



13/03/2018

TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

Sub :- Opinion Report or Title Report on the basis of copies of documents produced before me and search taken from the available index ii record in respect of property bearing **Survey No. 28/7/2A+28/7/3, Plot No. 30, area - 515.38 Sq.Mtrs.,** of the property situated at **Mauje - Anandwali, Tal. & Dist. Nashik.**

DESCRIPTION OF PROPERTY:

All the piece and parcel of the land bearing **Survey No. 28/7/2A+28/7/3, Plot No. 30, area - 515.38 Sq.Mtrs.,** of the property situated at **Mauje - Anandwali, Tal. & Dist. Nashik** and Plot is bounded as -

On or towards East : By S.No.21.
On or towards West : By D.P.Road.
On or towards South : By Open Space.
On or towards North : By Open Space.

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

NAMES OF THE OWNERS OF THE PROPERTY:-

Mr. Vijay Narayan Chawanake

DOCUMENTS SCRUTINIZED :-

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

- a) Copy of relevant 7/12 extracts.
- b) Copy of relevant Mutation Entries.
- c) Copy of Sale Deed dated 13/07/90.
- d) Copy of Sale Deed dated 27/12/90.
- e) Copy of Layout order dated 16/05/2011.
- f) Copy of N.A. Order dated 30/07/2004.
- g) Copy of Partition Deed dated 05/10/2012.
- h) Copy of N.A. Tax paid receipt 2016-17.

- i) Copy Of Reconveyance of Mortgage & its receipt of registration dated 20/03/2017 (NSK-5 Regi. No. 1367).
- j) Copy Of Reconveyance of Mortgage & its receipt of registration dated 20/03/2017 (NSK-5 Regi. No. 1368).
- k) Copy of Gift Deed and its receipt of registration dated 24/03/2017 (NSK-5 Regi. No. 1513).

FLOW OF TITLE :-

- A) It appears from record that originally the S. No. 28/7/2 & S. No. 28/7/3 was owned by Mr. Gangadhar Mahadhu Pawar & others before 1989.
- B) It appears from the mutation Entry No. 1648 dated 21/10/1989 that, owners Mr. Gangadhar Mahadhu Pawar & others filed the court case RCS No.693/74 in Civil Court, Nashik in respect of S. No. 28/7 and thereafter they have made compromise and accordingly Civil Court passed order and thereafter owners gave application to the Tahsildar for the partition and accordingly Tahsildar, Nashik passed order 02/09/1987 and Circle officer passed order on 16/05/1988 and gave the permission for the partition and thereby S. No. 28/7/4 area 0H.61.50R came to the share of Smt. Venubai Shankar Vidhate, S. No. 28/7/3 area 0H.61.50R came to the share of Smt. Thakubai Bhima Motakari, S. No. 28/7/2 area 0H.61.50R came to the share of Smt. Shantabai Pandhurang Jadhav and S. No. 28/7/1 area 0H.61.50R came to the share of Smt. Jaibai Mahadhu Pawar and accordingly names of holders were mutated to the property extract as the owner.
- C) It appears from the Mutation Entry No. 1685 dated 21/04/1990 that, Mr. Jaggannath Narayan Salawe & Mr. Chandrakant Baburao Patil purchased the area 0H.25R out of s. No. 28/7/2 from the owner Smt. Shantabai Pandhurang Jadhav & with the consent of Mr. Popat Pandhurang Mali & Mrs. Sitabai Shriram Naik by way of sale deed on 18/04/1990 & therefore the purchasers acquired the ownership right of the purchased area & accordingly the names of the purchasers were mutated to the property extract.
- D) It appears from the Mutation Entry No. 1720 dated 1/08/1990 & copy of Sale Deed dated 13/07/1990 that, Mr. Anil Daga

Kapadani & Mrs. Lata Narayan Chavhanke purchased the western side area OH.36.50R land out of the S. No. 28/7/2 from the Smt. Shantabai Pandhurang Jadhav & with the consent of Smt. Kaushabai Jejurakar & Smt. Sitabai Naik by way of sale deed & said sale deed is registered in the office of Sub - Registrar Nashik by Sr. No. 4981 on 13/07/1990 & therefore the purchasers acquired the ownership right of the purchased area & accordingly the names of the purchasers were mutated to the property extract in respect of the area purchased.

