Title

Date:12-3-2019

NAME OF THE HOLDERS:

M/s. K.K. Associates,

a partnership firm through its partner

1. Mr.Ravsaheb Totoram Katware
2. Mr.Ajay Ramdas Kapse

All R/o. Nashik

2] **DESCRIPTION OF THE PROPERTY:**

Plot No.11 to 14, total area adm.1081.56 sq.mtrs ,
Survey No.278/2/2 to 12
village Nashik, Taluka & District Nashik,

Title Report by.Adv.Anil. S. Mahale.

S-2, Second Floor, Suyojit Modern Point,
Sharanpur Road, Nashik. Mob.9326008324

Affirmation :

We M/s. K.K. Associates, a partnership firm through its partner Mr.Ravsaheb Totoram Katware requested Adv.Anil S. Mahale to investigate the title of property mentioned in this Title Report for the purpose we have submitted copies of relevant documents and information regardingly and today we have received the title report along with relevant document which we had submitted and all the contents mentioned in the Title Report are verified by us and those are correct. .

Signature:_____
M/s. K.K. Associates,
a partnership firm through its partner
Mr.Ravsaheb Totoram Katware

104/0 इतर पावती Original/Duplicate

Monday,11 March 2019 12:29 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 3357 दिनांक: 11/03/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन1-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड.अनिल सुभाष महाले

वर्णन मौजे नाशिक स न 278/2/2 ते 12 प्लॉट नंबर 11 ते 14 चा सन 1990 ते 2019 एकुण् 30 वर्ष शोध.

शोध व निरीक्षणे रु. 750.00

एकूण: रु. 750.00

Sub Registrar Nashik1

नाशिक-१

1) देयकाचा प्रकार: By Cash रक्कम: रु 750/-

ANIL SUBH ADVO.

S-2, Second Floor, Suyojit Modern
Point, Opp.Police Parade Ground,
Sharanpur Road, Nashik-422002.

Adv.Anil S. Mahale
Mob No.9326008324.

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDERS:
M/s. K.K. Associates,
a partnership firm through its partner
1. Mr.Ravsaheb Totoram Katware
2. Mr.Ajay Ramdas Kapse
All R/o. Nashik

2] DESCRIPTION OF THE PROPERTY: All that piece and parcel of the Non Agricultural plot properties bearing Plot No.11 to 14, total area adm.1081.56 sq.mtrs out of Survey No.278/2/2 to 12 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:
1. 7/12 Extracts.
2. Mutation entries (6-D Entries).
3. Copies of registered Sale Deed.
4. Other Relevant Documents.

4] OBSERVATIONS AND FINDINGS: On the request of M/s.K.K. Associates, a partnership firm through its partner 1.Mr. Ravsaheb Totoram Katware,2.Mr.Ajay Ramdas Kapse, R/o.Nashik, I have investigated the title of above mentioned plot properties. For this purpose, they have produced 7/12 extracts and 6-D Entries, which they have received from Talathi Office and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me

by M/s. K.K. Associates, a partnership firm through its partner 1.Mr.Ravsaheb Totoram Katware, 2.Mr.Ajay Ramdas Kapse, and my observations and findings are as under.

1. The above mentioned Survey No.278/2/2 to 12 came to in existence by joint lay out of Survey No.278/2/2 to Survey No.278/2/12 and origin Survey Number of said Survey Numbers is S.No.278/2.The said S.No.278/2, prior to year 1984 was owned and possessed by Vasantrao Ramchandra Mali.

2. M.E.No.26042,dtd.19/9/1989 shows that, loan of Nashik Shivar left. Bank has been repaid hence the charge of said Bank has been deleted from record of rights.

3. M.E.No.27105,dtd.27/07/1990 shows that, Vasantrao Ramchandra Mali sold parts of S.No.278/2 ,details of which are as follows.

a) area admeasuring 3765.00 Sq.Mtrs out of S.No.278/2 sold to Prakash Hari Joshi and others for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/2.

b) area admeasuring 3765.00 Sq.Mtrs out of S.No.278/2 sold to Dr.Rohit Jamanadas Shah, Jasavantiben Jamnadas Shah and Papu Rohit Shah through his guardian ,mother Sandhya Rohit Shah for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/3.But at record of rights the name of Papu Rohit Shah through his guardian ,mother Sandhya Rohit Shah erroneously mentioned as 'Chi.Rohit shah A.Pa.Ka. Sandhya Rohit shah', further it clears by M.E.No.93641 & 95469 ,describe herein below , that Papu Rohit Shah & Rahul Rohit Shah is a single person and he is the son of Dr.Rohit Jamanadas Shah.

