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Resi. : 'Gokul', Kathe Lane, Nashik-Poona Road, Nashik-422011

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Date :-16-10-2019.

To,

- 1) SHRI. VIJAYSINGH GULABSINGH RAJPUT (PATIL),
 - 2) SAU. SARALA CHANDRASINGH PATIL,
 - 3) SHRII. CHANDRASINGH GULABSINGH PATIL,
- all resident of Nashik.

Subject :-Investigation of title of the property bearing
R. S. No. 205/1/1B Plot No. 19 to 22 admeasuring area
1011.57 sq. mtrs of Village Nashik, Tal & Dist: -
Nashik.

Sir,

The property bearing R.S. No. 205/1/1B Plot No. 19 to 22 admeasuring area 1011.57 sq. mtrs of Village Nashik, Tal & Dist: - Nashik belonged to 1) Shri. Vijaysingh Gulabsingh Rajput, 2) Sau. Sarala Chandrasingh Patil, 3) Shri. Chandrasingh Gulabsingh Patil.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

- (1) It appears that the property bearing R. S. No. 205/1 was owned & possessed by Mahadu Dagadu Nikam on or before 1970. He distributed his property amongst his sons & hence the Land bearing R. S. No. 205/1 admeasuring area 3H.73R came in the name of Trimbake Mahadu Nikam.

This was effected vide M.E.No. 11977 dt- 04-08-1970.

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- (2) Trimbak Mahadu Nikam filled a return u/s 6 of U. L. C. Act an area 31300.00 sq.mtrs out of the said Land was declared as an excess by Upper Jilladhikari & competent authority and hence the remark of excess Land was taken for area 31300.00 sq.mtrs in other right column.

This was effected vide M.E.No. 29154 dt- 27-4-1992.

- (3) Further it appears that as per the order of the Add. collector, Nashik vide No. ULC/A/4/1968/231 dt-31-03-1995 the area of excess Land was corrected to 19935.38 sq.mtrs. instead of 31300.00 sq.mtrs. of the property bearing R. S. No. 205/1 (Part).

This was effected vide M.E.No. 33342 dt- 24-08-1995.

- (4) The Land bearing R. S. No. 205/1 was belonged to Trimbak Mahadu Nikam, the said Land was divided as per the order of The Uppar Jilladhikari & competent authority vide order No. ULC/A4/1968/231 dt- 31-3-1995 and hence following Hissas were made.

Sr. No.	S. No. & Hissa No.	Area	Description
1.	205/1/1	5217.10	Retension Land
2.	205/1/2	12117.52	excess & Non Vecant Land
3.	205/1/3	17571.38	excess Land
4.	205/1/4	2394.00	Govt. Land

This was effected as per the order of 8(4) & 9(3) of U. L. C. Act & hence the 7/12 extract was separated.

This was effected vide M.E.No. 34388 dt- 24-05-1996.

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- (5) The Property bearing R. S. No. 205/1/1 to 3 belonged to heirs of Trimbak Mahadeo Nikam (deceased) 1) Janakabai, 2) Ramesh 3) Suresh Trimbak Nikam 4) Hemalata Vilas Lokhande 5) Nivrutti Sudhakar More and a name of Maharashtra Govt. was enrolled for S. No. 205/1/4 admeasuring area 2394.00 sq. mtrs but as per revised order of Upper Jilhadhikari & competant authority (ULC) vide No. ULC/A-4/1968/231 dt- 31-05-2002 & order under sec 8 (4) following new Hissas were made. An area 27300.00 sq.mtrs was declared as Excess Land, and area 10,000.00 sq. mtrs as Retension Land. A scheme under Talegao Dhabhadi was approved for an area 2700.00 sq. mtrs as per order No. ULC-1/Correction/632/2002 dt- 14-11-2002 and an area 2190.00 sq. mtrs was given to Maharashtra Govt. without any cost.

Hence Hissas were made under M. E. No. 34388 were cancelled & following Hissas were made & corrected in 7/12 extract.

S. No.	Area	Decrtrities
205/1/2	35110.00	Retension 10,000 sq.mtrs Excess 25110 sq.mtrs
205/1/2	2190.00	Maharashtra Govt.

This was effected vide M.E.No. 47507 dt- 30-11-2002.

- (6) Shri. Trimbake Mahadu Nikam died on 23-4-1997 & hence the names of his legal heirs entered into revenue record of S. No. 205/1/1, 205/1/2 & 205/1/3 as follows.

Sr. No.	Name	age	Relation
1.	Janakibai Trimbake Nikam	70	Wife
2.	Ramesh Trimbake Nikam	49	Son
3.	Suresh Trimbake Nikam	47	Son
4.	Hemalata Vilas Lokhande	45	Daughter
5.	Nirmala Sudhakar More	43	Daughter

This was effected vide M.E.No. 36375 dt- 21-07-1997.

