



ADVOCATE

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Date : 03/09/2018

TITLE REPORT

WHOMSOEVER IT MAY CONCERN

Sub: - Opinion Report or Title Report on the basis of the Documents produced before me for perusal of 30 years (1989 to 2018) report of the property i.e. **Gat No. 114**, total area 1H. 40R i.e. 14,000 Sq. Mtrs., (CTS No. 4472) out of the same northern side area adm. 0H. 70R i.e. 7000 Sq. Mtrs., of the property situated at Mauje - Chunchale, Tal. & Dist Nashik.

DESCRIPTION OF PROPERTY:

All the piece and parcel of the property i.e. Gat No. 114, total area 1H. 40R i.e. 14,000 Sq. Mtrs., (CTS No. 4472) out of the same northern side area adm. 0H. 70R i.e. 7000 Sq. Mtrs., of the property situated at Mauje - Chunchale, Tal. & Dist Nashik. And the said Gat No. 114 bounded as per follows-

East	-	Adj. Gat No. 107.
West	-	Adj. Gat No. 113.
South	-	Adj. Gat No. 106 & 115.
North	-	Adj. Gat No. 111.

The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.

NAMES OF THE OWNER OF THE PROPERTY:-

SHREE CONSTRUCTIONS

Partnership Firm through Partner

1.MR. AJAY BHAULAL THORAT

2.MR. NILESH MADHUKAR JADHAV

NAMES OF THE PERSON APPROACHED FOR THE CERTIFICATE:-

SHREE CONSTRUCTIONS

Partnership Firm through Partner

1.MR. AJAY BHAULAL THORAT

2.MR. NILESH MADHUKAR JADHAV

As per the instructions given by the above named person, I have investigated the title on the basis of following documents -

- 1) Copy of 7/12 extracts & Mutation Entries.
- 2) Copy of Sale Deed dated 07/04/2008 along with receipt of registration (NSK-5, Reg. No. 3413).

FLOW OF TITLE :

- A. The originally the said property i.e. Gat No. 114 owned by Mr. Anaji Khandu Ghatol before the year 1982.
- B. Mutation Entry No. 1259 dated 20/09/1983 shows that, Mr. Anaji Khandu Ghatol died on 28/08/1983 leaving behind heirs namely son - Suka, Santu, Sakhamam, married daughters - Tanhubai Ranu Barve, Kamalabai Santu Dheringe, Sushila Hari Nisal. And accordingly sons name mutated to the owners column & married daughters name mutated to the other rights column of the property extract.

- C. Mutation Entry No. 3367 dated 03/08/1998 shows that, As per the order of Maharashtra Shasan Revenue Forest Department Mantralaya Mumbai passed an order on 18/03/1998 that, the name of married daughters Tanhubai Ranu Barve, Kamalabai Santu Dheringe, Sushila Hari Nisal mutated to the owners column of the property extract. Therefore the said effect mutated to the revenue record.
- D. Mutation Entry No. 3503 dated 17/12/1998 shows that, the owners of Gat No. 114, Mr. Suka Anaji Ghatol, Mr. Santu Anaji Ghatol, Mr. Sakharan Anaji Ghatol, Tanhubai Ranu Barve, Kamalabai Santu Dheringe & Sushila Hari Nisal got partition of the said land amongst them. Thereby Gat No.114 came to the share of Mr. Santu Anaji Ghatol and accordingly his name mutated to the owners column & the name of Mr. Suka Anaji Ghatol, Mr. Sakharan Anaji Ghatol, Tanhubai Ranu Barve, Kamalabai Santu Dheringe & Sushila Hari Nisal deleted from the property extract.
- E. There was change of Satpur Vikas Karyakari Sahakari Vikas Society Ltd., on Gat No. 114. The owner Mr. Santu Anaji Ghatol repaid the loan from Satpur Vikas Karyakari Sahakari Vikas Society Ltd., and said society issued letter to that effect and therefore the name & charge of Satpur Vikas Karyakari Sahakari Vikas Society Ltd., was deleted from the other rights column of the property extract vide Mutation Entry No. 3768 dated 06/11/1998.
- F. Mutation Entry No. 5501 dated 30/01/2004 shows that, There was a remark of RTS Appeal /351/99 mutated to the other rights column of the Gat No. 114. The said suit was disposed therefore the said remark was deleted from the other rights column of the property extract.
- G. Mutation Entry No. 7565 dated 09/04/2008 & the copy of Sale Deed dated 07/04/2008 shows that, Mr. Abhijit Prakash Patil & Mr. Tejas Kiran Chavhan purchased Gat No. 114 area 1H. 40R i.e. 14,000 Sq. Mtrs., from the owners Mr. Santu Anaji Ghatol, Saa. Kamalabai Santu Ghatol, Mr. Madhukar Santu Ghatol, Mr. Manchar Santu Ghatol, Mr. Karbhari Santu Ghatol & Mr. Sampat Santu Ghatol by way of Sale Deed and the said Sale Deed is registered in the office of Sub Registrar Nashik-5 on 07/04/2008 vide Sr. No. 3413. Thereby the purchasers acquired ownership rights of said land and accordingly their names mutated to the owner's column of property extract as the owners.
- H. The contents of Sale Deed dated 07/04/2008 shows that, the owner of Gat No. 114, Mr. Abhijit Prakash Patil & Mr. Tejas Kiran Chavhan got partition of the said land and thereby southern side area 0H. 70R i.e. 7000 Sq. Mtrs., came to the share of Mr. Abhijit Prakash Patil & northern side area 0H. 70R i.e. 7000 Sq. Mtrs., came to the share of Mr. Tejas Kiran Chavhan. Therefore their names mutated to the owner's column of the property extract of separated area.
- I. Mutation Entry No. 7856 dated 31/10/2008 shows that, The remark of "Purchaser - Mr. Rama Shivram Ghatol" mutated to the other rights column of the property extract of Gat No. 114. As per the order of Tahasildar Nashik on 24/10/2008 that, said remark deleted from the property extract of Gat No. 114. Therefore the remark deleted.
- J. Mutation Entry No. 16268 dated 01/08/2018 shows that, The owner Of Gat No. 114, [P] Shree Constructions Partnership Firm through Partner Mr. Ajay Shaulal

