



12/10/2018

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] **NAME OF THE HOLDER:**

Mr. Ashokbhai Batukbhai Adroja (H.U.F.)
R/o.Nashik.

2] **DESCRIPTION OF THE PROPERTY:** All that piece and parcel of the Non Agricultural plot property bearing Plot No.1/2, area adm. 757.68 sq.mtrs., out of total area adm.777.93 sq.mtrs out of Survey No.774/775/2/1, in the revenue village Nashik, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub-Registration Taluka and District of Nashik.

Together with all the rights of assessment access, ways, common roads, etc.

3] **DOCUMENTS PRODUCED BEFORE ME FOR ISSUING
TITLE REPORT:**

- a. 7/12 Extracts
- b. Mutation entries (6-D Entries).
- c. Sale Deed.
- d. Other Relevant Documents.

4] **OBSERVATIONS AND FINDINGS:**

On the request of Mr.M.B. Wankhede on behalf of Mr. Ashokbhai Batukbhai Adroja (H.U.F.), I have investigated the title of above mentioned property. For this purpose, he has collected 7/12 extracts and 6-D Entries, which he has received from Talathi Office and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Mr.M.B. Wankhede and my observations and findings are as under.

1. The above said S.No.774+775/2 is came to in existence due to joint lay out of S.No.774 & 775/2 and 7/12 extracts of above said S.No.774 & 775/2 of the year 1987-88 shows that said properties were owned by Gulam Mustafa Hussain Saheb Kokani & others.

2. M.E.No.37440, dtd.28/01/1998 shows that, one of the common owner , Gousiya Begam Gulam Mustafa died on 2/2/1994 leaving following legal heirs behind her.

Sr.No.	Name	Relation
01.	Gulam Mustafa Hussain Saheb Kokani	Husband
02.	Zarina Gulam Mustafa Kokani	Daughter
03.	Frakuddin Gulam Mustafa Kokani	Son
04.	Afrin Gulam Mustafa Kokani	Son
05.	Mohhamad Fasi Gulam Mustafa Kokani	Son

3. M.E.No.37474, dtd.02/02/1998 shows that, said Gulam Mustafa Hussain Saheb Kokani & others sold said land partly to various purchasers on 18/06/1995 for the consideration of Rs.1,80,000/- to each, details of which are as follows.



Sr. No.	Area (H.R)	Survey No.	Name
01	0.20	774 Part	Ratan Ramchandra Pagar
02	0.23	774 Part	Gulab Ramchandra Pagar
03	0.20	775/2 Part	Prakash Namedev Dawange
04	0.20	775/2 Part	Narayan Namedev Dawange
05	0.20	775/2 Part	Keshav Chindu Dawange
06	0.20	775/2 Part	Jagan Chindu Dawange
07	0.20	775/2 Part	Valu Damu Mahale
08	0.20	775/2 Part	Pundlik Damu Mahale
09	0.20	775/2 Part	Dilip Damu Mahale
10	0.20	775/2 Part	Raghunath Shivram Dawange

4. M.E.No.46454, dtd.11/06/2002 shows that, above mentioned Ratan Ramchandra Pagar and other 9 & Gulam Mustafa Hussain Saheb Kokani & others prepared a joint layout of S.No.774 & 775/2 ,total area adm.29000.00 sq.mtrs and said layout is sanctioned by Nashik Municipal Corporation vide letter No.Nagarrachna Vibhag/Antim/B-3/10, dtd.14/05/2002. And property also duly converted into Non-Agricultural purpose by order of Collector vide order No.Mah/Kaksh-3/4/Bi.She.Pra.Kra./125/1998, dtd.5/12/1998.Accordingly 7/12 extract were separated and it became S.No.774+775/2 and as per Partition Deed of owners Plot No.1 & 2 has been came to in share of Ratan Ramchandra Pagar and other 9.

5. M.E.No.47797, dtd.10/01/2003 shows that, Plot No.1 & 2 and other adjoining plots are purchased by Jugal Shreegopal Parik from Ratan Ramchandra Pagar and other 9 through their General Power of Attorney holder Vijay Fakirchandra Sabadra and other -1, for the total consideration of Rs.7,80,465/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.200, dtd.06/01/2003.

6. M.E.No.64982, dtd.23/07/2009 shows that, Hissa form no.12 has been applied to S.No.775/1A,775/2 Part & 775/1B but Survey number of subjected properties of this title reports are remain unchanged.

7. M.E.No.A-2703, dtd.21/11/2016 shows that, Plot No.1 & 2 are purchased by Mr. Ashokbhai Batukbhai Adroja(H.U.F.) from Jugal ShreeGopal Parik for the total consideration of Rs.70,00,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.5099, dtd.25/08/2016.

8. M.E.No.500784, dtd.04/09/2018 shows that, Ashokbhai Batukbhai Adroja (H.U.F.) prepared a amalgamation plan of said Plot No.1 & 2 and said plan is approved by Nashik Minicipal Corporation vide letter no.Nashik/Abhinyas/Bhukhand Aktrikaran/Sansnar/Manapa/LND/AML/Nashik/DCR/0054/2018,dtd.12/7/2018 and accordingly said

plots amalgamated and became a single plot bearing Plot No.1/2, total area adm.777.93 sq.mtrs.

9. M.E.No.500836,dtd.28/09/2018 shows that, Ashokbhai Batukbhai Adroja (H.U.F.) transferred the area adm.20.25 sq.mtrs out of said Plot no.1/2 to Nashik Municipal Corporation for the purpose of road widening by letter of Nashik Municipal Corporation Nashik vide letter no.Nanivi,/ Washi/34/2018,dtd.06/09/2018.Thus said Ashokbhai Batukbhai Adroja (H.U.F.) remain the owner of 757.68 sq.mtrs of said Plot no.1/2.

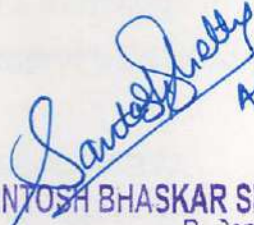
No charge, encumbrances or defect in title is observed during the course of inspection of said documents.

OPINION

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that above Mr. Ashokbhai Batukbhai Adroja(H.U.F.) have legally clear, negotiable and marketable title over above said property, mentioned in clause -2 hereinabove, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner.

Nashik

Date : 12/10/2018.


Adv. SANTOSH BHASKAR SHETTY
B. Com., LLB
S-2, SUYOGIT MODERN POINT
SHARANPUR ROAD NASIK