

# **SAU. VIDYULLATA K. TATED**

Advocate

Resi. : 5, Jeevan Swarna Co-op Hsg. Scty, L.I.C. Colony Indira Nagar, Nashik- 9, Ph. : 2324769  
Office :- 206, Damodhar Chambers, Kanherwadi, C. B. S. Nashik - 422 009, M. : 9821133121.

## **TITLE REPORT**

### **I) NAME & ADDRESS OF THE PERSON REQUESTING TO PREPARE TITLE REPORT :**

Padma Buildcon Partnership Firm , having its office at - B 104 , Sharada Niketan , Govind Nagar , Nashik - 422009.

### **II) NAME & ADDRESS OF THE OWNERS OF THE PROPERTY :**

Padma Buildcon Partnership Firm , having its office at - B 104 , Sharada Niketan , Govind Nagar , Nashik - 422009 through its partners Mr. Ramesh Chhotulal Sinkar & Sau. Swati Chandrashekar Wani.

### **III) DESCRIPTION OF THE PROPERTY :**

All that piece and parcel of land bearing S. No. 25/2/3/4/5/6A out of which Plot No. 26 , admeasuring 278.86 sq. meters & Plot No. 28 , admeasuring 278.86 sq. meters, having Totaly area admeasuring 557.72 sq. meters, lying and being at Kamathwade Shilwar, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik, which property is jointly bounded as follows :

|               |   |                  |
|---------------|---|------------------|
| Towards East  | : | Plot No.30       |
| Towards West  | : | Plot No. 24      |
| Towards South | : | Plot No. 27 & 29 |
| Towards North | : | 25.00 ft Road    |

### **III) OBJECT OF THE TITLE REPORT :**

As per the request of the abovesaid person.

### **IV) COVERAGE OF SEARCHES MADE :-**

1. 7/12 extracts from the year 1973 to 2003.
2. Mutation Entries from form No. 6-D .
3. Sale Deed dated 16/09/1981, 31/10/2018
4. Release Deed dated 31/10/2018.
5. Judgement in S.C. Suit no. 2238/2014 dated 22/08/2018
6. N.A. permission having No. R.B./DESK/ III / LNA / SR/ 380 /81, Nashik, dated 10/09/1981
7. Layout Copy
8. Index II Search receipt dated 19/12/2018

It further appears from M.E. No.492 , dated 15 /06/1989 that Jaywant Raghunath Wagh , Gopal Raghunath Wagh , Nitin Jaywant Wagh , Girish Daulat Ghumare had purchased S. No. 25 / 2 from Dada Aba Matale , Narayan Dada ,

Hari Dada , Shantaram Dada , Bahiru Dada , Bhaurao Dada , Sunil Daulat Matale for Rs. 25,000/- by registered Sale deed. The said Sale Deed was registered in Sub - registrar office Nashik dated 12/03/1969.

Due to implementation of enforcement of weights and measurements Act & Indian coinage Act the measurements of the said land have been converted in to metric by way of certifying in M. E. No. 577.

It further appears from M.E. No.629 , dated 22 /07 /1972 that Sakharam Aba Matale was died on 24/12/1971 and his legal heirs 3 sons namely Vishnu Sakharam Matale , Balu Sakharam Matale , Runja Sakharam Matale , wife namely Jankabai Sakharam Matale , unmarried daughter namely Mandaba Sakharam Matale through guardian mother Janakabai and two married daughters Kamalbai Mard Namedeo Kandekar and Chhabubai Mard Damu Ghatol were brought on record.

It further appears from M.E. No.631 , dated 02 /10 /1972 that their was charge of Rs. 500/- dt. 16/07/1965 for Tagai on S. No.25/ 5. As per the letter of Tahasildar vide their letter no. Tagai - 1 / Vashi / 1559 /72 dt. 10/06/1972, The charge of Tagai was deleted from other rights column.

It further appears from M.E. No.632 , dated 02 /10 /1972 that Dada Aba Matale had purchased S. No. 25 / 5 from Pandurang Narayan. M.E. No. 609 had been mutated to that effect . But their was charge of Tagai Hence the said M.E. No. 609 was cancelled. At present the tagai boza was deleted Hence the record was rectified as per Sale deed.

It further appears from M.E. No.642 , dated 06 /10 /1973 that Dada Aba Matale had purchased S. No. 25 / 4 form Gopala Arjun Matale for Rs. 1600.

It appears from M.E. No. 799 , dated 03/10/1982 that Assistant Director of Town planing Nashik had approved layout for Sr. No. 25 / 2 / 3 / 4 / 5 & 6 vide their letter no. RP / Kamathwade / 10925 dated 26/06/ 1981 & Collector of Nashik had converted the plot no. 1 to 9 , 11 to 61 , 63 to 65 , 67 to 71 admeasuring 24000.00 sq. mtrs. out of S. No. 25 / 2 to 6 ,for non agricultural use vide their order No. R.B./DESK/ III / LNA / SR/ 380 /81, Nashik, dated 10/09/1981. As per the said layout seperate 7/12 extracts were prepared.