- Thorat & Mr. Nilesh Madhukar Jadhav purchased northern side area OH. 70R i.e. 7000 Sq. Mtrs., out of Gat No. 114(P) from the owner Mr. Tejas Kiran Chavhan by way of Sale Deed and the same is registered in the office of Sub Registrar Nashik-5 vide Sr. No. 5767 on 26/07/2018. Therefore the purchasers acquired ownership rights of the said purchased area & accordingly its name mutated to the owners column of the property extract.
- K. The online 7/12 Extract of Year 2018 dated 30/08/2018 of Gat No. 114 total area 1H. 40R under reference, stand in the names of Mr. Abhijit Prakash Patil of area OH. 70R & Shree Constructions Partnership Firm of area OH. 70R and no charges or encumbrances of whatsoever nature are seen in owner's column of the property extract.
- L. From the basis of above discussion and documents copies produced before me and the said document, copies may presume that they are genuine it can be said that the title of the said property/ies i.e. Gat No. 114, total area 1H. 40R i.e. 14,000 Sq. Mtrs., (CTS No. 4472) out of the same northern side area adm. OH. 70R i.e. 7000 Sq. Mtrs., of the property situated at Mauje - Chunchale, Tal. & Dist. Nashik is clear and marketable and free from all encumbrances. And Shree Constructions Partnership Firm acquired ownership rights of the above mentioned property/ies.

OPINION

After perusal of the record put before me, I am of the opinion Report or Title Report on the basis of Documents produced before me for perusal of 30 years (1989 to 2018) report of the property i.e. All that piece and parcel of the property i.e. Gat No. 114, total area 1H. 40R i.e. 14,000 Sq. Mtrs., (CTS No. 4472) out of the same northern side area adm. OH. 70R i.e. 7000 Sq. Mtrs, of the property situated at Mauje - Chunchale, Tal. & Dist Nashik. And the said Gat No. 114 bounded as per follows—

East	—	Adj. Gat No. 107.
West	—	Adj. Gat No. 113.
South	—	Adj. Gat No. 106 & 115.
North	—	Adj. Gat No. 111.

The property more particularly described hereinbefore in schedule, can be drawn and it can be said that the title of the said property is clear and marketable, and free from all encumbrances. This title report is given on the strength of all Xerox copies are produced before me. I have seen the fresh 7/12 extracts, mutation entries, preferred registered documents of the said property, online Index-II search is taken in the office of Sub Registrar, Nashik for the basis of available registrar offices.

Nashik.

Date :- 03/09/2018