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- (7) The Land bearing R. S. No. 205/1/1 admeasuring area 25109.50 sq.mtrs. was in the name of Janakabai Trimbak Nikam & other 4 the said land was an excess Land & hence they got a Talegao Dabhade scheme approved from competent authority U.L.C vide order No. ULC/C-1/Sec.20/567/03 dt. 11-12-2003 & the layout was approved by Nashik Municipal Corporation vide order No. Townplanning / Final/ 94/Panchavati dt. 18-11-2003. The land was converted into N. A. vide collectors order No. Mah/Kaksh 3/Be.She.P.No.4/61/03 dt. 8-5-2003 & hence for 7/12 extract prepared plot wise & name of the owners entered into revenue recored as per Partition Deed Hence the following plots came in the name of, as shown below.

S. No.	Hissa No.	Plot No.	Area	Name
205/1/1	B	19	238.95	Janakabai Trimbak Nikam
205/1/1	B	20	248.82	Ramesh Trimbak Nikam
205/1/1	B	21	280.80	Suresh Trimbak Nikam
				Hemlata Vilas Lokhande
205/1/1	B	22	243.00	Nirmala Sudhakar More

This was effected vide M.E.No. 49991 dt- 31-12-2003.

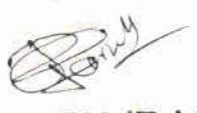
- (8) Smt. Janakabai Trimbak Nikam & other 4 Sold the plots No. 19,20,21 & 22 to the following purchasers.

S. No.	Plot No.	Area	Consideration Date	Name of the Purchasers
205/1/1/B	19	238.95	2,39,000/- 17-10-2005	Vijaysing Gulabsing Rajput
205/1/1/B	20	248.32	2,11,498/- 17-10-2005	Vijaysing Gulabsing Rajput
205/1/1/B	21	280.80	2,08,980/- 19-09-2005	Sarala Chndrasing Patil
205/1/1/B	22	243.00	2,41,488/- 19-09-2005	Chndrasing Gulabsing Patil

The said plots were under Talegaon Dabhade scheme hance the name of the purchasers entered in to revenue records as per order.

This was effected vide M.E.No. 54335 dt- 14-11-2005.

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- (9) Further it appears that as per the order of the Upper Jiladhikari, U.L.C. vide Lettar No. ULD/C-1/254/11 dt. 2-7-11 The Sub Divisional officer order No. Ku. Ka/355/2011 dt 8-8-2011 & order of the Tahsildar, Nashik vide No. Adhi/abhi/kavi/2535/2011 dt. 10-8-2011 a remark of urban land (ceiling & regulation) Act 1976 sec. 20 & 21, Talegaon Dabhade scheme Sec. 20 was taken on other rights column.

This was effected vide M.E.No. 72255A dt- 11-08-2011.

- (10) Vijaysing Gulabsing Rajput, Sarala Chandrasing Patil & Chandrasing Gulabsing Patil got the amalgamation plan approved from Nashik Municipal Corporation, Nashik vide Commecement Certificate No. LND/BP/C-1/565/4892 dt. 1-12-2016 for plot No. 19,20,21, & 22. Hence amalgamated 7/12 extract was prepared for plot No. 19 to 22

This was effected vide M.E.No. 103768 dt- 09-03-2018.

- (11) Further it appears that while entering the 6 D mutual entry No. 103768 there was an error in plot nos & area, Hence the said correction was made & it was corrected to read the correct plot Nos & area.

This was effected vide M.E.No. 103902 dt- 31-05-2018.

- (12) The Land lord got the layout & building plan approved from Nashik Municipal Corporation, Nashik for transferred the land admeasuring area 93.45 sq. mters for road widening to Nashik Municipal Corporation & hence a name of Nashik Municipal Corporation was entered for area 93.45 sq.mters in 7/12 extract.

This was effected vide M.E.No. 104735 dt- 12-12-2018.

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(13) **SCHEDULE OF THE PROPERTY :-**

All that piece & parcel of land, lying and being at Village **Nashik** within the limits of Nashik Municipal Corporation & within the limits of Registration and Sub-Registration District of Nashik, bearing 205/1/1B Plot No. 19 to 22 admeasuring area 1011.57 sq. mtrs & bounded as under :-

ON OR TOWARDS EAST :- Colony Road.

ON OR TOWARDS WEST :- Colony Road.

ON OR TOWARDS SOUTH :- Colony Road.

ON OR TOWARDS NORTH :- Opne Space.

(14) For the reasons stated above, I am of the opinion that, 1) Shri. Vijaysingh Gulabsingh Rajput (Patil), 2) Sau. Sarala Chandrasingh Patil, 3) Shri. Chandrasingh Gulabsingh Patil. has a clear and marketable title, free from all encumbrances & reasonable doubts to the above mentioned property.

(15) Futher to say that the Land-lord entered into Development Agreement & Power of Attorney with Mr. Chandrasingh Alies Chandrakant Patil vide document No. 7552-2019 and NSN-5-7553-2019 dt- 5-9-2019 and accordingly the name of the Developer entered into other right coloumn & hence Developer can sale constructed units subject to terms & conditions of Development Agreement.

This was effected vide M.E.No. 105845 dt- 24-09-2019.

Place :- Nashik.

Date :- 16-10-2019.


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