

395/0

इतर पावती

Original/Duplicate

Thursday, 08 August 2019 4:03 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 7379 दिनांक: 08/08/2019

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: नसन5-0-2019

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. परमानंद रतीलाल गुजराथी

वर्णन शोध अर्ज. क्र. 359/2019 -- मौजे आडगाव ता. जि. नाशिक गट नंबर 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49अ, 49ब, एकूण 12 गट (एकूण 12 वर्ष सन 2007 ते 2019) (शामकांत केशव कोटकर)

SEARCHFEE

रु. 3600.00

एकूण:

रु. 3600.00

Joint Sub Registrar Nashik 5

1); देयकाचा प्रकार: By Cash रक्कम: रु 3600/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-५.

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

Date:- 08-08-2019.

To,
Nandan Buildcon Private Ltd Company
Through Director,
Mr. Shamkant Keshav Kotkar,
1, Swagat Devshanti, Prabhat Road,
Lane No. 13, Pune.


Subject :- Investigation of title of the property bearing R.G. No. 39 admeasuring area 0H-08R, out of total area 0H-10R of village Adgaon, Tal & Dist - Nashik.

Dear Sir,

The property of Agricultural land bearing Gat No. 39 admeasuring area 0H.8R, out of total area 0H-10R of village Adgaon, Tal and Dist - Nashik belonged to Nandan Buildcon Private Limited Company Through Director, Shri. Shamkant Keshav Kotkar of Pune.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

- (1) It appears that the agricultural land bearing Gat No. 39 admeasuring area 0H-10R was belonged to Girijabai Gopala Mate on or before 1976. She died on 30-8-1975. She was having only daughter as her heir named Babibai Digambar Kad. Hence her name was recorded in revenue right as per application & certificate This was effected vide M.E. No. 437 dated - 16-12-1981.


P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

(Contd. Page No. 2)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.

ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(2)

- (2) Further it appears that Babibai Digamber Kad & others applied for distribution of land das per Sec. 85 of Land Revenue Code and accordingly Tahsildar, Nashik passed an order vide No. Tenancy/Vashi/1014/P2 dated- 17-8-1982 and as per order also the Gat No. 39 area 0H-10R came in the name of Babibai Digambar Kad. This was effected vide M.E. No. 552 dated - 19-9-1982. The 6D extract of 552 found turn out.
- (3) Sitaram Namdeo Labhade, Motiram Tolaji Shinde, Vasant Bapu Shinde & Ashok Wamanrao Malode purchaser Gat No.39 area 0H-10R from Babaibai Digambar Kad & others for Rs-26,000/- on 17-6-1983, The purchaser were agriculturalist & the land was out of Ceiling limits. Hence the name of purchaser entered into Revenue Record. This was effected vide M.E.No. 913 dated :- 11-7-1985.
- (4) Sitaram Namdeo Labhade, Motiram Tolaji Shinde, Vasant Bapu Shinde & Ashok wamanrao Malode gave an application for dividation of the property bearing Gat No. 38 & 39 as they all were holding the property jointly. The dividation was made as per the possession of the property.

<u>Gat No.</u>	<u>Area</u>	<u>Rate</u>	<u>Name</u>
38	0-11	0-25	Motiram Tolaji Shinde 0-50 Vasant Bapu Shinde 0-50
39	0-10	0-23	Sitaram Namdeo Labhade 0-50 Ashok Wamanrao Malode. 0-50



P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A
ADVOCATE

(Contd. Page No. 3)

(3)

The application was granted by Tahsildar, Nashik and effected was taken as per the remark of the Tahsildar. This was effected vide M.E. No. 1566 dated - 28-5-88.

- (5) Shri. Sitaram Namdeo Labhade sold his share of 0H-5R out of Gat No. 39 to Pushpavati Eknath Khairnar for Rs :- 10,000/- on 23/4/1990. The purchaser was agriculturalist. A permission from district Reliabilation officer was obtained vide code No. Desk 10/1/877/89 dated-16-1-1989. Accordinly the name of the purchaser entered into record of Right. This was effected vide M.E.No. 2297 dated :- 16-11-91.
- (6) Sau. Lilavati Prabhakar Jadhav purchased an area of 0H.10R of Gat No. 39 from Pushpavati Eknath Khairnar and Ashok Wamanarao Malode for Rs- 45,000/- & 1,50,000/- on 10-8-1993 & 27-8-1998 respectively. The purchaser was agriculturalist & Hence the name was recorded in revenue Right. This was effected vide M.E.No.4387 dated-4-2-1999.
- (7) Shri. Narayan Chikappa Rai purchased the said Gat No. 39 from Sau. Lilawati Prabhakar Jadhav for Rs- 5,00,000/- on 6-3-2002 vide document No. 01671 dated :- 18-4-2002. The purchaser was agriculturally. The property was out of urban agglomeration and an affidavit declarion the land below 8 Acre was submitted. Accordingly the name of purchaser was entered into revenue record. This was effected vide M. E. No. 5859 dated - 3-6-2002.
- (8) Mr. Shamkant Keshav Kotkar, Ganesh Nimba Shirode and Rakesh Ramesh Miraje purchased the said property from Narayan Chikappa Rai for Rs- 33,00,000/- on 14-8-07 vide Sale - Deed document No. 5519 dated - 14-8-2007. The purchaser were agriculturalist. Hence the name of the purchaser entered into record of Right. This was effected vide M.E. No. 9547 dated :- 27-11-2007.

(4)

- (9) The Asst Director, Town planning, Nashik Municipal Corporation issued Zoning Certificate Stating that the property Gat No. 39 of village Adgaon (Nashik) is in RESIDENTIAL ZONE vide Certificate No. NMC/N.R.Zone Certificate/Panch/ 530/ 605 dated - 22-6-2007 and the North side of the land is affected by 60 Mtrs National Highway.
- (10) The executive engineer Town planning, Nashik Municipal Corporation issued NOC for Sale - Purchase of Land vide letter No. NMC/N.R/Panch/665 dated - 2-7-2007.
- (11) The Gat No.39 is out of Urban land(Ceiling & Regulation) Act 1976. A Certificate to the effect was issued vide letter No. ULC/C-1/2375/2007 dated - 22-6-2007.
- (12) Further it appears that, National Highway, Govt of India acquired an area 200-00 sq. mtrs from the land for road widening. The name of Govt of India, New Delhi appeared on 7/12 extract. This was effected vide M. E. No. 13916.
- (13) Nandan Buildcon Private Limited Company Through Director Mr.Shamkant Keshav Kotkar purchased the property bearing Gat No.39 admeasuring area 0H.08R, out of total area 0H.10R by a registered Sale deed vide document No. 08211 dated - 14-10-2011 from Mr. Shamkant Keshav Kotkar, Mr. Ganesh Nimba Shirode & Mr. Rakesh Ramesh Miraje.Hence the name of the purchaser entered into record of Right.This was effected vide M. E. No. 14543 dated - 18-10-2011.

(Contd. Page No. 5)

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(5)

(14) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 39 admeasuring area 0H. 08R, out of total area 0H.10R and bounded as under :-

On or towards East	:-	Gat No. 38.
On or towards West	:-	Gat No. 41.
On or towards South	:-	Gat No. 40.
On or towards North	:-	Mumbai Agra Road.

(15) The property was converted into Non - Agricultural (N.A) vide Collectors order No. Mah/Kaksh/3/4/Be.She. P. No. 281/2012, Dated:- 29-8-2012.

(16) Further it appears that the Nandan Buildcon Pvt Ltd, mortgaged the said property to Bank of Baroda, Mid Corporate Branch, Pune - 411 004 for Rs- 111 Crores vide Mortgage- Deed document No. 09355 dated :- 14-9-2012 registered before Sub - Registrar, Nashik - 3. Hence there is a charge of Bank of Baroda. The charge was recorded in other right coloumn.

This was effected vide M.E. No. 16018 dated- 17-7-2012.

(17) The property has encumbrances to the tune of Rs- 111 Crores of Bank of Baroda as per to the terms and condition of Mortgage Deed.

(18) M/S Nandan Buildcon Pvt Ltd, got the housing scheme approved from Nashik Muncipal Corporation, Nashik vide Commencement Certificate No. LND / BP / Panch / C - 5/ 581 /3282 dated:- 24-9-2012.

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001


(6)

- (19) I have taken a search of the property in the office of the Sub - Registrar, Nashik for the period 1982 to till - to - date and I did not find any adverse entry in the record subject to observations made herein above.
- (20) M/s. Nandan Buildcon Pvt. Ltd. has started construction on the said property as per plan approved from Nashik Municipal corporation Nashik and entered into agreement of sale with the purchasers creating purchasers right over the particular flat.
- (21) One of the purchasers Shri. Rameshchandra Ajmera has created a charge of Rs. 20,00,000/- of Bank of Baroda, Dwaraka Branch, Nashik for the Flat No. C-104 in the said property. The charge is Limited to particular flat.
- (22) A charge of Bank of Baroda for Rs. 20,00,000/- is recorded in other right column for Flat No. C-104 borrowed by Ramesh Ajmera (Purchaser of Flat).

This was effected vide M.E. No. 19601.

- (23) For the reason stated above, I am of the opinion that the Nandan Buildcon Private Limited Company through Director, Mr. Shamkant Keshav Kotkar has a title to the property which has a charge of Bank of Baroda as mentioned above.

Place :- Nashik
Date :- 08-08-2019.


P. R. GUJARATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.

ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

Date:- 08-08-2019.

To,
Nandan Buildcon Private Limited Company
Through Director,
Mr. Shamkant Keshav Kotkar,
1, Swagat Devshanti, Prabhat Road,
Lane No. 13, Pune.

