Adv.Prakash N. Wagh

B.A.LL.B

Office- C/O- Chamber No. 323/1

District Court Compound,Nashik-422002

Cell No.9689144544

Date : 20/ 08 / 2019

TITLE OPINION REPORT

TO WHOM SO EVER IT MAY CONCERN

TITLE REPORT in respect of the property i.e. **Plot No. 2** admeasuring area **611.47** Sq.mtrs **(As per Sale Deed area 611.468 Sq.mtrs)** out of **S.No. 11/1B/5/1/2** situated at Village **Makhamalabad** within the limits of Nashik Municipal Corporation Tal & Dist Nashik and more particularly described hereunder :-

1. Description of property:-

All that piece and parcel of immovable property i.e. **Plot No. 2** admeasuring area **611.47** Sq. mtrs **(As per Sale Deed area 611.468 Sq.mtrs)** out of **S.No. 11/1B/5/1/2** situated at Village **Makhamalabad** within the limits of Nashik Municipal Corporation Tal & Dist Nashik and bounded as under :-

East :- 9.00 Mtrs Colony Road

West :- Plot No. 1

South :- Plot No. 3

North :- 30.00 Mtrs D.P. Road

Together with existing rights of easements, access, ways, rights to use common roads with soil and sub soil with right of ownership.

2. DOCUMENTS Provide by Owner :-

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7/12 extracts, Mutation Entry's, Sale Deeds & other related documents Xerox copies.

Observations:-

1. Mr. Jaydeep Vinodrai Tank, R/o. Flat No. 08, Shyam tirth Apartment, Gunjalbaba Nagar, Hirawadi, Panchavati, Nashik -422003 approached me and request me for the investigation and verification of the title of his part of property in question i.e **Plot No 2** admeasuring area **611.47** Sq. mtrs **(As per Sale Deed area 611.468 Sq.mtrs)** out of **S.No. 11/1B/5/1/2** situated at Village **Makhamalabad** within the limits of Nashik Municipal Corporation Tal & Dist Nashik. After perusing these documents my observations are as under:-
2. M. E. No. 10063 dt. 23.12.87 certifies that, as per Hissa Form. 12, the said S. No. 11/1B admeasuring area 2H.43R goes In the share of Mrs. Mhalsabai Valu Pingale and She became the owner of said land.
3. M.E. No. 12202 dt. 04.10.94 certifies that, Mrs. Manda Shivaji Pingale & Mrs. Mhalsabai Valu Pingale has repaid the loan upon S.No. 432/1 and 11/1B and hence the charge of said loan was deleted from other rights column of said land.
4. M.E. No. 12243 dt. 03.12.94 certifies that, Mrs. Mhalsabai Valu Pingale has submitted layout plan S.No. 11/1B/1 of Makhamalabad and after these submission same approval by Town planning Dept. Nashik Municipal Corporation letter No. LND/WS/9 dt. 12.04.1993 & and the land have obtained N.A. Permission from Collector of Nashik. Vide Order No. Mah/kaksh-3/NAP/451/1994 Nashik dtd. 03.12.1994 S. No. 11/1B/2 area adm. 799.56 Sq. mtrs. was transfer for Road, S. No.11/1B/3 area adm. 450.79 Sq. mtrs was transfer for open space, S. No. 11/1B/4 area adm. 25.00 Sq. mtrs was transfer

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for electric sub-station & S. No. 11/1B/5 area admeasuring 02H.03R retained by Original owner.

5. M.E. No. 13759 dt. 25.06.98 certifies that, Mrs. Mhalsabai Valu Pingale through G.P.A. Holder Mr. Milind Babulal Patwa has submitted layout plan S.No. 11/1B/5 adm. area 0H.81R of Makhamalabad and after these submission same was approval by Town planning Dept. Nashik Municipal Corporation letter Outward No/ Town planning Dept./Final/107/1492 dt. 04.06.1998 & and the land have obtained N.A. Permission from Collector of Nashik. Vide Order No. Mah/kaksh-3/NAP/451/1994 Nashik dtd. 03.12.1994 said land is convert into total 1 to 25 plots and these are shown in the name of said land owner & this S.No. 11/1B/5 changed by S.No. 11/1B/5/1. And remaining admeasuring area 0H.22R also changed S.No. 11/1B/5/2 and that effect given by record.
6. M.E. No. 13816 dt. 22.07.98 certifies that, Mr. Rupesh Mohan Raut was Purchased Plot No. 2 admeasuring area 611.468 Sq. mtrs out of S.No. 11/1B/5/1/2 from Mrs Mhalsabai Valu Pingale said sale deed registered on 25.04.97 said sale deed registered with consent of Mr. Milind Banulal Patwa & Mr. Subhash Pannalal Shah.
7. M.E. No. 14712 dt. 24.01.2000 certifies that, Mrs. Smeeta Panduran Shende was Purchased Plot No. 2 admeasuring area 611.468 Sq. mtrs out of S.No. 11/1B/5/1/2 from Mr. Rupesh Mohan Raut said sale deed is registered on 14.01.2000 hence the name said purchaser was entered into Owner's column of R/R of said Plot.
8. M.E. No. 20843 dt. 29.06.2007 certifies that, 1. Sumti Nimbadas Bagul, 2. Neha Suyog Bagul, 3.. Mahesh Shantam Chavan, 4. Nina Mahesh Chavan were Purchased Plot No. 2 admeasuring area 611.468 Sq. mtrs out of S.No.

