



12-10-2018

TITLE REPORT

1] NAME OF THE HOLDER & OWNER:

Shraddha Heights Co.Op. Housing Society Ltd., Nashik

2] DISCRIPTION OF THE PROPERTY: All that piece and parcel of non agricultural plot property bearing Plot No.12/17, area adm.541.70 out of total area adm.544.00 sq.mtrs. of Survey No.303-B/1 situated at village Ambad Khurda, 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.**

- a. 7/12 Extract
- b. Mutation entries (6D entries)
- c. Sale Deeds.
- d. Other relevant papers.

4] OBSERVATIONS AND FINDINGS: On the request of Mr.M.B. Wankhede on behalf of Shraddha Co. Op. Housing Society Ltd., Nashik through its Chairman Mr.Jadhavbhai Bhovanbhai Bhorniya, 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 7/12 extracts of above said Plot No.12 of the year 1988-89 shows that, said property was owned and possessed by Sujata Suhas Choudhari and Plot No.17 of the year 1988-89 shows that, said property was owned and possessed by Deoram Namdev Choudhari.

2. It is appear from the record that, prior to year 1985 abovesaid S.No.303/B was owned by Indirabai Jagannath Kukkar. She prepared a layout and converted the use of land into non agricultural purpose by order of collector vide order no.RBD/III/LNA/SR,dtd.6/6/82 and accordingly 7/12 extracts of each plots were separated and became S.No.303/B/1.The effect has been taken to record of rights by M.E.No.1341,dtd.25/12/1983.
3. Further in the year 1985, Sujata Suhas Choudhari purchased plot No.12 by way of Sale Deed dtd.21/8/1985 & Devram Namdev Choudhari purchased plot No.17 by way of Sale Dee dtd.28/8/1985 from Indubai Jagganath Kukkar. The effect has been taken to record of rights by M.E.No.1430,dtd.18/9/1985
4. Further in the year 2015, the owner of Plot No.17 Devram Namdev Choudhari gifted said plot to Sunil Devram Choudhari and said Gift Deed is registered at the office of Sub Registrar Nashik at sr.no.11161,on dtd.21/12/2015.The effect has been taken to record of rights by M.E.No.11008,dtd.08/01/2016.
5. Further in the year 2018, above said plot No.12 purchased by Shraddha Heights Co.Op. Housing Society Ltd., Nashik, registered society under Co.Op. Society Act, Regd.No.NSK/NSK/HSG/TC/5725/2017, Dtd.10/11/2017,through its Chairman Jadhavbhai Bhovanbhai Bhorniya from Sujata Suhas Choudhari for the consideration of Rs.40,70,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.304, dtd.11/01/2018. The effect has been taken to record of rights by M.E.No. 11824,dtd.13/01/2018.
6. Further in the year 2018, abovesaid plot No.17 purchased by Shraddha Heights Co.Op. Housing Society Ltd., Nashik, registered society under Co.Op. Society Act, Regd.No.NSK/NSK/HSG/TC/5725/2017, Dtd.10/11/2017,through its Chairman Jadhavbhai Bhovanbhai Bhorniya from Sunil Devram Choudhari for the consideration of Rs.40,70,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.305, dtd.11/01/2018.The effect has been taken to record of rights by M.E.No. 11825,dtd.13/01/2018.



7. M.E.No.12285,dtd.01/10/2018 shows that, Shraddha Heights Co.Op. Housing Society Ltd., Nashik, transferred the area adm.02.30 sq.mtrs out of said Plot no.12 to Nashik Municipal Corporation for the purpose of road widening by letter of Nashik Municipal Corporation Nashik vide letter no.Nanivi,/Washi/342/2018,dtd.24/09/2018.

8. M.E.No.12294, dtd.09/10/2018 shows that, Shraddha Heights Co.Op. Housing Society Ltd., Nashik, prepared a amalgamation plan of said Plot No.12 & 17 and said plan is approved by Nashik Municipal Corporation vide letter no.Nashik/Abhinyas/Bhukhand Aktrikaran/Sansnar/Manapa/LND/AML/Ambad/DCR/0036/2018,dtd.11/06/2018 and accordingly said plots amalgamated and became a single plot bearing Plot No.12/17, total area adm.544.00 sq.mtrs. and said Shraddha Heights Co.Op. Housing Society Ltd., Nashik remain the owner of 541.70 sq.mtrs of said Plot no.12/17.

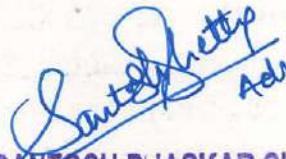
No charge, encumbrances or defect in title is observed during the course of the search.

::OPINION::

After persuing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that Shraddha Heights 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. SANTOSH BHASKAR SHETTY
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