Subject :- Investigation of title of the property bearing R. G. No. 40 admeasuring total area 0-09 R out of total area 0-11R of village Adgaon, Tal & Dist - Nashik.

Dear Sir,

The property of Agricultural land bearing(Old S.No.88A/1-2) Gat No. 40 admeasuring area 0H.09R, out of total area 0-11R of village Adgaon, Tal and Dist- Nashik belonged to Nandan Buildcon Private Limited Company Through Director,Mr. Shamkant Keshav Kotkar of Pune.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

- (1) It appears that the Agricultural land bearing Gat No. 40 admeasuring area 0H-11R (Old S.No.88A/1-2) was belonged to (1) Rangnath Rambhau Lohakare (2) Gubaji Rambhau Lohakare (3) Waman Rambhau Lohakare (4) Kisan Rambhau Lohakare (5) Sitabai Rambhau Lohakare (6) Sudam Balu Mate (7) Hari Trimbak Mate (8) Madhukar Balu Mate (9) Chandrabhama Balu Mate(10) Dasharath Kashinath Labhade (11) Dinkar Kashinath Labhade on....


P. R. GUJARATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

(Contd. Page No. 2)

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(2)

-or before 1975.This property was inherited by them through Late Balu Trimbak Mate, Hari Trimbak Mate, Kashinath Vithoba Labhade (M.E.No. 6448 dated-2-9-71,6487 dated- 21-12-1971, 6492 dated - 9-1-1972).

- (2) The land Consolidation scheme was made applicable to the village Adgaon as per the order of the Commissioner, Pune vide order No. LR 157 dated - 27-1-1965 and M.E. No. 8218 & 8223. The effect was taken as per the order. This was effected vide M.E. No. 163 dated-13-9-79 & 165 dated-13-9-1979.
- (3) Shri. Mangilal Lakhmichand Shamsukha purchased this property for Rs- 4,700/- on 18-1-80 by a Sale - Deed from the landlords (1) Rangnath Rambhau Lohakare (2) Gabaji Rambhau Lohakare (3) Waman Rambhau Lohakare (4) Kisan Rambhau Lohakare (5) Sitabai Rambhau Lohakare (6) Sudam Balu Mate (7) Hari Trimbak Mate (8) Madhukar Balue Mate (9) Chandrabhama Balu Mate (10) Dasharath Kashinath Labhade (11) Dinkar Kashinath Labhade, Shri. Mangilal Lakhmi-chand Shamsukha was Agriculturist. Hence his name was entered into record of Right. This was effected vide M.E. No. 241 dated - 2-6-1980.
- (4) Shri. Pravinchandra Valchand Shah purchased this property from Mangilal Lakhmichand Shamsukha for Rs - 7,000/- on 6-7-1981. The property was out of limits of urban land (Celing & Regulation) Act 1976 and purchaser was Agrculturist & hence the name of Pravinchand Valchand Shah entered into record of Right. This was effected vide M.E. No. 414 dated - 30-9-1981.
- (5) Shri. Shamkant Keshav Kotkar & Ganesh Nimba Shinde purchased Gat No.40 area 0-11R from Pravinchandra Valchand Shah on 1-6-2007 for Rs- 25,00,000/-. The Sale - Deed was registered vide document No. 4951 dated - 1-6-2007. The purchaser were agricultural and hence these names were recorded in revenue Right. This was effected vide M. E.No 9022 dated:- 12-6-2007.



Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(3)

- (6) The Asst Director, Town planning, Nashik Municipal Corporation issued Zoning Certificate stating that the property Gat No. 40 of village Adgaon (Nashik) is in RESIDENTIAL ZONE vide Certificate No. NMC/N.R.Zone Certificate / Panch / 420 dated - 31-5-2007 and the North side of the land is affected by 60 Mtrs National Highway.
- (7) The executive engineer Town planning, Nashik Municipal Corporation issued NOC for Sale - Purchase of Land vide letter No. NMC/ N.R/Panch// 420 / 1 dated - 2-7-2007.
- (8) The Gat No.40 is out of Urban land(Ceiling & Regulation) Act 1976. A Certificate to the effect was issued vide letter No. ULC/C-2/2540/2005 dated - 19-12-2005.
- (9) Further it appears that, National Highway, Govt of India acquired an area 200-00 sq. mtrs from the land for road widening. The name of Govt of India, New Delhi appeared on 7/12 extract. This was effected vide M. E. No. 13916.
- (10) Nandan Buildcon Private Limited Company Through Director Mr.Shamkant Keshav Kotkar purchased the property bearing Gat No. 40 admeasuring area 0H.09R by a registered Sale deed vide document No. 08209 dated- 14-10-2011 from Mr. Shamkant Keshav Kotkar & Mr. Ganesh Nimba Shirode Hence the name of the purchaser entered into record of Right.This was effected vide M.E.No.14542 dated-18-10-2011.



Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(4)

(11) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 40 admeasuring area 0H. 09R, out of total area 0H.11R, Rate Rs - 00-25 Paise and bounded as under :-

On or towards East	:-	Gat No. 39.
On or towards West	:-	Gat No. 41.
On or towards South	:-	Gat No. 41.
On or towards North	:-	Agra Road.

(12) The property was converted into Non - Agricultural (N.A) vide Collectors order No. Mah/Kaksh/3/4/Be.She. P. No. 281/2012, Dated:- 29-8-2012.

(13) Further it appears that the Nandan Buildcon Pvt Ltd, mortgaged the said property to Bank of Baroda, Mid Corporate Branch, Pune - 411 004 for Rs- 111 Crores vide Mortgage- Deed document No. 09355 dated :- 14-9-2012 registered before Sub - Registrar, Nashik - 3. Hence there is a charge of Bank of Baroda. The charge was recorded in other right coloumn.

This was effected vide M. E. No. 16018 dated- 17-7-2012.



Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.

ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(5)

- (14) The property has encumbrances to the tune of Rs- 111 Crores of Bank of Baroda as per to the terms and condition of Mortgage Deed.
- (15) M/S Nandan Buildcon Pvt Ltd, got the housing scheme approved from Nashik Muncipal Corporation, Nashik vide Commencement Certificate No. LND / BP / Panch / C - 5/ 581 / 3282 dated:- 24-9-2012.
- (16) I have taken a search of the property in the office of the Sub - Registrar, Nashik for the period 1982 to till- to -date and I did not find only adverse entry in the record subject to observations made herein above.
- (17) M/s. Nandan Buildcon Pvt. Ltd. has started construction on the said property as per plan approved from Nashik Municipal corporation Nashik and entered into agreement of sale with the purchasers creating purchasers right over the particular flat.
- (18) One of the purchasers Shri. Rameshchandra Ajmera has created a charge of Rs. 20,00,000/- of Bank of Baroda, Dwaraka Branch, Nashik for the Flat No. C-104 in the said property. The charge is Limited to particular flat.
- (19) A charge of Bank of Baroda for Rs. 20,00,000/- is recorded in other right coloumn for Flat No. C-104 borrowed by Ramesh Ajmera (Purchaser of Flat).

This was effected vide M.E. No. 19601.

- (20) For the reason stated above, I am of the opinion that the Nandan Buildcon Private Limited Company through Director, Mr. Shamkant Keshav Kotkar has a title to the property which has a charge of Bank of Baroda as mentioned above.

Place :- Nashik
Date :- 08-08-2019.


P. R. GUJARATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.

ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

Date:- 08-08-2019.

To,
Nandan Buildcon Private Ltd Company
Through Director,
Mr. Shamkant Keshav Kotkar,
1, Swagat Devshanti, Prabhat Road,
Lane No. 13, Pune.

Subject :- Investigation of title of the property bearing R. G. No. 41 admeasuring area 6788-96 sq.mtr out of 0H.89R (i. e. 8900 sq. mtrs) of village Adgaon, Tal & Dist - Nashik.

Dear Sir,

The property bearing Gat No.41 admeasuring area 6788-96 sq.mtrs out of 0H.89R(i.e.8900 sq.mtrs) of village Adgaon,Tal & Dist - Nashik belonged to Nandan Buildcon Private Ltd Company Through Director, Mr. Shamkant Keshav Kotkar of Pune.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

- (1) It appears that Gat No. 41 (Old S. No. 88/1A+B+C) was owned by Purushottam Babu Balerao, but during consolidation scheme the name of Kanaiyalal Kachardas was wrongly entered. There was no person in existence at Adgaon. Hence according

(Contd. Page No. 2)


P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.

ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(2)

to the order of the Consolidation office No. A/Adgaon (Nashik) /ka.vi/863/80 the name of Kanaaiyalal Kachardas was delated and Purushottam Bapurao Bhalerao was entered. This was effected vide M.E.No. 269 dated - 27- 7 - 1980. The area of 0H.83R was converted into N.A. for commercial purpose i. e. for Onion Chowl.

(2) Shri. Purushottam Bapu Bhalerao gave an application to enter the name of his sons & brother as a co owner of the property with annewari. An order to the effect was passed by Tahsildar vide order No. LND/III/WS/5/1978 dated - 2-11-1979 accordingly the 6D No.199 was passed but there was no clarification regarding Gat No.hence the 6D No.199 was cancelled,but now the clerification was obtained and the names were entered as follows with Annewari.

i)	Mr. Purushottam Bapu Bhalerao	-	20Ps
ii)	Mr. Mohan Purushottam Bhalerao	-	20Ps
iii)	Mr. Sudhir Purushottam Bhalerao	-	20Ps
iv)	Mr. Vilas Purushottam Bhalerao	-	20Ps
v)	Mr. Digamber Bapurao Bhalerao	-	20Ps

This was effected vide M. E. No. 280 dated - 3-8-1980.