- E) It appears from the Mutation Entry No. 1751 dated 28/12/1990 & Copy of Sale Deed dated 18/12/1990 that, Mr. Daga Krishanaji Kapadani, Miss Sangita Dagaji Kapadnis and Mr. Pandhurang Nivarutti Ganjave purchased the S. No. 28/7/3 area OH.54R + Pot Kharaba OH.7.50R = OH.61.50R from the Smt. Thakubai Bhikaji Motakari, Mr. Chandrabhagabai Gangadhar Shinde & Hirabai Khandu Mandlik by way of sale deed & said sale deed is registered in the office of Sub - Registrar, Nashik Vide Sr. No. 8862 on 27/12/1990 & therefore the purchasers acquired the ownership right of the purchased area & accordingly the names of the purchasers were mutated to the property extract.
- F) It appears from the Mutation Entry No. 1818 dated 14/06/1991 that, one of the owner of S. No. 28/7/3 Mr. Dagaji Kapadani died on 19/05/1991 leaving behind the legal heirs Widow - Yamunabai, Son - Anil & Married daughters Magala, Sunanda & Sangita & therefore the name of widow & son were mutated to the owner's column & names of the married daughters were mutated to the other right column of the property extract.
- G) It appears from the Mutation Entry No. 57707 dated 28/4/2007 that, Mr. Madhusudan Balasaheb Kapadnis filed the court case in the court of Civil Court of Malegaon Vide Regular Civil Suit No. 78/2003 against Mr. Balasaheb Kapadani & others against the property i.e. Plot No. 4 out of S. No. 28/7/2A +28/7/3 and plaintiff registered the lease pendency of said property in the Sub-Registrar, Nashik Vide Sr. No. 2294 on 13/4/2007 & therefore the remark of the "Nyay Pravishata" was mutated to the other right column of the property extract.
- H) It appears from the Mutation Entry No. 6614 dated 23/05/2009 that, Ravi Mahajan Builders Developers Pvt. Ltd. through Director

Ravi Raghunath Mahajan purchased the area 0H.25R out of S. No. 28/7/2 from the owner Mr. Jaggannath Narayan Salave & Mr. Chandrakant Babulal Patil by way of sale deed on 22/05/2009 & therefore the purchasers acquired the ownership right of the purchased area & accordingly the name of the purchaser was mutated to the property extract. And said land is sub - subdivided into two hissaes & numbered as 28/7/2A area 0H.36.50R came to the share of Mr. Anil Daga Kapadnis & Mrs. Lata Narayan Chavahanke & 28/7/2B area 0H.25R came to the share of Ravi Mahajan Builders Developer Pvt. Ltd. through Director Ravi Raghunath Mahajan & revenue record corrected accordingly.

- I) It appears from the Mutation Entry No. 8189 dated 15/3/2012 that, owners of S. No. 28/7/2A & 28/7/3 Mr. Anil Daga Kapadnis and others prepared layout, and the same is duly sanctioned by Asst. Director Town Planning, Nashik Municipal Corporation Nashik on 16/05/2011 and Collector, Nashik passed N.A. order on 30/07/2004 and thereby permitted to use the said property for non-agricultural purpose. Thereby S.No.28/7/2A, area - 3650.00 Sq.Mtrs., and Survey No.28/7/3, area - 6150.00 Sq.Mtrs., sub-divided into various plots and subject matter of title of title i.e. Plot no.30, area - 515.38 Sq.Mtrs., came into existence.
- J) It appears from the Mutation Entry No. 8773 dated 6/10/2012 & Copy of Partition Deed dated 03/10/2012 that, Mrs. Lata Narayan Chavahanke, Mr. Pandhrinath Nivrutti Ganjave, Mr. Anil Dagaji Kapadnis, Smt. Yamunbai Dagaji Kapadnis, Mangala Ravindra Bhamare, Sangita Dagaji Kapadnis alies Sangita Yashvant Patil and Mrs. Vaishali Mayur Galande got partitioned S.No.28/7/2A+28/7/3, Plot No.1 to 31 among them and executed the partition deed and said partition deed is registered in the office of Sub-Registrar, Nashik-1 vide Sr. No. 8909 on 05/10/2012 & thereby Plot No. 30 area 515.38 Sq. Mtrs., & Plot No. 31, area - 1607.00 Sq.Mtrs, out of the S. No. 28/7/2A + 28/7/3 + FSI for Plot No. 31 area 416.00 Sq. Mtrs., came to the share of Mrs. Lata Narayan Chavahanke and name of Lata Narayan Chavanke is mutated to the owners column of the Plot No.30 and 31. And the remark of "Nyay Pravishtha" is in respect of