It further appears from M.E. No.994 , dated 13 /02 /1986 that Shashikant Tarachand Patil had purchased Plot no. 26 out of S. No. 25 / 2 to 25 / 6 from Dada Aba Matale for himself and as a power of Attorney holder of Bahiru Dada , Bhaurao Dada , Narayan Dada Matale , Hari Dada Matale , & Shantaram Dada Matale by registered Sale deed. The said Sale Deed was registered in Sub - registrar office Nashik at Sr. No. 4251

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,dated 16/09/1981.

It further appears from M.E. No.994 , dated 13 /02 /1986 that Sudhir Tarachand Patil had purchased Plot no. 28 out of S. No. 25 / 2 to 25 / 6 from Dada Aba Matale for himself and as a power of Attorney holder of Bahiru Dada , Bhaurao Dada , Narayan Dada Matale , Hari Dada Matale, & Shantaram Dada Matale by registered Sale deed. The said Sale Deed was registered in Sub - registrar office Nashik at Sr. No. 4249 ,dated 16/ 09/1981.

It further appears that Dada Aba Matale , Narayan Dada Matale , Hari Dada Matale, & Shantaram Dada Matale , Bahiru Dada Matale , Bhaurao Dada Matale , Sunil Dada Matale , Shri. Bhagwan Raghunath Wagh , Satish Daulat Ghumare , Yashwant Raghunath Wagh , Nitin Jaywant Wagh and Gopal Raghunath Wagh had given application to Talathi Kamathwade for Distribution of plots which was done in 1981 was confirmed in 1990. As per the said confirmation plot no.26 & 28 were sold in the year 1981 was approved by other above said related person.

It further appears from M.E. No.7115 , dated 11 / 08 / 2008 that Sunil Daulat Matale had filed Misc. application No. 155 / 94 in the court of civil Judge senior division Nashik and also registered lease pendent notice in sub -registrar office Nashik at Sr. No. 1897 / 2008 dated 18/02/2008 . The said M.E. was rejected .

It further appears from M.E. No. 13324, dated 10/07/2018 that as per the order of City Civil Court Dindoshi Mumbai in Misc. application No. 2238/2014 dated 22/08/2016 the owner of plot no.26 out of S. No. 25 / 2 / 3 / 4 / 5 / 6 A Shashikant Tarachand Patil was declared as dead . Hence his legal heirs wife namely Sulabha Shashikant Patil and two sons namely Abhishekh Shashikant Patil and Rushikesh Shashikant Patil were brought on record.

It further appears that Rushikesh Shashikant Patil and Smt. Sulabha Shashikant Patil had Realeased their rights in Plot no. 28 out of S. No. 25 / 2 / 3 / 4 / 5 / 6 A in favour of Dr. Abhishekh Shashikant Patil by registered Realease deed. The said Realease Deed was registered in Sub - registrar office Nashik 3 at Sr. No. 7571 ,dated 31/10/2018.

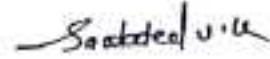
It further appears that Padma Buildcon Partnership Firm ,through its partners Mr. Ramesh Chhotulal Sinkar & Sau. Swati Chandrashekar Wani had Purchased Plot no. 26 & 28 out of S. No. 25 / 2 / 3 / 4 / 5 / 6 A from Abhishekh Shashikant Patil , Rushikesh Shashikant Patil & Sulabha Shashikant Patil & Sudhir Tarachand Patil by registered Sale deed. The

said Sale Deed was registered in Sub - registrar office Nashik 3 at Sr. No. 7572 ,dated 31/10/2018.

From the records put before me, and subject to the above findings the title Index II Search for last 30 years from Adv. Monika Ghiya of the S. No. 25 / 2 / 3 / 4 / 5 / 6 A out of which Plot No. 26, admeasuring 278.86 sq. meters & Plot No. 28 , admeasuring 278.86 sq. meters, having Totaly area admeasuring 557.72 sq. meters, lying and being at Kamathwade Shiwar Nashik owned by Padma Buildcon Partnership Firm ,through its partners Mr. Ramesh Chhotulal Sinkar & Sau. Swati Chandrashekar Wani is clear & Marketable.

Nashik.

Dated :- 25/12/2018



Sau. Vidyullata K. Tated,

Advocate

सौ. विद्युलता कां. तातेड

एम्. कॉम्. एल्. एल्. बी.

अॅडव्होकेट