c) area admeasuring 3724.00 Sq.Mtrs out of S.No.278/2 sold to Chintaman Krushna Kelkar and others for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/4.

d) area admeasuring 3724.00 Sq.Mtrs out of S.No.278/2 sold to Jivandas Juthalal Badiyani and others for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/5.

e) area admeasuring 3765.00 Sq.Mtrs out of S.No.278/2 sold to Lalita Prakash Joshi and others for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/6.

f) area admeasuring 3724.00 Sq.Mtrs out of S.No.278/2 sold to Achyut Laxmanrao Kandpile and others for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/7.

g) area admeasuring 3724.00 Sq.Mtrs out of S.No.278/2 sold to Sushilabai Bjojraj Khachne for the consideration of Rs.60000/- on dtd.14/2/1990 and said part became S.No.278/2/8.

h) area admeasuring 1862.00 Sq.Mtrs out of S.No.278/2 sold to Shantiwan Farms through its Prop. Chandrakant Jivandas Badiyani for the consideration of Rs.30000/- on dtd.14/2/1990 and said part became S.No.278/2/9.

i) area admeasuring 1862.00 Sq.Mtrs out of S.No.278/2 sold to Tapovan Farm through its Prop.Madhukar Bapurao Mali and others for the consideration of Rs.30000/- on dtd.14/2/1990 and said part became S.No.278/2/10.

j) area admeasuring 1862.00 Sq.Mtrs out of S.No.278/2 sold to Greens Farm through its Prop.Anilkumar Juthalal Badiyani for the consideration of Rs.30000/- on dtd.14/2/1990 and said part became S.No.278/2/11.

k) area admeasuring 1862.00 Sq.Mtrs out of S.No.278/2 sold to Panchavati Farm through its Prop.Vijay Ramkrushna Kakatkar for the consideration of Rs.30000/- on dtd.14/2/1990 and said part became S.No.278/2/12.

4. M.E.No.44934,dtd.13/09/2001 shows that, Sahyog Charitable Trust Panchavati purchased said S.No.278/2/9, and S.No.278/2/10 and S.No.278/2/11 and S.No.278/2/12 From Shantiwan Farms through its Prop.Chandrakant Jivandas Badiyani and other owners for the consideration of Rs.151000/- on dtd.19/6/2001.

5. M.E.No.48045,dtd.10/02/2003 shows that, remark of Reservation of Sinhasta Kumbh Mela has been muted on record of rights of S.No.278/2/2 to S.No.278/2/12.

6. M.E.No.48666,dtd.28/05/2003 shows that, area of S.No.278/2/2 was erroneously mentioned 376.00 sq.mtrs in place of actual area adm.3765.00 sq.mtrs hence said error has been rectified and area adm.3765.00 sq.mtrs has been muted on record of rights of S.No.278/2/2.

7. M.E.No.49243,dtd.02/09/2003 shows that, the name of owner of S.No.278/2/4 was erroneously mentioned as chintaman krushna Kotakar in place of actual name Chintaman krushna Kelkar hence said error has been rectified and name of chintaman krushna Kelkar has been muted on record of rights of S.No.278/2/4.



8. M.E.No.49927,dtd.23/12/2003 shows that, remark of Resarvation of Sinhasta Kumbh Mela has been deleted from record of rights of S.No.278/2/2 to S.No.278/2/12.

9. M.E.No.50598,dtd.24/03/2004 shows that, Ashok Laxman Kandpile and other ,Gifted S.No.278/2/7 to Damayanti Madhukar Mali

on dtd.18/3/2004.Hence the name of Damayanti Madhukar Mali has been muted of record of rights.

10. M.E.No.53226,dtd.05/05/2005 shows that, Damayanti Madhukar Mali, Gifted S.No.278/2/7 to Gitanjali Ramkrushna Sonawane on dtd.09/02/2005.Hence the name of Gitanjali Ramkrushna Sonawane has been muted of record of rights.

11. M.E.No.53498,dtd.24/06/2005 shows that, as per previous M.E.No.27105 ,S.No.278/2/8 purchased by Sushilabai Bojraj Khachane and Vijay Bojraj Khanane but name of Vijay Bojraj Khanane has not muted hence the name of Vijay Bojraj Khanane has been muted on record of rights with the name of Sushilabai Bojraj Khachane.

