



TITLE REPORT
TO WHOM SO EVER IT MAY CONCERN

Dated 01.12.2015

Mr. Pritesh Sonar approached me and requested to investigate the title of property and he has produced before me relevant document Relying upon those document, I submitting report and legal opinion as under:-

NAME OF THE OWNER :-

Venus Construction Partnership firm
Through Partners
Mr. Pritesh Vilas Sonar
Mr. Nitin Bansilal Bajaj

DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of the Non-Agricultural property bearing,

1. Survey No. 278/2/2 to 12, bearing Plot No. 61 area adm. 307.40 sq. mtrs.
2. Survey No. 278/2/2 to 12, bearing Plot No. 62 area adm. 347.50 sq. mtrs. situated at Mauje Nashik, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation, Nashik bounded as per follow:

Plot No. 61	Plot No. 62
East - Adj. 9 mts. Wide Road	Adj. 9 mts. Wide Road
West - Part of S. No. 278	Part of S. No. 278
South- Plot No. 60	Plot No. 61
North- Plot No. 62	Plot No. 63

Together with all rights of easement, access, ways, common roads & other rights appurtenant with right of ownership of the said property.

Documents Scrutinized:-

Sr. No	Particulars
1	Copy of 7/12 extract dated 26.11.2015.
2	Copies of 7/12 Extract of 30 years
3	Copies of 6-D Mutation Entries appearing on above 7/12 extract
4	Copies of Layout permission
5	Copies of N.A. permission
6	Copy of Sale deed of Venus construction Partnership firm of Plot No. 61 & 62 which is registered in the office of sub-registrar Nashik-1 at Sr. No. 8869/2015 dated 08.10.2015
7	Copies of Sale deed of Rohit Jamandas Shah and others which is registered in the office of sub-registrar Nashik at Sr. No. 1279/1990 dated 14.02.1990
8	Copies of Sale deed Jivandas Juthalal Badiyani and others which is registered in the office of sub-registrar Nashik at sr. no. 1281/1990 dated 14.02.1990



9	Copies of Sale deed of Lalita Prakash Joshi and others which is registered in the office of sub-registrar Nashik at sr. no. 1282/1990 dated 14.02.1990
10	Copies of Sale deed Acchyut Laxmanrao Kanpile and other which is registered in the office of sub-registrar Nashik at sr. no. 1283/1990 dated 14.02.1990
11	Copies of Sale deed of Shantiben Firms Proprietor Mr. Chandrakant Jivandas Badiyani which is registered in the office of sub-registrar Nashik at sr. no. 1285/1990 dated 14.02.1990
12	Copies of Sale Deed of Tapovan Farm Proprietor Mr. Madhukar Bapurao Wani which is registered in the office of sub-registrar Nashik at sr. no. 1286/1990 dated 14.02.1990
13	Copies of Sale deed of Green Farms Prop. Anilkumar Juthalal Badiyani which is registered in the office of sub-registrar Nashik at sr. no. 1287/1990 dated 14.02.1990
14	Copies of Sale deed of Panchavati Farms Proprietor Mr. Vijay Ramchandra Kakad which is registered in the office of sub-registrar Nashik at sr. no. 1288/1990 dated 14.02.1990

Brief History :-

- Originally S. No. 278/2 was owned and possessed by Mr. Vasant Ramchandra Mali
- In 1971 the provisions of weights and measurements act 1958 and Indian Coinage Act were made applicable to whole village and accordingly measurement of the said land were converted into Metric System. Hence M. No. 12378 was made & certified.
- It appears from the record that Mr. Vasant Ramchandra Mali sold different areas different people as follows:

S. No.	Area adm. (sq. mtrs.)	Sale deed Sr. No. & date	Purchaser name
278/2(p)	3765.00	14.02.1990	Prakash Hari Joshi and others
278/2(p)	3765.00	1279/1990 14.02.1990	Rohit Jamandas Shah and others
278/2(p)	3724.00	14.02.1990	Chintaman Krushna Kelkar and others
278/2(p)	3724.00	1281/1990 14.02.1990	Jivandas Juthalal Badiyani and others
278/2(p)	3765.00	1282/1990 14.02.1990	Lalita Prakash Joshi and others
278/2(p)	3724.00	1283/1990 14.02.1990	Acchyut Laxmanrao Kanpile and other
278/2(p)	3724.00	14.02.1990	Sushilabai Bhojraj Khachane
278/2(p)	3762.00	1285/1990 14.02.1990	Shantiben Firms Proprietor Mr. Chandrakant Jivandas Badiyani
278/2(p)	3762.00	1286/1990 14.02.1990	Tapovan Farm Proprietor Mr. Madhukar Bapurao Wani
278/2(p)	1862.00	1287/1990 14.02.1990	Green Farms Prop. Anilkumar Juthalal Badiyani
278/2(p)	1862.00	1288/1990 14.02.1990	Panchavati Farms Proprietor Mr. Vijay Ramchandra Kakad

Hence the name of purchasers were mutated in the record of rights. Hence M. No. 27105 has been made & certified.

- It appears from the record that Sahayog Shantiben Trust Panchavati through founder member Mr. Anilkumar Juthalal Badiyani purchased S. No. 278/2/278/2/10, 278/2/11 & 278/2/12 from Shantiben Firms Proprietor Mr. Chandrakant Jivandas Badiyani, Tapovan Farm Proprietor Mr. Madhukar Bapurao Wani, Green Farms Prop. Anilkumar Juthalal Badiyani



Badiyani & Panchavati Farms Proprietor Mr. Vijay Ramchandra Kakad by way of Sale deed on 19.06.2001. Hence purchaser name was recorded in record of rights. Hence M.E. No. 44934 was made & certified.

- e) It appears from the record that Mr. Prakash Hari Joshi filed an application for rectification the area i.e. 376.00 sq. mtrs. in spite of 3765 sq. mtrs. were recorded in the 7/12 extracts of 1991 & 1992.
- f) It appears from the record that as per the order of collector of Nashik vide it's letter No. Vaitarna Sihastha/1290/2002 dated 24.12.2002 and order of Tahasildar Nashik dated 25.12.2002 the said land was acquired for proposed "Sinhastha Kumbhamela 2003-2004". Hence Circle officer acquired the land and the remark of "Acquisition land for Sinhashta Kumbhamela 2003-2004" was recorded in other rights of column on S. No. S. No. 278/2/2 to 278/2/12 and others Hence M.E. No. 48045 was made & certified.
- g) It appears from the record that M.E. No. 48045 & M.E. No. 48380 shows that the remark of "Reserved land for Sinhashta Kumbhamela 2003-2004" was recorded in other rights column of S. No. 278/2/2 to 278/2/12 and others. but the possession of the said properties were re-allotted to the land owners vide Letter No. 800/2003 dated 23.12.2003 issued Circle officer Nashik to delete the said remark from the record of rights. Hence M.E. No. 49927 was made & certified on 09.01.2004.
- h) It appears from the record that the name of Mr. Chintaman Krushna Kelkar was wrongly mention as Mr. Chintaman Krushna Kotakar. So it is rectified. Hence M.E. No. 49243 was made & certified.
- i) It appears from the record that the Mr. Ashok Laxman Kanpithe and others bequeathed S. No. 278/2/7 to Damayanti Madhukar Mali by way of gift deed which is registered in the office of sub-registrar Nashik on 18.03.2004. Hence M.E. No. 50598 was made & certified.
- j) It appears from the record that the Damayanti Madhukar Mali bequeathed S. No. 278/2/7 to Gitanjali Ramkrushna Sonawane by way of gift deed which is registered in the office of sub-registrar Nashik on 09.02.2005. Hence M.E. No. 53226 was made & certified.
- k) It appears from the record that Sushilabai Bhojraj Khachane has recorded alone to S. No. 278/2/8 at that time the name of Mr. Vijay Bhojraj Khachane had remain to be recorded to S. No. 278/2/8. Hence it is recorded by M.E. No. 53498 was made & certified.
- l) It appears from the record that Sushilabai Bhojraj Khachane died on 30.04.2009. Hence her legal heirs Mr. Vijay Bhojraj Khachane was recorded by 'Will'. Hence his name was recorded in record of rights of S. No. 278/2/8. Hence M.E. No. 65320 has been duly made & certified.
- m) It appears from the record that Jayawantiben Jamanadas Shah was co-owner of S. No. 278/2/3 died on 03.10.2009 leaving behind her legal heirs namely, Sons, Remesh, Umakant, Rohit & daughters, Kudalata Ishwar Mehata, Nalini Narendra Shah, Madhuri Yash Shah, Manorama Niranjana Shah, Sudha Atul Dalal. But as per the "Will Deed" dated 30.08.2009 the name of her son Mr. Rohit Jamandas Shah was recorded to S. No. 278/2/3. Hence M.E. No. 71259 was made & certified.