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11/1B/5/1/2 from Mrs. Smeeta Panduran Shende said sale deed registered on 27.06.2007 hence the name said purchaser were entered into Owner's column of R/R of said Plot.

9. M.E. No. 26797 dt. 27.05.2011 certifies that, M/s. Prime Projects Partnership firm through partner Mr. Haresh Jivrajbhai Jethava was Purchased Plot No. 2 admeasuring area 611.468 Sq. mtrs out of S.No. 11/1B/5/1/2 from 1. Sumti Nimbadas Bagul, 2. Neha Suyog Bagul, 3. Mahesh Shantam Chavan, 4. Nina Mahesh Chavan said sale deed was registered on 01.04.2011 in the Sub Registrar Office Nashik - 3 at S.No. 4393, hence the name of said purchaser was entered into Owner's column of R/R of said Plot.

10. M.E. No. 27509 dt. 26.08.2011 certifies that, 1. Mr. Dhansingh Chindha Saravat, 2. Mr. Jayram Khanderao Dokhale, 3. Mr. Sanjay Gangadhar Davange (Patil), 4. Mr. Gulab Gangadhar Patil were Purchased Plot No. 2 admeasuring area 611.468 Sq. mtrs out of S.No. 11/1B/5/1/2 from M/s. Prime Projects Partnership firm through partner Mr. Haresh Jivrajbhai Jethava said sale deed registered on 23.08.2011 in the Sub Registrar Office Nashik -1 at S.No. 7260 hence the names of said purchasers were entered into Owner's column of R/R of said Plot.

11. M.E. No. 31493 dt. 25.07.2014 certifies that, 1. Mr. Manik Gangadhar Patil, 2. Mr. Sanjay Gangadhar Davange (Patil) were Purchased Plot No. 2 admeasuring area 611.468 Sq. mtrs. out of area 203.82 Sq. mtrs. own by Mr. Dhansingh Chindha Saravat his share & said sale deed registered with consent at Co-owner Mr. Jayram Khanderao Dokhale said sale deed registered on 07.04.2014 in the Sub Registrar Office Nashik -1 at S.No. 3355 hence the name said purchaser were entered into Owner's column of R/R of said Plot.

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12. Mr. Jaydeep Vinodrai Tank Furnish on sale deed according to that sale deed Mr. Jaydeep Vinodrai Tank is Purchased **Plot No. 2** admeasuring area **611.47 Sq. Mtrs (As per Sale Deed area 611.468 Sq.mtrs)** out of S. No. 11/1**B/5/1/2** situated at Village Makhamalabad from 1. Mr. Jayram Khaderao Dokhale, 2. Mr. Sanjay Gangadhar Davange (Patil), 3. Mr. Gulab Gangadhar Patil 4. Mr. Manik Gangadhar Patil said sale deed registered on 19.08.2019 in the Sub Registrar Office Nashik -1 at S.No. 5707/2019. But that effect / record of sale deed not registered or finalize in the office of TALATHI Makhamalabad or said sale deed not recorded yet to be in the office of TALATHI Makhamalabad.

13. Considering all these facts and the documents of last 30 years i.e. 1989 to 2018, My opinion is that the present owner i.e. Mr. Jaydeep Vinodrai Tank is possessing clear and marketable title property in question i.e. **Plot No. 2** admeasuring area **611.47 Sq. Mtrs (As per Sale Deed area 611.468 Sq.mtrs)** out of **S. No. 11/1B/5/1/2** situated **MAKHAMALABAD** within the limits of Nashik Municipal Corporation Tal & Dist Nashik. **Hence this Title opinion Report.** (Present report only based on above said documents and for purpose of Building construction permission use)

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ADVOCATE
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