12. M.E.No.65320,dtd.04/09/2009 shows that, Sushilabai Bojraj Khachane died on 30/4/2009 and as per her Will Deed which is registered at the office of Sub-Registrar Bhusaval at Sr.No.2435/2008,dtd.19/7/2008, ownership of S.No.278/2/8 given to her son viz. Vijay Bhojraj Khachane. The remark column of said M.E. shows that M.E. has been pending to certify. But Further by M.E.No.70787 Dtd.5/4/2011 ,the name of Vijay Bjojraj Khochane has been muted for the share of Sushilabai Bojraj Khachane by effect of said Will Deed and M.E.No.70787 has been certified.

13. M.E. No.66232, dtd.1/1/2010 shows that, Hissa Form No.12 has been applied to S.No.278/1 which has no relevancy to subjected property of this Title Report.

14. M.E.No.71259,dtd.19/05/2011 shows that, Jayavantiben Jamanadas Shah died on 03/10/2009 and as per her Will Deed , ownership of S.No.278/2/3 given to her son viz. Rohit Jamanadas Shah.

15. M.E.No.71365, dtd.30/5/2011 shows that, one of the common owner and possessor of S.No.278/2/4, Chintaman Krushna Kakatkar died on 15/4/2005 and as per his Will Deed his share out of S.No.278/2/4 came to in the name of his grandson Vikram Vijay Kakatkar.

16. M.E.No.91569,dtd.04/12/2013 shows that, Jivandas Juthalal Badiyani died on 07/06/2012 and as per his Will Deed , ownership of S.No.278/2/5 given to her son viz. Vinod Jivandas Badiyani.

17. M.E.No.93641,dtd.10/06/2014 shows that, Rohitkumar Jamnadas Shah died on 07/03/2013 leaving behind wife, Sandhya Rohit Shah, three doughters, Reena Rohit Shah, Swati Rohit Shah , Amuli Rohit Shah & one son Rahul Rohit Shah as his legal heirs.

18. M.E.No.93641,dtd.10/06/2014 shows that, the owner of Survey No.278/2/3 , Rohitkumar Jamnadas Shah died on 07/03/2013 leaving behind wife, Sandhya Rohit Shah, three douthters, Reena Rohit Shah, Swati Rohit Shah , Amuli Rohit Shah & one son Rahul Rohit Shah as his legal heirs. Further Reena Rohit Shah, Swati Rohit Shah., Amuli Rohit Shah jointly released their rights regarding said land by way of Release Deed and said deed is registered at the office of Sub Registrar Nashik ar Sr.No.9996,dtd.3/11/2014, hence the names of Reena Rohit Shah, Swati Rohit Shah, Amuli Rohit Shah has been deleted from record of rights by M.E.No. 95206 and Sandhya Rohit Shah & Rahul Rohit Shah are remained the owner of land



19. M.E.No.95469, dtd.27/11/2014 shows that, the owner of S.No. 278/2/2 to S.No.278/2/12, prepared a joint layout and same is approved by Nashik Municipal Corporation Nashik vide letter No.Nagarrachna Vibhag/Antim/Panchvati/C-1/60, dtd.22/10/2013 and property also duly converted into Non Agricultural purpose by order of Collector vide order No.Mah/Kaksha-3/Bi.She.Pra.Kra./196/2012, dtd.4/5/2012. Accordingly 7/12 extract were separated and as

per the original share of the owners ,plot properties are distributed between owners. Thus Plot No.11 to 14 are came to in the name of Sandhya Rohit Shah & Rahul (Pappu) Rohit Shah.

20. M.E.No.99717, dtd.14/12/2015 shows that, Plot No.12 purchased by Deepashri Jayant Bhatambrekar from Sandhya Rohit Shah & Rahul (Pappu) Rohit Shah for the consideration of Rs.31,21,000/- by way of Sale Deed and same Sale deed is registered at the office of Sub-Registrar Nashik-6 at Sr.No.5961, dtd.10/12/2015.

21. M.E.No.99718, dtd.14/12/2015 shows that, Plot No.11 purchased by Anand Sanjay Bhatambrekar from Sandhya Rohit Shah & Rahul (Pappu) Rohit Shah for the consideration of Rs. 24,12,000/- by way of Sale Deed and same Sale deed is registered at the office of Sub-Registrar Nashik-6 at Sr.No.5963, dtd.10/12/2015.