(3) Shri. Purushottam Bapu Bhalerao & others gave an application to correct the Annewari and accordingly to remark given by Tahsildar vide No. 801/93 dated - 13-9-1993, the annewari was Corrected as follows:-

i)	Mr. Purushottam Bapu Bhalerao	-	15Ps
ii)	Mr. Mohan Purushottam Bhalerao	-	20Ps
iii)	Mr. Sudhir Purushottam Bhalerao	-	20Ps
iv)	Mr. Vilas Purushottam Bhalerao	-	15Ps
v)	Mr. Digamber Bapurao Bhalerao	-	15Ps
vi)	Mr.Dattatray Bapurao Bhalerao	-	15Ps

This was effected vide M. E. No. 2773 dated - 23-9-1993.

(Contd. Page No. 3)


P. R. GUJRATHI
B. SC., LL B., G. D. C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(3)

- (4) These was a charge of Janlaxmi Co - Op Bank Ltd, Deolali Gaon Branch on Gat No. 41 created by Mohan P. Bhalerao but he repaid entire amount with interest & bank gave letter to delate the charge accordingly the charge was delated. This was effected vide M.E.No. 4068 dated-25-2-98.
- (5) Shri.Purushottam Bapuji Bhalerao taken a loan of Rs- 5,00,000/- from Mahavir Nagari Sahakari Patsanstha and the charge was created on Gat No. 41 but he repaid all loan amount accordngly interest. A letter was given by the said patsanstha on 30-4-2004 to delate the charge, accordingly the charge was delated. This was effected vide M.E. No. 7046 dated - 30-4-2004.
- (6) Smt. Shobhana Girdharilal Munot and Vasantlal Dhanrao Munot purchased N.A land of area 0H-75.65R out of Gat No. 41 for Rs- 20,00,000/- on 10-8-2004 from Purushottam Bapurao Bhalerao, Mohan Purushottam Bhalerao, Sudhir Purushottam Bhalerao, Digamber Bapurao Bhalerao, Dattatray Bapurao Bhalerao. The land was out of limits Urban agglomeration. Hence the name of plurchaser entered into record of Right. This was effected vide M.E.No. 7247 dated - 13-8-2004.
- (7) Smt. Shobhana Girdharilal Munot & Vasantlal Dhanji Munot purchased N. A. land of area 1335 sq.mtrs out of Gat No. 41 for Rs- 6,00,000/- on 12-8-2004 from Vilas Bapurao Bhalerao. Hence the name of purchaser entered into record of Right. This was effected vide M.E. No. 7248 dated - 13-8-2004.
- (8) Smt. Shobhana Girdharilal Munot & Vasantlal Dhanji Munot sold an N. A. land 637-14 sq.mtrs out of Gat No. 41 for Rs-5,00,000/- on 20-1-2005 to Niwrti Pundlik Mate. The name of the purchaser entered into record of Right. This was effected vide M.E. No. 7488 dated - 28-1-2005.



Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(4)

- (9) Smt. Shobhana Girdharilal Munot & Vasantlal Dhanji Munot sold an N. A. land 637-14 sq.mtrs to Vikramas Gopalan Acharya for Rs-4,00,000/- on 14-3-2005. The name of the purchaser was entered into record of Right. This was effected vide M.E. No. 7888 dated - 11-10-2005.
- (10) Smt. Shobhana Girdharilal Munot & Vasantlal Dhanji Munot sold an N. A. land 7598-96 sq.mtrs out of Gat No.41 to Shamkant Keshav Kotkar, Ganesh Nimba Shirode & Rakesh Ramesh Mirage for Rs-1,25,00,000/- on 14-8-2007. The property was out fo ceiling agglomration & N.A.Hence the name of the purchaser entered into record of Right. This was effected vide M.E. No. 9387 dated - 6-10-2007.
- (11) The Asst Director, Town planning, Nashik Muncipal Corporation issued zoning Certificate Stating that the property Gat No. 41 of village Adgaon (Nashik) is in RESIDENTIAL ZONE vide Certificate No. NMC/N.R.Zone Certificate / Panch / 846 dated - 6-8-2007 and the North side of the land is affected by 60 Mtrs National Highway and East side of the land is affected by 18 mtr D.P.Road.
- (12) The executive engineer Town planning, Nashik Muncipal Corporation issued NOC for Sale - Purchase of Land vide letter No. NMC/ N.R/Panch/897 dated -13-8-2007.
- (13) The Gat No. 41 is out of Urban land (Ceiling & Regulation) Act 1976. A Certificate to the effect was issued vide letter No. ULC/C-3-3-3/SR/388/93 dated - 24-8-1993.
- (14) Further it appears that, National Highway, Govt of India acquired an area 800-00 sq. mtrs from the land for road widening. The name of Govt of India, New Delhi appeared on 7/12 extract. This was effected vide M. E. No. 13916.



Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(5)

(15) Nandan Buildcon Private Limited Company Through Director Mr.Shamkant Keshav Kotkar purchased the property bearing Gat No.41 admeasuring area 6788-96 sq. mtrs out of total area 8900-00 sq. mtrs by a registered Sale deed vide document No. 08211 Dated- 14-10-2011 from Mr. Shamkant Keshav Kotkar, Mr. Ganesh Nimba Shirode & Mr. Rakesh Ramesh Miraje. Hence the name of the purchaser entered into record of Right. This was effected vide M. E. No.14543 Dated - 18-10-2011.

(16) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 41 admeasuring area 6788-96 sq. mtrs out of total area 8900-00 sq.mtrs and bounded as under :-

On or towards East	:-	Gat No. 42.
On or towards West	:-	Bombay Agra Road & Gat No. 39 & 40.
On or towards South	:-	Gat No. 459.
On or towards North	:-	Land of Mr. Mate and Mr. Acharya and Gat No. 36.

(17) The property was converted into Non - Agricultural (N.A) vide Collectors order No. Mah/Kaksh/3/4/Be.She. P. No. 281/2012, Dated:- 29-8-2012.

(18) Further it appears that the Nandan Buildcon Pvt Ltd, mortgaged the said property to Bank of Baroda, Mid Corporate Branch, Pune - 411 004 for Rs- 111 Crores vide Mortgage- Deed document No. 09355 dated :- 14-9-2012 registered before Sub - Registrar, Nashik - 3. Hence there is a charge of Bank of Baroda. The charge was recorded in other right coloumn.

This was effected vide M.E. No. 16018 dated- 17-7-2012.

(Contd. Page No. 6)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.

ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(6)


- (19) The property has encumbrances to the tune of Rs- 111 Crores of Bank of Baroda as per to the terms and condition of Mortgage Deed.
- (20) M/S Nandan Buildcon Pvt Ltd, got the housing scheme approved from Nashik Municipal Corporation, Nashik vide Commencement Certificate No. LND / BP / Panch / C - 5/ 581 /3282 dated:- 24-9-2012.
- (21) I have taken a search of the property in the office of the Sub - Registrar, Nashik for the period 1982 to till-to-date and I did not find any adverse entry in the record subject to observations made herein above.
- (22) M/s. Nandan Buildcon Pvt. Ltd. has started construction on the said property as per plan approved from Nashik Municipal corporation Nashik and entered into agreement of sale with the purchasers creating purchasers right over the particular flat.
- (23) One of the purchasers Shri. Rameshchandra Ajmera has created a charge of Rs. 20,00,000/- of Bank of Baroda, Dwaraka Branch, Nashik for the Flat No. C-104 in the said property. The charge is Limited to particular flat.
- (22) A charge of Bank of Baroda for Rs. 20,00,000/- is recorded in other right column for Flat No. C-104 borrowed by Ramesh Ajmera (Purchaser of Flat).

This was effected vide M.E. No. 19601.

- (23) For the reason stated above, I am of the opinion that the Nandan Buildcon Private Limited Company through Director, Mr. Shamkant Keshav Kotkar has a title to the property which has a charge of Bank of Baroda as mentioned above.

Place :- Nashik

Date :- 08-08-2019.


P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

Date:- 08-08-2019.

To,
Nandan Buildcon Private Ltd Company
Through Director,
Mr. Shamkant Keshav Kotkar,
1, Swagat Devshanti, Prabhat Road,
Lane No. 13, Pune.

Subject :- Investigation of title of the property bearing R. G. No. 42 admeasuring area 0-40R (North side out of total area 0-46R) of village Adgaon, Tal & Dist - Nashik.

Dear Sir,

The property of Agricultural land bearing Gat No. 42 admeasuring area 0H.40R (North side out of total area 0-46R) of Village Adgaon, Tal & Dist- Nashik belonged to Nandan Buildcon Private Limited Company Through Director Mr. Shamkant Keshav Kotkar of Pune.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

- (1) There were several properties in the name of Bandu Hanmanta Mate, Niwrtuti Hanmanta Mate, Ramdas Khandu Mate Babibai Digambar Kad, Madhukar Khandu Mate, They all have applied for distribution of land as per Sec. 85 of land Revenue code & accordingly Tahsildar made an order vide No. Tenancy/V. shi / 1014/1982 dated - 17-8-1982 for distribution. The property bearing Gat No. 42 ademasuring area 0-4-R came in the name of Bandu Hanmanta Mate. This was effected vide M.E. No.552 dated -



P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

(Contd. Page No. 2)

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(2)

(2) Shri. Bandu Hanmanta Mate died on 23-8-2006. Hence the names of his heir were recorded on revenue right.

