration & Sub Registration District of Nashik Taluka & Dist. Nashik**, which property is jointly bounded as shown below :-

On or towards East : 100 Ft. Road

On or towards West : Plot no. 2

On or towards South : Colony Road

On or towards North : Remaining land out of S. No. 52 / 4

IV) OBJECT OF THE TITLE REPORT :-

As per the request of the above said owners of the above said property.

V) COVERAGE OF SEARCHES MADE :-

- 1) 7/12 extracts from the year 1986 -87 to 2018 - 19.
- 2) Mutation Entries from form No. 6 - D
- 3) Sale Deed dated 06/ 02/ 1992 , 03/ 02/ 1995 , 10/05/2012. 25/03/ 2019 .
- 4) N. A. Order No. Kra.Maha./Kaksha-3/NA ./ 456 / 1993 dated 28.10.1993

5) Index II Search dated 27.03.2019.

6) Blue Print of Lay out

Due to implementation of enforcement of weights and measurements Act & Indian coinage Act the measurements of the said land had been converted into metric by way of certifying in M. E. No. 6050, dated 01/01/1970.

It further appears from ME no. 6965 dated 10.07.1975 that Gopal Hari Pingale died leaving behind legal heirs as his son namely Punja Gopal Pingale. The deceased had 2 daughters namely Bababai Dagdu Palade and Zunkabai Bhika Boraste. The names of 2 daughters were recorded in other rights column.

It further appears from ME no. 7694 dated 25.11.1982 that there was partition between Punja Gopal Pingale, Bababai Dagdu Palade and Zunkabai Bhikabhau Boraste. The said ME is not in readable condition. It further appears that the said mutation entry was cancelled.

It further appears from order of Tahasildar , Nashik vide their letter no ULC/A-1-1-Washi-93/88, Nashik dated 29.07.1988 that S.No. 52/7 was out of Ceilling area of ULC act.

It further appears from M.E.No.11139 dated 18.07.1991 that Shankarrao Dnyandeo Patil had purchased S.No. 52/7 admeasuring 1 H 03 R lying and being at Makhamalabad Shiwar from Punja Gopala Pingale with consent of Kaushalyabai Punja Pingale, Meena Punja Pingale, Anusuyabai Subhash Kharapas, Bababai Dagdu Palade, Zunkabai Baburao Boraste by registered Sale deed. The said Sale deed is registered in the office of the Sub Registrar, Nashik at Sr. No. 5461 dated 15/07/1991.

It further appears from M.E.No.11329 dated 12.02.1992 that Hindurav Dnyandeo Salunkhe had purchased S.No. 52/7 admeasuring 1 H 03 R lying and being at Makhamalabad Shiwar from Shankarrao Dnyandeo Patil by registered Sale deed. The said Sale deed is registered in the office of the Sub Registrar, Nashik-2 at Sr. No. 477 dated 06/02/1992.

It further appears from M.E.No. 11894 dated 09.11.1993 that Hindurao Dnyandeo Salunkhe had prepared Lay out plan which is tentatively approved by Assistant Director, Town Planning Nashik Municipal Corporation, Nashik vide its Letter No. IND / WS / 121 / 3373 dated 1/09/1993 and the said layout was converted for Non Agricultural use , by the permission of the Collector, Nashik vide their order no. Kra.Maha./Kaksha-3/NA /456 / 1993 dated

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28.10.1993 . As per the said layout, the separate 7/12 extract were prepared . The said layout was finally approved by Assistant Director, Town Planning Nashik Municipal Corporation, Nashik vide its Letter No. Ja No / Nagarrachana Vibhag / Final dated 11/01/1995 .

It further appears from M.E.No.12316 dated 17/02/1995 that Sanjay Pandharinath Yeola had purchased plot no. 1 out of S.No. 52/7 admeasuring 602.77 sq.meters lying and being at Makhamalabad Shiwar from Hindurao Dnyandev Salunkhe through his General power of Attorney Holder Narayan Karbhari Kakad by registered Sale deed. The said Sale deed is registered in the office of the Sub Registrar, Nashik-2 at Sr. No. 517 dated 03/02/1995.

It further appears from M.E.No.28706 dated 14/05/2012 that Chandrakant Dadaji Bagul had purchased plot no. 1 out of S.No. 52/7 admeasuring 602.77 sq.meters lying and being at Makhamalabad Shiwar from Sanjay Pandharinath Yeole by registered Sale deed. The said Sale deed is registered in the office of the Sub Registrar, Nashik-3 at Sr. No. 4771 dated 10/05/2012.

It further appears from M.E.No.33906 dated 24/03/2018 that as per the gazette by government dated 07/05/2016 the computerised 7/12 extract. had been prepared.

It further appears from M.E.No.37295 dated 07/04/2019 that Ramdev Construction Partnership Firm through its partners Harshad Mayjibhai Chauhan, Amitkumar Vithalbhai Chauhan, Haresh Babubhai Gangani had purchased plot no. 1 out of S.No. 52/7 admeasuring 602.77 sq.meters lying and being at Makhamalabad Shiwar from Chandrakant Dadaji Bagul by Registered Sale deed. The said Sale deed is registered in the office of the Sub Registrar, Nashik-3 at Sr. No. 2048 dated 25.03.2019.

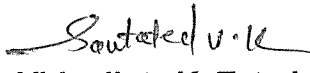
It further appears Index II Search was carried out in the Sub - Registrar offices, Nashik for the period of 30 years by advocate - Monika Jain . She has submitted her report. No adverse entry is noticed in the Search Report . The original Search Report alongwith the original Receipt received by the Sub Registrar, Nashik on 07 / 04 /2019 is annexed alongwith this Report as a part of this report.



From the records put before me and subject to the above findings the title Index Search for Last 30 years of the land bearing S. No. 52/7 out of which Plot No. 1, admeasuring 602.77 Sq. Mtr., assessing at 362 paiselying and being at Makhamalabad Shiwar, within the limits of Nashik Municipal Corporation Nashik is owned by Ramdev Construction Partnership Firm through its partners HarshadMavjibhaiChauhan, AmitkumarVithalbaiChauhan, HareshBabubhaiGangani is clear & Marketable. This Certificate is issued on the strength of the above referred documents.

Nashik.

Dated :- 02/05/2019.


Sau. Vidyullata K. Tated ,

Advocate

सौ. विद्युलता कां. तोंडे
एम. कॉम्. एम्. बी.
अडव्होकेट