12-10-2018

# Title Report

NAME OF THE HOLDER & OWNER:

Badrinath Co.Op.Housing Society Ltd., Nashik

DISCRIPTION OF THE PROPERTY :

Plot No.17/18, area adm. 343.36 sq.mtrs out of total area adm. 356.88 sq.mtrs out of Survey No.984/1B/2 village Nashik, Taluka & District Nashik

Title Report by **Adv.Santosh B. Shetty**

S-2, Second Floor, Suyojit Modern Point,
Sharanpur Road, Nashik. Mob.9422767369

## Affirmation :

I Badrinath Co.Op. Housing Society Ltd., Nashik through its Chairman Mr.Rajeshkumar Moti Gupta though Mr.M.B.Wankhede requested Adv.Santosh Shetty to investigate the title of property mentioned in this Title Report for the purpose I have submitted copies of relevant documents and today I have received the title report along with relevant document which I had submitted and all the contents mentioned in the Title Report are verified by me.

Signature:_____
Badrinath Co.Op. Housing Society Ltd., Nashik
through its Chairman Mr.Rajeshkumar Moti Gupta

Signature:_____
Mr.M.B.Wankhede

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

Adv. Santosh B. Shetty
Mob No.9422767369.

12-10-2018

# TITLE REPORT

1] NAME OF THE HOLDER & OWNER:
Badrinath Co.Op.Housing Society Ltd., Nashik

2] DISCRIPTION OF THE PROPERTY : All that piece and parcel of non agricultural plot property bearing plot No.17/18, area adm. 343.36 sq.mtrs out of total area adm. 356.88 sq.mtrs out of Survey No.984/1B/2 situated at village Nashik, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik and Registration and Sub-Registration Taluka and District of Nashik.

Together with existing rights of easements, access, ways, common road, open spaces with right of ownership

3] DOCUMENTS RODUCED BEFORE ME FOR ISSUING TITLE REPORT.

1. 7/12 Extract
2. Mutation entries(6D entries)
3. Sale Deeds.
4. Other relevant papers.

4] OBSERVATIONS AND FINDINGS:

On the request of Mr.M.B. Wankhede on behalf of Badrinath Co.Op. Housing Society Ltd., Nashik through its Chairman Mr.Rajeshkumar Moti Gupta, I have investigated the title of above mentioned properties. 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 7/12 extracts of abovesaid S.No.984/1/B of the year 1988-89 shows that, said property was owned and possessed by Bhikaji Laxman Pangare.

2. M.E.No.32630, dtd.21/2/1995 shows that, Bhikaji Laxman Pangare died on 22/1/1995 leaving following legal heirs behind him.

| Sr.No. | Name | Age | Relation |
|---|---|---|---|
| 1. | Waman Bhikaji Pangare | 40 | Son |
| 2. | Satyabhama Mahadu Demse | 55 | Daughter |
| 3. | Muktabai Shankar Datir | 50 | Daughter |
| 4. | Janabai Pandurang Borade | 45 | Daughter |

3. M.E.No.32876, dtd.29/4/1995 shows that, charge of Kalika Vividh Karyakari Society has been deleted from record of rights.




4. M.E.No.54990, dtd.15/2/1976 shows that, permission u/s.43 of Bombay Tanancy Act, has been taken by Waman Bhikaji Pangare from Sub-Divisional Officer Nashik vide order No.Tenancy/S.R./63/2006, dtd.16/1/2006.

5. M.E.No.59449, dtd.3/10/2007 shows that, area adm. 3450.00 sq.mtrs. out of S.No.984/1B surrender to Government under U.L.C. Act,.

6. M.E.No.68951, dtd.28/9/2010 shows that, Waman Bhikaji Pangare and other prepared a layout and same is sanctioned by Nashik Municipal Corporation vide letter No.Nagarrachna Vibhag/Antim/CD/B-3/31, dtd.28/9/2010 and property also converted into Non Agricultural purpose by order of Collector vide order No.Mah./Kaksha-3/4/Bi.She.Pra.Kra./292/2009, dtd.14/6/2010. Accordingly 7/12 extract were separated and thus Plot No.17 area adm.168.13 sq.mtrs. & plot No.18 area adm. 188.75 sq.mtrs. came to in existance.

7. M.E.No.69518, dtd.02/12/2010 shows that, abovesaid plot No.17 purchased by Dipali Pravin Nagre from Waman Bhikaji Pangare

and others for the consideration of Rs.3,00,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.10046, dtd.22/11/2010.And abovesaid plot No.18 purchased by Kacharu Baban Hulhule from Waman Bhikaji Pangare and others for the consideration of Rs.3,30,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.10045, dtd.22/11/2010.

8. M.E.No.500188, dtd.13/06/2017 shows that, abovesaid plot No.17 purchased by Badrinath Co.Op. Housing Society Ltd., Nashik, registered society under Co.Op. Society Act, Regd.No.NSK/NSK/HSG/TC/5686/2017, Dtd.17/04/2017,through its Chairman Rajeshkumar Moti Gupta from Dipali Pravin Nagre for the consideration of Rs.19,50,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.2897, dtd.8/6/2017.

9. M.E.No.500189, dtd.13/06/2017 shows that, abovesaid plot No.18 purchased by Badrinath Co.Op. Housing Society Ltd., Nashik, registered society under Co.Op. Society Act, Regd.No.NSK/NSK/HSG/TC/5686/2017, Dtd.17/04/2017,through its Chairman Rajeshkumar Moti Gupta from Kacharu Baban Hulhule for the consideration of Rs.21,85,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.2896, dtd.8/6/2017.

10. M.E.No.500785, dtd.04/09/2018 shows that, Badrinath Co.Op. Housing Society Ltd., Nashik, prepaired a amalgamation plan of said Plot No.17 & 18 and said plan is approved by Nashik Minicipal Corporation vide letter no.Nashik/Abhinyas/Bhukhand Aktrikaran/Sansnar/Manapa/LND/AML/Nashik/DCR/0055/2018,dtd.12/7/2018 and accordingly said plots amalgamated and became a single plot bearing Plot No.17/18, total area adm.356.88 sq.mtrs.

11. M.E.No.500835,dtd.28/09/2018 shows that, Badrinath Co.Op. Housing Society Ltd., Nashik, transferred the area adm.13.52 sq.mtrs

out of said Plot no.17/18 to Nashik Municipal Corporation for the purpose of road widening by letter of Nashik Municipal Corporation Nashik vide letter no.Nanivi,/Washi/40/2018,dtd.06/09/2018.Thus said Badrinath Co.Op. Housing Society Ltd., Nashik, remain the owner of 343.36 sq.mtrs of said Plot no.17/18.

No charge, encumbrances or defect in title is observed during the course of the search.

::OPINION::

After persuing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that Badrinath Co.Op. Housing Society Ltd. Nashik 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...

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