properties owned by Anil Dagaji Kapadnis & Yamunabai Dagaji Kapadnis therefore said remark was deleted from properties owned by Lata Narayan Chavanke and Pandhrinath Nivrutti Ganjave.

- K) It appears from the Mutation Entry No. 9310 dated 07/12/2013 that, 1) Lata Narayan Chavanke, 2) M/s. Everest Buildcon Nashik Pvt. Ltd through Narayan Kashinath Chavanke and 3) Mr. Vijay Narayan Chavanke obtained loan of Rs. 4,00,00,000/- from Bank of Maharashtra, Nashik City branch and mortgaged Plot No.30 and 31 in favour of the said Bank by mortgage deed and same is registered in the office of Sub-Registrar, Nashik-1 vide Regi. No. 11366 on 25/10/2013 and thereby charge of the Bank was mutated to the other right column of the property extract.
- L) It appears from the copy of Gift Deed dated 24/03/2017 and Mutation Entry No. 10742 dated 29/05/2017 that, owner of Plot no.30, area - 515.38 Sq.Mtrs., Mrs. Lata Narayan Chavanke executed Gift deed in respect of the said plot in favour of her son Mr. Vijay Narayan Chavanke and said gift deed is registered in the office of Sub-Registrar, Nashik-5 vide Regi. No. 1513 on 24/03/2017 and thereby name of Mr. Vijay N. Chavanke is mutated and name of Lata N. Chavanke is deleted from the owners column of the property extract of Plot No.30.
- M) It appears from the Copies of Reconveyance of Mortgage dated 20/03/2017 and Mutation Entry No. 10743 dated 29/05/2017 that, loan of Rs. 4,00,00,000/- repaid the loan taken from Bank of Maharashtra, Nashik City Branch and therefore said Bank through Authorised officer Mr. Nandkumar Manohar Patil executed reconveyance of mortgage in respect of Plot No.30 and 31 out of S.No. 28/7/2A+2873 and Plot No. 46 out of S.No. 205/A/7 in favour of Mrs. Lata Narayan Chavanke and for that M/s. Everest Build-con Nashik Pvt. Ltd. through Directors Mr. Vijay Narayan Chavanke and Mr. Narayan Kashinath Chavanke gave the consent as the consenting party and said deeds are registered in the office of Sub-Registrar, Nashik-5 vide Regi. No. 1367 & 1368 on 20/03/2017 and thereby charge of Bank of Maharashtra, Nashik City branch is deleted from the property extract of Plot No.30 and 31.

N) Therefore on the basis of above discussion now it can be said that the title of the said Plot No. 30 is clear and marketable.

OPINION

After perusal of the record put before me, I am of the opinion that the inference about the title of the property i.e. all that piece and parcel of Land bearing out of **Survey No. 28/7/2A+28/7/3, Plot No. 30, area - 515.38 Sq.Mtrs.**, of the property situated at **Mauje - Anandwalli, Tal. & Dist. Nashik** and 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.

Nashik.

Date: 13/03/2018



MAYUR S. CHINDHADE
ADVOCATE