

**Mr. A.M.GAREWAL      MRS.M.A.GAREWAL**

**ADVOCATES**

113, MARUTI CHAMBERS, DISTRICT COURT NASHIK-422002 TEL-2572793

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**FORMAT - A**

TO,

MAHARERA

**LEGAL TITLE REPORT**

**SUB:** Title Clearance Certificate with respect to Gat no. 150 situated at Palse Nasik pune road Taluka and district NASHIK

I have investigated the title of the said land on the request of **MR.BALDEOSINGH JAISINGH BAGGA AND** Following documents i.e.:-

1) **DESCRIPTION OF PROPERTY-** Land admeasuring 5600 SQ.MTR OF GAT NO. 150 SITUATED AT VILLAGE PALSE within limits of Nashik municipal corporation TAL. AND DIST. NASHIK

2. THE DOCUMENTS OF ALLOTMENT – SALE DEED

3. 7/12 Extract of property issued by Tehsil office from 1952 to 2021

Mutation entry No. -490,2147,2550,2615,2640,2647,3143,1,100,128,1805,1850,1931

4. Search report for 30 years From 1991 TO 2021

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **MR.BALDEOSINGH JAISINGH BAGGA** is Clear, marketable ,and without any encumbrances

**OWNERS OF THE LAND**

1. **MR.BALDEOSINGH JAISINGH BAGGA**

3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl. -Annexure

Date: 30/9/2021

*mgarewal*  
ADVOCATE

**Mrs. Manjit A. Garewal**  
ADVOCATE  
113, Maruti Chambers,  
District Court Campus,  
Nashik - 422 002.

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**TO WHOMSOEVER IT MAY CONCERN**

- 1) **DESCRIPTION OF PROPERTY**- All that piece and parcel of Land bearing Gat no. 150 (Old survey no. 17/10) admeasuring Hec 00-53 area SITUATED AT VILLAGE **PALSE** within limits of Nashik municipal corporation **TAL. AND DIST. NASHIK**

Owner : MR.BALDEOSINGH JAISINGH BAGGA

**Records and papers pursued are described below**

7/12 Extract of property issued by Tehsil office from 1952 to 2021

Mutation entry No. -

490,2147,2550,2615,2640,2647,3143,1,100,128,1805,1850,1931

1. **Mutation entry no.490** – From and out of old survey no. 17/10 some part is acquired for Nashik Pune road in the year 1926.Accordingly acquired area is deducted from old Survey no. 17/10.Therefore ,this entry was recorded.
2. **Mutation entry no. 2147**- There was transaction between Budha Mhasu More and Uma Devji Mahar about old survey no. 17/10 .The limitation of mortgage was over and amount was repaid.The name of Mortgagor from the record is deleted and the name of owner is recordedby this entry.
3. **Mutation entry no.2550**- Government Notification no. 5869/45 dated 02-03-1950 Bombay Prevention of Fragmentation and Consolidated Act 1947 old Survey no.17/10 is declared as TUKDA.

*Mrs. Manjit K. ...  
113, Maruti  
District Court  
Nashik*

4. **Mutation entry no. 2615-** Budha Mhasu More mortgaged half share in old survey no. 17/10 to Murlidhar Aba More, an adjoining owner for 10 years along with share in well and water. Mortgage is recorded by this entry.
5. **Mutation Entry no. 2640-** The Collector ,Nashik order bearing no. WS/36 YA/59 dated 12-02-1959 Watan Abolition Act ,1958 old Saurvey no. 17/10 is covered under the said Act and name of SARKAR is mutated above line to the record of old Survey no. 17/10
6. **Mutation Entry no. 2647-** Murlidhar Aba More purchased half share conditionally for 10 years of old Survey no. 17/10 from Budha Mhasu More .This entry is certified with an adverse note of "Illegal Transaction"
7. **Mutation Entry no. 3143-** Old Survey no. 17/10 agricultural land was covered under INAM Class 6B .For possession purposes, the owner deposited three times amount in treasury. Therefore, Old Survey no. 17/10 was re-granted to the owner on New Undivided Tenure. Accordingly this entry recorded.
8. **Mutation Entry no. 1-** Gat scheme was implemented and accordingly new Gat number 150 is allotted to Old Survey no. 17/10.Accodngly this entry recorded.
9. **Mutation Entry no. 100-** Owner Budha Mhasu More died on 28-04-64 at Nashik.Heirs of deceased are Vaghu Budhaji More ,Madhukar Budhaji More,Berama Budhaji More.By this entry the names of heirs are recorded.
- 10.**Mutation Entry no. 128-** Indian Coinage Act implemented and all land areas are converted to metric System.
- 11.**Mutation Entry no. 1805-** Berama Budhaji More , died on 04-05-89 at Nashik. He had no heirs such as wife ,son or daughter. Therefore , the name of Beram Budhaji More is deleted by this entry.
- 12.**Mutation Entry no. 1850-** The adverse remark of "Illegal Transaction" by entry no. 2647 in old Survey no. 17/10 is deleted by the order of Sub-Divisional Officer, Nashik bearing no. Tenancy/Vashi/378/ dated 29-10-91.

*A. Sijwal*  
*I. Garewal*  
**I. Garewal**  
**ADVOCATE**  
Chambers,  
rt Campus,  
122 002

13. **Mutation Entry no.** 1931- Baldeosingh Jaisingh Bagga purchased Gat no. 150 from Vaghu Budha More and Madhukar Budha More on 06-06-92. The name of purchaser is mutated by this entry.
14. The possession of said land is with present owner and the present owner is enjoyingly.
15. **OPINION :-** On the basis of record and papers produced before me , I am of the opinion that the title of the present owner to above described land is clear and marketable.

Dated – 30-09-2021

*mgarewal*  
ADVOCATE

*mgarewal*  
**Garewal**  
ADVOCATE  
Chambers,  
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002.

*Mrs. Manjit A. Garewal*  
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