- | | | | |
|------|-----------------------------|---|----------|
| i) | Mathurabai Bandu Mate | - | Wife |
| ii) | Shri. Shantaram Bandu Mate | - | Son |
| iii) | Shri. Sharad Bandu Mate | - | Son |
| iv) | Sau. Shobha Sampatrao Valve | - | Daughter |

This was effected vide M.E.No.8391 dated- 5-9-2006.

(3) Shri. Shantaram Bandu Mate applied for loan to Adgaon Multipurpose Co - Op Society Ltd, Adgaon. A Charge of Rs- 6,00,000/- was kept on Gat No. 42 as per Declaration & affidavit given by the Shantaram Bandu Mate. This was effected vide M.E.No. 8482 dated :- 31-10-2006.

(4) Shri. Shamkant Keshav Kotkar & Ganesh Nimba Shirode purchased northside area 0-40R out of total area 0-46R from Mathurabai Bandu Mate, Shantaram Bandu Mate. Sharad Band Mate and Shobha Sampatrao Valke on 1-6-2007 for Rs-76,00,000/- vide sale deed document No.04952 dated- 1-6-2007. The purchaser were agriculturalist. Hence the names of the purchaser were entered into record of right. This was effected vide M.E.No.9022 dated - 12-6-2007. (Please read note below)

(5) The Adgaon multipurpose Co - Op society gave a letter to delate the charges of Rs- 5,00,000/- from the Gat No. 42 of Shri. Shantaram Bandu Mate, accordinly the charge was delated from the record of Right. This was effected vide M. E. No. 9389 dated - 8-10-2007.

(6) The Asst Director, Town planning, Nasik Muncipal Corporation issued zoning Certificate Stating that the property Gat No. 42 of village Adgaon (Nashik) is in RESIDENTIAL ZONE vide Certificate No. NMC/N.R.Zone Certificate / Panch / 192 dated :- 26-4-2007 and the East Side of the land is affected by 18 Mtrs D. P. Road.

(Contd. Page No. 3)

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(3)

- (7) The executive engineer Town planning, Nashik Municipal Corporation issued NOC for Sale - Purchase of Land vide letter No. NMC/N.R/Panch/192/1 dated - 26-4-2007.
- (8) The Gat No. 42 is out of Urban land (Ceiling & Regulation) Act 1976. A Certificate to the effect was issued vide letter No. ULC/C-1/2958/2007 dated - 27-4-2007.
- (9) Nandan Buildcon Private Limited Company Through Director Mr.Shamkant Keshav Kotkar purchased the property bearing Gat No.42 admeasuring area 0H.40R, out of total area 46R by a registered Sale deed vide document No. 08209 dated- 14-10-2011 from Mr. Shamkant Keshav Kotkar & Mr. Ganesh Nimba Shirode Hence the name of the purchaser entered into record of Right.This was effected vide M. E. No. 14542 dated - 18-10-2011.

(10) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 42 admeasuring area 0H. 40R (North Side out of total area 0-46R) and bounded as under :-

On or towards East	:-	Lagu Gat No. 43.
On or towards West	:-	Lagu Gat No. 41.
On or towards South	:-	Remaining area of Gat No.42 area 0-06R, and Gat No.459.
On or towards North	:-	D. P. Road & Gat No. 36.

(Contd. Page No. 4)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(4)

(11) The property was converted into Non - Agricultural (N.A) vide Collectors order No. Mah/Kaksh/3/4/Be.She. P. No. 281/2012, Dated:- 29-8-2012.

(12) Further it appears that the Nandan Buildcon Pvt Ltd, mortgaged the said property to Bank of Baroda, Mid Corporate Branch, Pune - 411 004 for Rs- 111 Crores vide Mortgage- Deed document No. 09355 dated :- 14-9-2012 registered before Sub - Registrar, Nashik - 3. Hence there is a charge of Bank of Baroda. The charge was recorded in other right coloumn.

This was effected vide M.E. No. 16018 dated- 17-7-2012.

(13) The property has encumbrances to the tune of Rs- 111 Crores of Bank of Baroda as per to the terms and condition of Mortgage Deed.

(14) M/S Nandan Buildcon Pvt Ltd, got the housing scheme approved from Nashik Municipal Corporation, Nashik vide Commencement Certificate No. LND / BP / Panch / C - 5/ 581 / 3282 dated:- 24-9-2012.

(15) I have taken a search of the property in the office of the Sub - Registrar, Nashik for the period 1982 to till- to -date and I did not find any adverse entry in the record subject to observations made herein above.



P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

(Contd. Page No. 5)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(5)

- (16) M/s. Nandan Buildcon Pvt. Ltd. has started construction on the said property as per plan approved from Nashik Municipal corporation Nashik and entered into agreement of sale with the purchasers creating purchasers right over the particular flat.
- (17) One of the purchasers Shri. Rameshchandra Ajmera has created a charge of Rs.20,00,000/- of Bank of Baroda, Dwaraka Branch, Nashik for the Flat No. C-104 in the said property. The charge is Limited to particular flat.
- (19) A charge of Bank of Baroda for Rs. 20,00,000/- is recorded in other right coloumn for Flat No. C-104 borrowed by Ramesh Ajmera (Purchaser of Flat).
- This was effected vide M.E. No. 19601.
- (20) For the reason stated above, I am of the opinion that the Nandan Buildcon Private Limited Company through Director, Mr. Shamkant Keshav Kotkar has a title to the property which has a charge of Bank of Baroda as mentioned above.

Place :- Nashik
Date :- 08-08-2019.


P. R. GUJRATHI
B. SC., LL B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

Date:- 08-08-2019.

To,
Nandan Buildcon Private Limited Company
Through Director,
Mr. Shamkant Keshav Kotkar,
1, Swagat Devshanti, Prabhat Road,
Lane No. 13, Pune.

Subject :- Investigation of title of the property bearing R.G. No. 43 admeasuring area 2500-00 sq.mtr, 2992-28 sq.mtrs & 0.10R (1000-00 sq.mtrs)out of total area 0-71R of Village Adgaon, Tal & Dist - Nashik.

Dear Sir,

The property of Agricultural land bearing Gat No. 43 admeasuring area 2500-00 sq. mtr, 2992-28 sq. mtrs & 0.10R (1000-00 sq.mtrs)out of total area 0-71R of Village Adgaon, Tal and Dist-Nashik belonged to Nandan Buildcon Private Limited Company Through Director,Mr.Shamkant Keshav Kotkar of Pune.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

- (1) It appears thatr the Gat No. 37, 43,47,50,54, 359 were in the name of Ganpat Bhika Mate and Yashwant Bhika Mate on or before 1984. They gave an application to distribute the land u/s 85 of Land revenue code 1966. Tahsildar by his order No. Tenancy/Washi/70 1984 gave peremission to distribute the land as follows :-

(Contd. Page No. 2)


P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(2)

<u>Gat No.</u>	<u>Area</u>	<u>Rate</u>	<u>Name</u>
37	0-11	0-25	Mr. Ganpat Bhika Mate
43	0-70	1-30	Mr. Ganpat Bhika Mate
PK	0-01		
47	0-49	0-97	Mr. Ganpat Bhika Mate
	0-48		
50	0-12	0-28	Mr. Ganpat Bhika Mate
359	3-07	9-94	Mr. Yashwant Bhika Mate.
PK-0.3			

accordingly effect was taken an Revenue Record. This was effected vide M.E. No. 737 dated - 23-7-1984.

- (2) Shri. Arun Murlidhar Bodhai has purchased an area 0H-10R out of Gat No. 43 West North corner from Ganpat Bhika Mate for Rs-10,000/- on 5-3-1987. A permission u/s 63 of Tenancy Act was taken from the Sub-Division officer vide order No. Tennancy/SR/48/86 dated - 15-1-1987. Accordingly the name of the purchaser entered into record of Right. This was effected vide M. E. No. 1344 dated - 22-4-87.
- (3) Shri. Subhash Bhalchandra Muley and Jayprakash Bhalchandra Muley purchased 0H.10R area out of Gat No. 43 (East Side) from Ganpat Bhika Mate with a Consent of Runja Ganpat Mate for Rs-15,000/- on 5-1-89. The land was out of ceiling Agglomeration and holding loan below eight Acres. The purchaser was agriculturalist. Hence the name of purchaser entered into record of Right. This was effected vide M.E. No. 1871 dated - 7-11-1989.
- (4) Shri. Subhashchandra Bhalchandra Muley and Jayprakash Bhalchandra Muley again purchasaed 0H.18R area out of Gat No. 43 from Ganpat Bhika Mate with a consent of Runja Ganpat Mate for Rs-20,000/- on 11-6-1990. The holding was below eight acres and purchaser was agriculturalist. Hence the name of purchaser entered into record of Right. This was effected vide M.E.No.2092 dated :- 22-10-90.

P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A
ADVOCATE

(Contd. Page No. 3)

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(3)

- (5) There was a mistake in Index II for which M.E.No. 1871 was effects Subhash Bhalchandra Muley & others submitted a corrected Index II and letter from Jt. Dist - Registrar, Nashik vide No. Correction/Original/ 92 to 93 dated - 6-12-1993 and area was corrected from 0-10R to 1192-28 sq.mtrs. The Correction in area was made in record of Right. This was effected vide M.E. No. 2862 dated - 15-1-1994.
- (6) Shri. Ganpat Bhika Mate died on 11-3-98 and hence the name of his heirs were record in Revenue Record.
- | | | | |
|------|-------------------------------|---|----------|
| i) | Yamunabai Ganpat Mate | - | Wife |
| ii) | Runja Ganpat Mate | - | Son |
| iii) | Fulyabai Ganpat Mate | - | Daughter |
| iv) | Zelyabai Baburao Dhikle | - | Daughter |
| v) | Gangubai Pandharinath Dhikle | - | Daughter |
| vi) | Satya-bhamabai Kacharu Borade | - | Daughter |
- This was effected vide M. E. No. 4179 dated-11-6-98.
- (7) Shri. Arun Murlidhar Bhodhu had taken a loan of Rs- 1,90,500/- from Nashik Merchant Co - Op Bank Ltd, Nashik and there was a charge on the land Gat No. 43. He paid entire amount alongwith interest and bank has gives a letter to delate the charge, accordingly the charge was delated. This was effected vide M.E. No. 6684 dated - 20-9-2003.
- (8) The Adgaon multipurpose co-op society has given a letter to delate all medium & long terms charges from all the Gat Nos. except the charge of Recent date, accordingly the charges were removed. This was effected vide M.E.No. 6706 dated - 23-10-2003.