- n) It appears from the record that Mr. Chintaman Krushna Kelkar died on 15.04.2005 leaving behind him his legal heirs namely, Bhimabai Chintaman Kelkar (wife) and daughters Nirupama Vijay Kakatkar, Jayshri Pradip Phatak, Madhuri Sunil Mone. But as per the "Will Deed" the name of Vikram Vijay kakatkar was recorded to undivided 1/3 share of S. No. 278/2/4. Hence M.E. No. 71365 was made & certified.
- o) It appears from the record that Sushilabai Bhojraj Khachane died on 30.04.2009 leaving behind her legal heirs Mr. Vijay Bhojraj Khachane, Mr. Vasant Bhojraj Khachane, Dilip Bhojraj Khachane (sons) Bharti Bhojraj Khachane, Malti Purushottam Patil, Sarojini Anil Chaudhari (daughters) were recorded area adm. 3724 sq. mtrs. out of S. No. 278/2/8 but as per the "Will" the name of Mr. Vijay Bhojraj Khachane was recorded to 1/2 share of S. No. 278/2/8. Hence M.E. 70787 was made & certified.
- p) It appears from the record that the land owners of S. No. 278/2/2 to 278/2/12 and others had prepared layout plan and it was sanctioned by Collector of Nashik vide its order no. Nagarrachana Vibhag/Final/Panchavati/C-1/60 dated 22.10.2013 and obtained N.A. permission by order of Collector vide order no. Maha/Kaksha-3/4/BSPK/196/2012 dated 04.05.2012. Hence plot get separated.

Hence as per layout all above land owners of S. No. 278/2/2 to 278/2/12 made layout plan and made division of plots among them and as per the division, plot no. 61 area adm. 307.40 sq. mtrs. & Plot No. 62 area adm. 347.50 sq. mtrs. was recorded in the name of Mr. Vijay Bhojraj Khachane. Hence as per division owners names were recorded in revenue record of rights. Hence M.E. No. 95469 was made & certified.

- q) Thereafter Venus Constructing Partnership firm through Partners Mr. Pritesh Vilas Sonar and Mr. Nitin Bansilal Bajaj had purchased Plot No. 61 & 62 out of Survey No. 278/2/2 to 12 from Mr. Vijay Bhojraj Khachane and others by way of sale deed which is registered in the office of sub-registrar Nashik-1 at Sr. No. 8869/2015 dated 08.10.2015. Hence purchaser name was recorded in record of rights on Plot No. 61 & 62. Hence M.E. No. 99090 was made & certified.
- q) As such the owners have received absolute rights title and interests in the property.

OPINION :-

On the basis of documents submitted for my perusal and record, I am of the opinion that, the said property i.e. Plot No. 61 & 62 out of Survey No. 278/2/2 to 12 situated at Nashik received a clear & marketable title and it is free from all sorts of encumbrances.

Hence, this Title Report.

Nashik
01/12/2015




(MRS SUCHETA N. PAWAR)
Advocate

 **SUCHETA N. PAWAR**
Advocate
Chamber No. 219, Maruti Building No. 1,
District Court, Campus, Nashik-422 002

The period of search is taken 30 years Search Receipt No. 23929/2015 dated 01.12.2015.