

Shri. Prashant Vitthal Thakare

B.S.L. LL. B. Advocate.

Office . FA-9, Thakkar Bazar, New C. B. S. Nashik.
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TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN.

1) **Subject :** Investigation of Title with respect to property bearing Plot No. 41 adm. 304.50 sq. mtrs. N.A. assessment Rs. 147.00 Ps., from and out of Gat No. 265/2/41 situated at Village Mhasrul, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik and the said plot is bounded by its four sides as under : --

East	:	Plot No. 42
West	:	Plot No. 40
South	:	9 mtrs. Colony road
North	:	Open space

2) **Name of the Owner :** M/s. Omkar Developers
Partners : 1. Mrs. Shobha
Rajendra Nagare 2. Mrs Kavita
Jayant Patil, 3. Mr.Chinmay
Gajanan Vyapari.

3) **Documents produced before me :**

1. 7/12 extracts
2. 6-d mutation entries explained below.
3. N.A. Order dt. 23/10/1981

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7. Copy of Exchange Deed dt. 25/5/1992 Sr. No. 1946.

8. Copy of Sale deed dt. 20/9/2016 Sr. No. 7591

4) So also as per request of the owner, I have caused a detail search in the office of Sub-registrar Nashik 1 and Nashik 2 for the period of 30 years i.e. 1986 to 2016 and in the office of Sub registrar Nashik 3 to Nashik 6 since year 2006 as per Receipt No. 21979 dated 26/12/2016 and I have paid search fee of Rs. 750/- for the same.

5) **On the basis of above referred documents and subject to search of available record, my observations are as under :**

a. It is seen from M. E. No. 2840 dt. 1/5/1972 that, Sitaram Shankar Khot etc. have filed Spl. C. S. No. 115 of 1971 in Nashik Court against Vatsalabai Sitaram Khot etc., and as per compromise taken place in the said suit between the said parties, land S. No. 265 came to the share of Sitaram Shankar Khot.

b. It is seen from M. E. No. 2928 dt. 2/1/1974 that, Shri. Sitaram Shankar Khot died on 14/10/1973 leaving behind legal heirs Ramchandra Sitaram, Vatsalabai Sitaram and Mangala Yashwant Deshpande, he had executed Will on 7/12/1971 and bequeathed the said property to his grand son Chandrakant Ramchandra Khot, therefore his name has been entered into record of rights.

c. It is seen from M. E. No. 4783 dt. 7/1/1982 that, Shri. Chandrakant Ramchandra Khot has taken N.A. permission from Collector Nashik as per Order No. R.B.D. 3 / LNA / SR / 430 / 81 dated 23/10/1981 with respect to south side portion adm. 2 H. 00 R. out of

d. It is seen from M. E. No. 4787 dt. 8/1/1982 that, M/s. Sandeep Enterprises Ltd., through Bhaskarrao Krishnarao Patil and Anil Wamanrao Deshpande have purchased south side N.A. land adm. area 2 H. 00 R. out of S. No. 265 from Shri. Chandrakant Ramchandra Khot, accordingly land has been divided in two parts viz. S. No. 265/1 adm. 9 H. 74 R. + PK shown in the name of land owners Chandrakant Khot etc., whereas land S.No. 265/2 adm. 2 H.00 R. shown in the names of said purchaser M/s. Sandeep Enterprises Ltd.,

e. It is seen from M. E. No. 4795 dt. 5/2/1982 that, land owner M/s. Sandeep Enterprises Ltd., Partner Bhaskarrao Krishnarao Patil etc., have submitted copy of revised layout of the said land, accordingly land has been laid into plots and plotwise record has been prepared.

f. It is seen from M. E. No. 4936 dt. 9/6/1982 that, Shri. Kacheshwar Dashrath Dawange and Bhaskar Govind Gunjal have purchased Plot No. 41 from M/s. Sandeep Enterprises Ltd., through Bhaskarrao Krishnarao Patil and Anil Wamanrao Deshpande as per Sale deed dt. 17/5/1982, accordingly their names have been entered into record of rights.

g. It is seen from M. E. No. 4937 dt. 9/6/1982 that, Shri. Arun Govind Ranade has purchased Plot No. 42 from M/s. Sandeep Enterprises Ltd., through Bhaskarrao Krishnarao Patil and Anil Wamanrao Deshpande as per Sale deed dt. 12/5/1982, accordingly his name has been entered into record of rights.



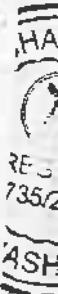
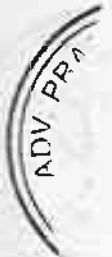
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h. It is seen from M. E. No. 8007 dt. 5/2/1989 that, Bhaskar Govind Gunjal died on 17/1/1989 and names of his legal heirs Vidya Bhaskar, Ratnakar Bhaskar, Nilesh Bhaskar, Yogesh Bhaskar and Meenal Bhaskar Gunjal were entered into record of rights.

i. It is seen from M. E.No. 8667 dt. 2/6/1992 that. Shri. Arun Govind Ranade and Kacheshwar Dashrath Dawange have exchanged the properties of Plot No. 41 and Plot No. 42 as per registered Exchange Deed, accordingly Plot No. 41 came into possession of Shri. Arun Govind Ranade as a owner thereof. I have seen copy of Exchange Deed dated : 29/4/1992 registered in the office of SRO Nashik 2 at Sr. No. 1946 executed between Shri. Kacheshwar Dashrath Dawange, Vidya Bhaskar Gujnal etc. and Shri. Arun Govind Ranade.

j. It is seen from M. E. No. 19772 dt. 23/9/2016 that, M/s. Omkar Developers Partners Mrs. Shobha Rajendra Nagare, Mrs Kavita Jayant Patil and Mr. Chinmay Gajanan Vyapari have purchased Plot No. 41 from Shri. Arun Govind Ranade as epr Sale deed dt. 20/9/2016 registered in the office of SRO Nashik 1 at Sr. No. 7591/2016, accordingly name of purchaser has been entered into record of rights.

k. According to the record made available to me, it is seen that, in the office of SRO Nashik 1 and Nashik 2 record till the year 2003 is in torned condition and some record is sent to the computerised data processing, so also in the office of SRO Nashik 3 to Nashik 6 from the period of 2006 to 2016 available record has been seen, therefore, during course of investigation of available record, I have not found any adverse entry affecting the title of the said property.



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OPINION :

On the basis of the referred documents and subject to search of available record, I am of the opinion that, the title of Plot No. 41 adm. 304.50 sq. mtrs. N.A. assessment Rs. 147.00 Ps., from and out of Gat No. 265/2/41 situated at Village Mhasrul, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik is clear, marketable and free from encumbrances.

Nashik.

Dated : 31/12/2016



Advocate