(4)

- (9) Sau. Suvarna Prakash Bodke & Mahendra Madhav Aware purchased an area 0H-10R out of Gat No. 43 of Shri. Arun Murlidhar Bodhu for Rs- 4,97,000/- on 18-12-2003. The purchaser were agricultural. Hence the name of purchaser entered into record of Right. This was effected vide M.E. No. 6822 dated - 19-12-2003.
- (10) Smt. Zelyabai Babaurao Dhikle, Gangubai Pandharinath Dhikle, Satyabhamabai Kacharu Borade released their rights in favour of their brother Runja Ganpat Maste by a register Released deed vide document No. 876 dated - 20/02/2007, Hence accordingly their names were delated from record of right. This was effected vide M. E. No. 8778 dated :- 20-03-2007.
- (11) Shri. Shamkant Keshav Kotkar and Ganesh Nimba Shirole purchased an area 2992-28 sq.mtrs from Subhash Bhlachandra Muley & Jayprakash Bhalchandra Mule for Rs- 41,89,192/- on 1-6-2007. The Sale Deed was registered vide document No. 4950/ 2007 and accordingly the name of the purchaser entered into record of Right. This was effected vide M.E. No. 9022 dated :- 12-6-2007.
- (12) Smt. Yamunabai Ganpat Mate died on 27-2-04 and hence the name on her heir recorded in record of Right.
- | | | |
|------|------------------------------|------------|
| i) | Mr. Runja Ganpat Mate | - Son |
| ii) | Smt. Zelyabai Baburao Dhikle | - Daughter |
| iii) | Gangubai Pandharinath Dhikle | - Daughter |
| iv) | Satyabhamabai Kacharu Borade | - Daughter |
- Smt. Fulyabai Ganpat Mate was unmarried & died on 28-11-2005. Hence her name was delated & the names a heirs was record in revenue record. This was effected vide M.E. No. 9642 dated - 4-1-2008.

(Contd. Page No. 5)

(5)

(13) Smt. Zelyabai Baburao Dhikle died on 4-4-2008 and the names of her heir recorded on revenue Record.

i)	Mr. Baburao Namdeo Dhikle	Wife
ii)	Mr. Punja Baburao Dhikle	Son
iii)	Mr. Vishnu Baburao Dhikle	Son
iv)	Mr. Balu Baburao Dhikle	Son
v)	Mrs. Anjanabai Bansi More	Daughter
vi)	Mrs. Mirabai Ashok Agale	Daughter
vii)	Mrs. Suman Subhash Jadhav	Daughter
viii)	Mrs. Vithabai Tukaram Jadhav	Daughter

This was effected vide M. E. No. 10054 dated - 16-5-2008.

(14) Shri. Shamkant Keshav Kotkar has purchased an area of 2500-00 sq.mtrs out of 3007-72 sq.mtrs of Runja Ganpat Mate, Zelyabai Baburao Dhikle, Gangubai Pandharinath Dhikle, Satya-bhamabai Kacharu Borade for Rs- 56,25,000/- vide Sale deed document No. 1057/2008. The purchaser was agriculturalist, Shri. Vishnu Baburao Dhikle has made a complaint before the Circle - Officer & the Circle Officer given decision in favour of the purchaser. This was effected on revenue record and the name of the purchaser entered into record of right. This was effected vide M.E. No. 10061 dated - 21-5-2008. The Circle officer given decision on 14-8-2008.

(15) The Asst Director, Town planning, Nashik Municipal Corporation issued zoning Certificate Stating that the property Gat No. 43 of village Adgaon (Nashik) is in RESIDENTIAL ZONE vide Certificate No. NMC/N.R.Zone Certificate / Panch/ 193 dated - 26-4-2007 and the East side of the land is affected by 18-00 Mtrs D.P. Road.

(16) The executive engineer Town planning, Nashik Municipal Corporation issued NOC for Sale - Purchase of Land vide letter No. NMC/N.R/Panch/193/1 dated -26-4-2007.



Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(6)

- (17) The Gat No.43 is out of Urban land(Ceiling & Regulation) Act 1976. A Certificate to the effect was issued vide letter No. ULC/C-1/2958/2007 dated - 27-4-2007.
- (18) Nandan Buildcon Private Limited Company Through Director Mr.Shamkant Keshav Kotkar purchased the property bearing Gat No.43 admeasuring area 2500-00 sq.mtrs by a registered Sale deed vide document No.08210 Dated-14-10-11 from Mr. Shamkant Keshav Kotkar. Hence the name of the purchaser entered into record of Right. This was effected vide M.E.No.14541 Dated-18-10-2011 & Gat No.43 admeasuring area 2992-28 sq. mtrs by a registered Sale deed vide document No. 08209 Dated - 14-10-11 from Mr. Shamkant Keshav Kotkar & Mr.Ganesh Nimba Shirode.Hence the name of the purchaser entered into record of Right. This was effected vide M. E. No. 14542 Dated - 18-10-2011.
- (19) Further it appears that Nandan Buildcon Private Limited Company Through Director Mr. Shamkant Keshav Kotkar, purchased the property bearing Gat No. 43 admeasuring area 0.10R (1000-00 sq.mtrs) from Mrs. Suvarna Prakash Bodake & Mr. Mahendra Madhav Aware, vide document No. 04949 Dated:- 16-05-2012. Hence the name of the purchaser entered into record of Right.This was effected vide M. E. No.15694 Dated:-
- (20) (a) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 43 admeasuring area 2500-00 sq.mtr out of total area 0-71R of and bounded as under :-

(Contd. Page No. 7)


P. R. GUJRATHI
B. SC., LL B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(7)

On or towards East	:-	Gat No. 67.
On or towards West	:-	Gat No. 43(P).
On or towards South	:-	Gat No. 44 & 45.
On or towards North	:-	Gat No. 43(P).

(b) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 43 admeasuring area 2992-28 sq.mtr out of total area 0-71R of and bounded as under :-

On or towards East	:-	D.P. Road & Gat No. 36
On or towards West	:-	Gat No. 46 & 459.
On or towards South	:-	Remaing area of Gat No.43
On or towards North	:-	Gat No. 42.

(c) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 43, Total admeasuring area 0-71R, the sale Part area 0.10 R and bounded as under :-

On or towards East	:-	Gat No. 43 (Part).
On or towards West	:-	Gat No. 43 (Part).
On or towards South	:-	Gat No. 45.
On or towards North	:-	Gat No. 42.



P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

(Contd. Page No. 8)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(8)

- (21) The property was converted into Non - Agricultural (N.A) vide Collectors order No. Mah/Kaksh/3/4/Be.She. P. No. 281/2012, Dated:- 29-8-2012.
- (22) Further it appears that the Nandan Buildcon Pvt Ltd, mortgaged the said property to Bank of Baroda, Mid Corporate Branch, Pune - 411 004 for Rs- 111 Crores vide Mortgage- Deed document No. 09355 dated :- 14-9-2012 registered before Sub - Registrar, Nashik - 3. Hence there is a charge of Bank of Baroda. The charge was recorded in other right coloumn.
- This was effected vide M.E. No. 16018 dated- 17-7-2012.
- (23) The property has encumbrances to the tune of Rs- 111 Crores of Bank of Baroda as per to the terms and condition of Mortgage Deed.
- (24) M/S Nandan Buildcon Pvt Ltd, got the housing scheme approved from Nashik Muncipal Corporation, Nashik vide Commencement Certificate No. LND / BP / Panch / C - 5/ 581 / 3282 dated:- 24-9-2012.
- (25) I have taken a search of the property in the office of the Sub - Registrar, Nashik for the period 1982 to till-to-date and I did not find any adverce entry in the record subject to observations made herein above.

(Contd. Page No. 9)


P. R. GUJRATHI
B. SC., LL B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(9)

(26) M/s. Nandan Buildcon Pvt. Ltd. has started construction on the said property as per plan approved from Nashik Municipal corporation Nashik and entered into agreement of sale with the purchasers creating purchasers right over the particular flat.


(27) One of the purchasers Shri. Rameshchandra Ajmera has created a charge of Rs. 20,00,000/- of Bank of Baroda, Dwaraka Branch, Nashik for the Flat No. C-104 in the said property. The charge is Limited to particular flat.

(28) A charge of Bank of Baroda for Rs. 20,00,000/- is recorded in other right coloumn for Flat No. C-104 borrowed by Ramesh Ajmera (Purchaser of Flat).

This was effected vide M.E. No. 19601.

(29) For the reason stated above, I am of the opinion that the Nandan Buildcon Private Limited Company through Director, Mr. Shamkant Keshav Kotkar has a title to the property which has a charge of Bank of Baroda as mentioned above.

Place :- Nashik
Date :- 08-08-2019.


P.R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

Date:- 08-08-2019.