22. M.E.No.99719, dtd.14/12/2015 shows that, Plot No.14 purchased by Sanjay Bhaskarrav Bhatambrekar from Sandhya Rohit Shah & Rahul (Pappu) Rohit Shah for the consideration of Rs.24,10,000/- by way of Sale Deed and same Sale deed is registered at the office of Sub-Registrar Nashik-6 at Sr.No.5962, dtd.10/12/2015.

23. M.E.No.A-115, dtd.18/01/2016 shows that, Plot No.13 purchased by Vijay Bhaskarrav Bhatambrekar from Sandhya Rohit Shah & Rahul (Pappu) Rohit Shah for the consideration of Rs.31,15,000/- by way of Sale Deed and same Sale deed is registered at the office of Sub-Registrar Nashik-6 at Sr.No.6387, dtd.31/12/2015.

24. M.E.No.200298, dtd.05/02/2018 shows that, Plot No.11 purchased by M/s.K.K. Associates partnership firm through its partner Raosaheb Totaram Katware and Ajay Ramdas Kapse from Anand Sanjay Bhatambrekar for the consideration of Rs.38, 19,000/- by way of Sale Deed and same Sale deed is registered at the office of Sub-Registrar Nashik-1 at Sr.No.3776, dtd.05/2/2018.

25. M.E.No.200298, dtd.05/02/2018 shows that, Plot No.11 purchased by M/s.K.K. Associates partnership firm through its partner Raosaheb Totaram Katware and Ajay Ramdas Kapse from Anand Sanjay Bhatambrekar for the consideration of Rs.38,19,000/- by way of Sale Deed and same Sale deed is registered at the office of Sub-Registrar Nashik-1 at Sr.No.3776, dtd.01/06/2017.

26. M.E.No.200299, dtd.05/02/2018 shows that, Plot No.12 purchased by M/s.K.K. Associates partnership firm through its partner Raosaheb Totaram Katware and Ajay Ramdas Kapse from Deepashri Jayant Bhatambrekar for the consideration of Rs.49,42,000/- by way of Sale Deed and same Sale deed is registered at the office of Sub-Registrar Nashik-1 at Sr.No.3777, dtd.01/06/2017.

27. M.E.No.200300, dtd.05/02/2018 shows that, Plot No.13 purchased by M/s.K.K. Associates partnership firm through its partner Raosaheb Totaram Katware and Ajay Ramdas Kapse from Vijay Bhaskarrav Bhatambrekar for the consideration of Rs.49, 31,000/- by way of Sale Deed and same Sale deed is registered at the office of Sub-Registrar Nashik-1 at Sr.No.3894, dtd.01/06/2017.

28. M.E.No.200301, dtd.05/02/2018 shows that, Plot No.14 purchased by M/s.K.K. Associates partnership firm through its partner Raosaheb Totaram Katware and Ajay Ramdas Kapse from Sanjay Bhaskarrav Bhatambrekar for the consideration of Rs.38,08,000/- by way of Sale Deed and same Sale deed is registered at the office of Sub-Registrar Nashik-1 at Sr.No.3778, dtd.01/06/2017.

28. M.E.No.201165, dtd.05/02/2019 shows that, M/s.K.K. Associates partnership prepared a amalamation plan of said Plot No.11 to 14 and said plan has been sanctioned by Nashik Municipal Corporation vide letter no.Nashik/LND/AML/Nashik/DCR/0003/2019, dtd.04/01/2019 hence said Plot No.11 to 14 became a single Plot bearing Plot No.11 to 14, total area adm.1081.56 sq.mtrs.

29. I have also taken a search for the period of 30 years i.e. 1990 to 2019 at the office of Sub-Registrar, Nashik regarding abovesaid property vide Receipt No.3357, dtd.11/03/2019 and as per record available to me at the office of Sub-Registrar & No charge, encumbrances or defect in title is observed during the course of the inspection of the document.

No charge, encumbrances or defect in title is observed during the inspection of 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 M/s. K.K. Associates, a partnership firm through its partner 1.Mr.Ravsaheb Totoram Katware,2.Mr.Ajay Ramdas Kapse have legally clear, negotiable and marketable title over above said Non - agricultural plot property, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner.

NASHIK
DATE :12/03/2019

Adv. ANIL SUBHASH MAHALE
S-2, SUYOJIT MODERN POINT,
SHARANPUR ROAD, NASIK.