To,
Nandan Buildcon Private Ltd Company
Through Director,
Mr. Shamkant Keshav Kotkar,
1, Swagat Devshanti, Prabhat Road,
Lane No. 13, Pune.

Subject :- Investigation of title of the property bearing R. G. No. 44 admeasuring area 0-17 R. of village Adgaon, Tal & Dist - Nashik.

Dear Sir,

The property of Agricultural land bearing Gat No. 44 admeasuring area 0H.17 R of village Adgaon, Tal & Dist-Nashik belonged to Nandan Buildcon Private Ltd Company Through Director, Shri. Shamkant Keshav Kotkar of Pune.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

- (1) It appears that the Gat No. 44 area 0H-17R was belonged to Shri.Nana Dagdu Mate on or before 1982. He sold this property to Punja Dasharath Mate for Rs- 5,000/- on 24-3-80. The Purchaser was agriculturist. Hence the name of the purchaser was entered into record of Right (The 6D extract No. 521 found turn out). This was effected vide M.E. No. 521 dated - 26-7-1982.
- (2) Shri.Punja Dasharath Mate sold 0-08.5 (West side to Manish Harishchandra Kambale and 0-08.5 (East Side) to Jijabai Papurao Patil for Rs- 1,19,000/- on 23-12-1993. The purchaser entered into record of Right. This was effected vide M.E.No. 2852 dated :- 13-1-1994.

P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

(Contd. Page No. 2)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.

ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(2)

- (3) Smt.Jijabai Bapurav Patil gave General Power of Attorney in favour of Manish Harishcnadra Kambale , Shri. Manish Harishchandra Kambale submitted General Power of Attorney to Stamp-Collector , Nashik for regularisation and got his document regularised by paying requisite Stampduty.
- (4) Shri. Shamkant Keshav Kotkar purchased the land bearing Gat No. 44 area 0-17R from Manish Harishchandra Kamble & Jijabai Bapurav Patil for Rs - 30,00,000/- on 5-3-2008 vide document No. 2287/2008. Hence the ame of the purchaser record into record of Right. This was effected vide M. E. No. 10053 dated - 16-5-2008.
- (5) There was a charge of Adgaon multipurpose Co-Op society Ltd an Gat No. 44. The society gave a letter to delate all charges on the property accordingly the charges were delated. This was effected vide M.E.No. 10197 dated-3-7-08.
- (6) The Asst Director, Town planning, Nashik Muncipal Corporation issued zoning Certificate Stating that the property Gat No. 44 of Village Adgaon (Nashik) is in RESIDENTIAL ZONE vide Certificate No. NMC/N.R.Zone Certificate/Panch/1509 dated - 30-01-2008 and the East Side of the land is affected by 18 Mtrs D. P. Road.
- (7) The executive engineer Town planning, Nashik Muncipal Corporation issued NOC for Sale - Purchase of Land vide letter No. NMC/ N.R/Panch/1509/1 dated -30-1-2008.

(Contd. Page No. 3)


P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(3)

- (8) Nandan Buildcon Private Limited Company Through Director Mr.Shamkant Keshav Kotkar purchased the property bearing Gat No. 44 admeasuring area 0H-17R by a registered Sale deed vide document No. 08210 dated -14-10-2011 from Mr.Shamkant Keshav Kotkar. Hence the name of the purchaser entered into record of Right. This was effected vide M. E. No. 14541 dated - 18-10-2011.

(9) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 44 admeasuring area 0H-17R, Rate Rs - 0-33 Paise and bounded as under :-

On or towards East	:-	Gat No. 67(P).
On or towards West	:-	Gat No. 45.
On or towards South	:-	Gat No. 46.
On or towards North	:-	Gat No. 43.

- (10) The property was converted into Non - Agricultural (N.A) vide Collectors order No. Mah/Kaksh/3/4/Be.She. P. No. 281/2012, Dated:- 29-8-2012.
- (11) Further it appears that the Nandan Buildcon Pvt Ltd, mortgaged the said property to Bank of Baroda, Mid Corporate Branch, Pune - 411 004 for Rs- 111 Crores vide Mortgage-Deed document No. 09355 dated :- 14-9-2012 registered before Sub - Registrar, Nashik - 3. Hence there is a charge of Bank of Baroda. The charge was recorded in other right coloumn.

This was effected vide M.E. No. 16018 dated- 17-7-2012.

(Contd. Page No. 4)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(4)

- (12) The property has encumbrances to the tune of Rs- 111 Crores of Bank of Baroda as per to the terms and condition of Mortgage Deed.
- (13) M/S Nandan Buildcon Pvt Ltd, got the housing scheme approved from Nashik Municipal Corporation, Nashik vide Commencement Certificate No. LND / BP / Panch / C - 5/ 581 / 3282 dated:- 24-9-2012.
- (14) I have taken a search of the property in the office of the Sub - Registrar, Nashik for the period 1982 to till-to-date and I did not find any adverse entry in the record subject to observations made herein above.
- (15) M/s. Nandan Buildcon Pvt. Ltd. has started construction on the said property as per plan approved from Nashik Municipal corporation Nashik and entered into agreement of sale with the purchasers creating purchasers right over the particular flat.
- (16) One of the purchasers Shri. Rameshchandra Ajmera has created a charge of Rs. 20,00,000/- of Bank of Baroda, Dwaraka Branch, Nashik for the Flat No. C-104 in the said property. The charge is Limited to particular flat.
- (17) A charge of Bank of Baroda for Rs. 20,00,000/- is recorded in other right coloumn for Flat No. C-104 borrowed by Ramesh Ajmera (Purchaser of Flat).

This was effected vide M.E. No. 19601.

- (18) For the reason stated above, I am of the opinion that the Nandan Buildcon Private Limited Company through Director, Mr. Shamkant Keshav Kotkar has a title to the property which has a charge of Bank of Baroda as mentioned above.

Place :- Nashik

Date :- 08-08-2019.



P. R. GUJARATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.

ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

Date:- 08-08-2019.

To,
Nandan Buildcon Private Ltd Company
Through Director,
Mr. Shamkant Keshav Kotkar,
1, Swagat Devshanti, Prabhat Road,
Lane No. 13, Pune.

Subject :- Investigation of title of the property bearing R. G. No. 45 admeasuring area 0-15R. out of total area 0-17R of village Adgaon, Tal & Dist - Nashik.

Dear Sir,

The property of Agricultural land bearing Gat No. 45 admeasuring area 0H.15R out of total area 0-17R of village Adgaon, Tal and Dist - Nashik belonged to Nandan Buildcon Private Ltd Company Through Director, Shri. Shamkant Keshav Kotkar of Pune.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

(1) The Gat No. 45 admeasuring area 0-17R was belonged to Bhaguji Dasharath Mate (HUF) on or before 1980. He died on 15/12/88. The names of his heirs entered into record of right as per application as follows:-

- | | | |
|------|-----------------------------|-----------|
| i) | Punja Dasharath Mate | - Brother |
| ii) | Malhari Bhaguji Mate | -Son |
| iii) | Hari Bhaaguji Mate | -Son |
| iv) | Balu Bhaguji Mate | -Son |
| v) | Chandrakala Pujaram Madakka | -daughter |
| vi) | Gehubai Bhaguji Mate | -Wife |

P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

(Contd. Page No. 2)

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(2)

-Sr. No. iv was minor, hence the name of his mother entered by minor guardian and No. v was married hence her name was entered into other rights. This was effected vide M.E. No. 1819 dated - 10-8-1989.

- (2) Mr. Punja Dasharath Mate, Malhari Bhaguji Mate, Hari Bhaguji Mate, Balu Bhaguji Mate. Tanhubai Bhaguji Mate, Chadrakant Rajaram Fadwal, Ansuyabai Bhika Kahandal, Vithabai Santu Dhondge were the owners of Gat No. 45, 51 and 55. They have decided to distribute and executed a deed of distribution these property amongst them, accordingly Gat No. 45 came in the name of Malhari, Balu, Hari, Bhaguji Mate and Tanhubai Bhaguji Mate. This was effected vide M.E.No. 3264 dated - 20-9-1995.
- (3) Sau.Sanjivani Haribhu Chaudhari & Sau. Charusheela Ramesh Shelar purchased east side area of 0H-15R for Rs- 60,000/- on 27-12-1993 from Punja Dasharath Mate, Malhari Bhaguji Mate. Hari Bhaguji Mate, Balu Bhaguji Mate and Smt. Tanhubai Bhaguji Mate. The property was out of the limits of ceiling agglomeration & holding is less trace eight Acres. Purchaser was an agriculturalist. Hence the names of purchaser entered into record of Right. This was effected vide M.E.No. 3814 dated - 26-6-1997.
- (4) Sau. Sanjivani Haribhau Chaudhari and Charusheela Ramesh Shelar gave General Power of Attorney to Shri. Yogesh Balkrishna Shirapure on 23-7-1997. He Submitted this power of Attorney for adjudication, Accordingly the stampduty was paid and power of attorney was regularised by Stamp Collector on 27-3-2003.
- (5) Shri. Yogesh Balkrishna Shirapure GPA of Sau. Sanjivani Haribhau Chaudhari & others mortgaged the property for Rs :- 22,50,000/- by a registered mortgage deed dated - 25-3-2003 and rectification deed dated-28-8-2006. The charge of Rs- 22,50,000/- was created by Godavari Urban Co - Op Bank Ltd., This was effected vide M.E.No. 8376 dated - 29-8-2006.



Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(3)

- (6) Smt.Chandrakala Punjaram Padwal executed release-deed for Gat No. 45,51,52 in favour of Malhari Bhaguji Mate and others vide document No.10269 / 2007.Accordingly her name was delated from record of right. This was effected vide M.E. No. 9611 dated :- 3-1-2008.
- (7) Shri. Yogesh Balkrishna Shirapure re-paid entire loan alongwith interest of Godavari Urban Co-Op Bank. The Bank released the mortgage vide document No. 1830/2008 dated - 21-3-2008 and accordingly the charge of the bank was delated. This was effected vide M. E. No. 10055 dated :- 16-5-2008.
- (8) Shri. Shamkant Keshav Kotkar purchased the property bearing Gat No. 45 admeasuring area 0H-15R out of total area 0H-17R from Sau. Sanjivani Haribhau Chaudhari and Charusheela Ramesh Shelar through General Power of Attorney holder Mr. Yogesh Balkrishan Shirapure for Rs-27,00,000/- on 9-7-2008 vide Sale - Deed document No. 06290 dated :- 9 - 7 - 2008. Accordingly the name of the purchaser entered into record of right.This was effected vide M.E. No. 10321 dated :- 23-7-2008.
- (9) The Asst Director, Town planning, Nashik Municipal Corporation issued zoning Certificate Stating that the property Gat No. 45 of village Adgaon (Nashik) is in RESIDENTIAL ZONE vide Certificate No. NMC/N.R.Zone Certificate/Panch/ 1510 dated - 30-1-2008.
- (10) The executive engineer Town planning, Nashik Municipal Corporation issued NOC for Sale - Purchase of Land vide letter No. NMC/N.R/Panch/1510/1 dated -30-1-2008.

(Contd. Page No. 4)

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(4)

- (11) Nandan Buildcon Private Limited Company Through Director Mr.Shamkant Keshav Kotkar purchased the property bearing Gat No.45 admeasuring area 0H.15R, out of total area 0H.17R by a registered Sale deed vide document No. 08210 dated - 14-10-2011 from Mr. Shamkant Keshav Kotkar.Hence the name of the purchaser entered into record of Right.This was effected vide M. E. No. 14541 dated - 18-10-2011.

(12) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 45 admeasuring area 0H. 15R out of total area 0H-17R, Rate Rs-0-33 Paise and bounded as under :-

On or towards East	:-	Gat No. 44 & 46.
On or towards West	:-	Gat No. 459.
On or towards South	:-	Gat No. 47 & Gat No. 49(P).
On or towards North	:-	Gat No. 43.

- (13) The property was converted into Non - Agricultural (N.A) vide Collectors order No. Mah/Kaksh/3/4/Be.She. P. No. 281/2012, Dated:- 29-8-2012.

- (14) Further it appears that the Nandan Buildcon Pvt Ltd, mortgaged the said property to Bank of Baroda, Mid Corporate Branch, Pune - 411 004 for Rs- 111 Crores vide Mortgage- Deed document No. 09355 dated :- 14-9-2012 registered before Sub - Registrar, Nashik - 3. Hence there is a charge of Bank of Baroda. The charge was recorded in other right coloumn.

This was effected vide M.E. No. 16018 dated- 17-7-2012.



Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1


Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(5)

- (15) The property has encumbrances to the tune of Rs- 111 Crores of Bank of Baroda as per to the terms and condition of Mortgage Deed.
- (16) M/S Nandan Buildcon Pvt Ltd, got the housing scheme approved from Nashik Municipal Corporation, Nashik vide Commencement Certificate No. LND / BP / Panch / C - 5/ 581 /3282 dated:- 24-9-2012.
- (17) I have taken a search of the property in the office of the Sub - Registrar, Nashik for the period 1982 to till-to-date and I did not find any adverse entry in the record subject to observations made herein above.
- (18) M/s. Nandan Buildcon Pvt. Ltd. has started construction on the said property as per plan approved from Nashik Municipal corporation Nashik and entered into agreement of sale with the purchasers creating purchasers right over the particular flat.
- (19) One of the purchasers Shri. Rameshchandra Ajmera has created a charge of Rs. 20,00,000/- of Bank of Baroda, Dwaraka Branch, Nashik for the Flat No. C-104 in the said property. The charge is Limited to particular flat.
- (20) A charge of Bank of Baroda for Rs. 20,00,000/- is recorded in other right column for Flat No. C-104 borrowed by Ramesh Ajmera (Purchaser of Flat).
- This was effected vide M.E. No. 19601.
- (21) For the reason stated above, I am of the opinion that the Nandan Buildcon Private Limited Company through Director, Mr. Shamkant Keshav Kotkar has a title to the property which has a charge of Bank of Baroda as mentioned above.

Place :- Nashik

Date :- 08-08-2019.


P. R. GUJRATHI
B. SC., LL. B., G. D. C. ● ▲
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

Date:- 08-08-2019.

To,
Nandan Buildcon Private Limited Company
Through Director,
Mr. Shamkant Keshav Kotkar,
1, Swagat Devshanti, Prabhat Road,
Lane No. 13, Pune.

Subject :- Investigation of title of the property bearing R. G. No. 46 admeasuring area 0-60 R. of village Adgaon, Tal & Dist - Nashik.

Dear Sir,

The property of Agricultural land bearing Gat No. 46 admeasuring area 0H.60R of village Adgaon, Tal & Dist-Nashik belonged to Nandan Buildcon Private Limited Company Through Director, Mr. Shamkant Keshav Kotkar of Pune.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

- (1) It appears that the Gat No. 46 area 0H-60R was belonged to Niwrti Hanmanta Mate & Babibai Digamber Kad on or before 1980. The area of the land was charged into metric system as per the letter of the Asst. Ambamation office, Dhule No. Amalg/ Adgaon. This was effected vide M.E. No. 330 dated - 9-2-1980.
- (2) Shri. Niwrti Hanmanta Mate & others gave an application u/s 85 of Land Revenue Code for distribution and as per the order of the Tahsildar Gat No. 46 & 53, Babibai Digambar Kad & Niwrti Hanmanta Mate. This was effected vide M.E. No. 552 dated - -9-1982.

(Contd. Page No. 2)

P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(2)

- (3) Shri. Niwruti Hanmanta Mate & Babibai Digamber Kad gave an application to distribute Gat No. 46 & 53 amongst thenselve as follows -

<u>Sr. No.</u>	<u>Gat No.</u>	<u>Area</u>	<u>Rate</u>	<u>Name</u>
1.	46	0-58 + PK-0H.2R	1-62	Niwruti Hanmant Mate
2.	53	0-38 + PK-0H.01R	0-84	Babibai Digamber Kad.

The area was below eight Acres. There was a right for taking water from the well from Gat No.53.The 6D was recorded as per application & affidavit. This was effected vide M.E.No. 2681 dated - 3-5-93.

- (4) Shri. Niwruti Hanmanta Mate died on 28-4-1997 and the names of his heir entered into record of Right.

1)	Tulsabai Niwruti Mate	-	Wife
2)	Sanjay Niwruti Mate	-	Son
3)	Sukdeo Niwruti Mate	-	Son
4)	Yadav Niwruti Mate	-	Son

This was effected vide M.E. No. 3781 dated - 14-5-1997.

- (5) Tulsabai Niwruti Mate, Sanjay Niwruti Mate, Sukhdeo Niwruti Mate and Yadav Niwruti Mate gave an Power of attorney to Yogesh Balkrishna Shirapure, Shri. Yogesh Balkrishna Shirapure submitted the power of Attorney for stampduty payment to stamp collector & paid requisite stampduty & the power of attorney was regularised.

(Contd. Page No. 3)


P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(3)

(6) Shri.Yogesh Balkrishna Shirapure mortgaged the Gat No. 46 to Godavari Urban Co - Op Bank for a loan of Rs :- 22,50,000/-by a registered mortgaged deed dated -25-3-03 and rectification deed dated - 28-8-2006 accordingly the charge was recorded on Gat No. 46. This was effected vide M.E.No. 8376 dated - 29-8-2006.

(7) Shri. Shamkant Keshav Kotkar, Shri. Ganesh Nimba Shirode & Rakesh Ramesh Mirage purchased the property bearing Gat No. 46 admeasuring area 0H-58R + 0H-02R PK from Tulsabai Niwruti Mate, Sanjay Niwruti Mate. Sukhdeo Niwruti Mate, Yadav Niwruti Mate through their power of attorney holder Shri. Yogesh Balkrishna Shirapure for Rs :- 1,14,00,000/- on 5-3-2008 vide Sale Deed document No. 2281 / 2008 dated - 5-3-2008. The purchaser has following Hissa in the Gat No. 46.

i)	Shamkant Keshav Kotkar	0H-19R
ii)	Ganesh Nimba Shirode	0H-30R
iii)	Rakesh Ramesh Mirage	0H-31R

All the purchaser were agriculturist. Hence the name of the purchaser entered into revenue record. This was effected vide M. E. No. 10052 dated- 16-5-2008.

(8) Shri. Yogesh Balkrishna Shirapure re-paid entire loan alongwith interest of Godavari Urban Co-Op Bank. The Bank released the mortgage vide document No. 1830/2008 dated - 21-3-2008 and accordingly the charge of the bank was delated. This was effected vide M. E. No. 10055 dated :- 16-5-2008.

(9) The Asst Director, Town planning, Nashik Municipal Corporation issued zoning Certificate Stating that the property Gat No. 46 of village Adgaon (Nashik) is in RESIDENTIAL ZONE vide Certificate No. NMC/N.R.Zone Certificate/Panch/ 1508 dated - 30-1-2008 and the East Side of the land is affected by 18 Mtrs D.P. Road.

P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

(Contd. Page No. 4)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.

ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(4)

(10) The executive engineer Town planning, Nashik Municipal Corporation issued NOC for Sale - Purchase of Land vide letter No. NMC/N.R/Panch/1508/1 dated -30-1-2008.

(11) Nandan Buildcon Private Limited Company Through Director Mr.Shamkant Keshav Kotkar purchased the property bearing Gat No.46 admeasuring area 0H-58R + 0H-02R PK by a registered Sale deed vide document No. 08211 Dated-14-10-2011 from Mr. Shamkant Keshav Kotkar, Mr. Ganesh Nimba Shirode & Mr. Rakesh Ramesh Miraje.Hence the name of the purchaser entered into record of Right. This was effected vide M. E. No. 14543 Dated - 18-10-2011.

(12) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 46 admeasuring area 0H. 58R + PK 0H. 02R, Total area 0H-60R, Rate Rs- 1-62 Paise and bounded as under :-

On or towards East	:-	Gat No. 44.
On or towards West	:-	Gat No. 45(P).
On or towards South	:-	Gat No. 46.
On or towards North	:-	Gat No. 43.

(13) The property was converted into Non - Agricultural (N.A) vide Collectors order No. Mah/Kaksh/3/4/Be.She. P. No. 281/2012, Dated:- 29-8-2012.

(14) Further it appears that the Nandan Buildcon Pvt Ltd, mortgaged the said property to Bank of Baroda, Mid Corporate Branch, Pune - 411 004 for Rs- 111 Crores vide Mortgage-Deed document No. 09355 dated :- 14-9-2012 registered before Sub - Registrar, Nashik - 3. Hence there is a charge of Bank of Baroda. The charge was recorded in other right coloumn.

This was effected vide M.E. No. 16018 dated- 17-7-2012.

(Contd. Page No. 5)

P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(5)

- (15) The property has encumbrances to the tune of Rs- 111 Crores of Bank of Baroda as per to the terms and condition of Mortgage Deed.
- (16) M/S Nandan Buildcon Pvt Ltd, got the housing scheme approved from Nashik Muncipal Corporation, Nashik vide Commencement Certificate No. LND / BP / Panch / C - 5/ 581 / 3282 dated:- 24-9-2012.
- (17) I have taken a search of the property in the office of the Sub - Registrar, Nashik for the period 1982 to till-to-date and I did not find any adverce entry in the record subject to observations made herein above.
- (18) M/s. Nandan Buildcon Pvt. Ltd. has started construction on the said property as per plan approved from Nashik Municipal corporation Nashik and entered into agreement of sale with the purchasers creating purchasers right over the particular flat.
- (19) One of the purchasers Shri. Rameshchandra Ajmera has created a charge of Rs. 20,00,000/- of Bank of Baroda, Dwaraka Branch, Nashik for the Flat No. C-104 in the said property. The charge is Limited to particular flat.
- (20) A charge of Bank of Baroda for Rs. 20,00,000/- is recorded in other right coloumn for Flat No. C-104 borrowed by Ramesh Ajmera (Purchaser of Flat).
- This was effected vide M.E. No. 19601.
- (21) For the reason stated above, I am of the opinion that the Nandan Buildcon Private Limited Company through Director, Mr. Shamkant Keshav Kotkar has a title to the property which has a charge of Bank of Baroda as mentioned above.

Place :- Nashik

Date :- 08-08-2019.

P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

Date:- 08-08-2019.

To,
Nandan Buildcon Private Ltd Company
Through Director,
Mr. Shamkant Keshav Kotkar,
1, Swagat Devshanti, Prabhat Road,
Lane No. 13, Pune.

Subject :- Investigation of title of the property bearing R. G. No. 47 admeasuring area 0-50 R. of village Adgaon, Tal & Dist - Nashik.


Dear Sir,

The property of Agricultural land bearing Gat No. 47 admeasuring area 0H.49 R + PK 0H.1R of village Adgaon, Tal and Dist - Nashik belonged to Nandan Buildcon Private Limited Company Through Director, Mr. Shamkant Keshav Kotkar of Pune.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

- (1) The property was previously belonged to Ganpat Bhika Mate and Yashawant Bhika Mate on or before 1984. They gave an application for distribution of their property u/s 85 of Maharashtra Land Revenue code 1966, accordingly the order was passed and the Gat No. 47 came in the name of Ganpat Bhika Mate. This was effected vide M.E. No. 737 dated - 23-7-1984.
- (2) Shri. Ganpat Bhika Mate died on 11-3-1998 and the names of his heirs were entered into revenue record.

(Contd. Page No. 2)


P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.

ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(2)

- | | | | |
|------|-----------------------------------|---|----------|
| i) | Smt. Yamunabai Ganpat Mate | - | Wife |
| ii) | Shri. Runja Ganpat Mate | - | Son |
| iii) | Smt. Fulyabai Ganpat Mate | - | Daughter |
| iv) | Smt. Zelyabai Baburao Dhikle | - | Daughter |
| v) | Smt. Gangubai Pandharinath Dhikle | - | Daughter |
| vi) | Smt. Satyabhamabai Kacharu Borade | - | Daughter |

This was effected vide M.E. No. 4179 dated-11-6-98.

- (3) The Adgaon multipurpose co-op society gave a letter to delate all medium & long term charges in the property except recent charges on 22-10-2003. Accordingly the charge were delated. This was effected vide M. E. No. 6706 dated :- 23-10-2003.
- (4) Smt. Zelyabai Babaurao Dhikle, Gangubai Pandharinath Dhikle, Satyabhamabai Kacharu Borade releaseld their rights in favour of their brother Runja Ganpat Maste by a register Released deed vide document No. 876 dated - 20/02/2007, Hence accordingly their names were delated from record of right. This was effected vide M. E. No. 8778 dated :- 20-03-2007.

- (5) Smt. Yamunabai Ganpat Mate died on 27-2-2004, the names of her heirs were entered into record of Right.

- | | | | |
|------|-----------------------------------|---|----------|
| i) | Runja Ganapat Mate | - | Son |
| ii) | Smt. Zelyabai Baburao Dhikle | - | Daughter |
| iii) | Smt. Gangubai Pandharinath Dhikle | - | Daughter |
| iv) | Smt. Satyabhamabai Kacharu Borade | - | Daughter |

These names were entered into record of right. The another unmarried daughter Fulyabai Ganpat Mate died on 28-11-2005. Hence her name was delated & the names of heirs as above were entered. This was effected vide M. E. No. 9642 dated - 4-1-2008.

P. R. GUJRATHI
B. SC., LL. B., G. D. C. ● ▲
ADVOCATE

(Contd. Page No. 3)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(3)

(6) Smt. Zelyabai Baburao Dhikle died on 4-4-2008 and the names of her heir recorded on revenue Record.


i)	Mr. Baburao Namdeo Dhikle	Wife
ii)	Mr. Punja Baburao Dhikle	Son
iii)	Mr. Vishnu Baburao Dhikle	Son
iv)	Mr. Balu Baburao Dhikle	Son
v)	Mrs. Anjanabai Bansi More	Daughter
vi)	Mrs. Mirabai Ashok Agale	Daughter
vii)	Mrs. Suman Subhash Jadhav	Daughter
viii)	Mrs. Vithabai Tukaram Jadhav	Daughter

This was effected vide M. E. No. 10054 dated - 16-5-2008.

(7) Shri. Shamkant Keshav Kotkar purchased the property bearing Gat No. 47 admeasuring area 0H-49R + 0H-01R PK by a registered sale deed vide document No. 01058 dated - 4-2-2008 from Runja Ganpat Mate, Zelyabai Baburao Dhikle, Gangubai Pandharinath Dhikle, Satyabhamabai Kacharu Borade for Rs- 1,15,00,000/-. The purchaser Shri. Shamkant Keshav Kotkar is an agriculturalist. Hence the name of the purchaser entered into record of Right. This was effected vide M. E. No. 10060 dated - 21-5-2008.

(8) The Asst Director, Town planning, Nashik Municipal Corporation issued Zoning Certificate Stating that the property Gat No. 47 of village Adgaon (Nashik) is in RESIDENTIAL ZONE vide Certificate No.NMC/N.R.Zone Certificate/Panch/1438 dated - 16-1-2008 and the East side of the land is affected by 18 Mtrs D. P. Road.

(Contd. Page No. 4)


P. R. GUJRATHI
B. SC., LL B., G. D. C. & A
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(4)

(9) The Executive Engineer Town planning, Nashik Municipal Corporation issued NOC for Sale - Purchase of Land vide letter No. NMC/N.R/Washi/Panch/1438/1/2008 dt-16-1-2008.

(10) Nandan Buildcon Private Limited Company Through Director Mr.Shamkant Keshav Kotkar purchased the property bearing Gat No. 47 admeasuring area 0H-49R + 0H-01R PK by a registered Sale deed vide document No. 08210 dated -14-10-2011 from Mr. Shamkant Keshav Kotkar. Hence the name of the purchaser entered into record of Right. This was effected vide M. E. No. 14541 dated - 18-10-2011.

(11) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 47 admeasuring area 0H. 49 R + PK 0H. 1R, Total area 0H-50R, Rate Rs-0-97 Paise and bounded as under :-

On or towards East	:-	Gat No. 67.
On or towards West	:-	Gat No. 49.
On or towards South	:-	Gat No. 48.
On or towards North	:-	Gat No. 45.

(12) The property was converted into Non - Agricultural (N.A) vide Collectors order No. Mah/Kaksh/3/4/Be.She. P. No. 281/2012, Dated:- 29-8-2012.

(13) Further it appears that the Nandan Buildcon Pvt Ltd, mortgaged the said property to Bank of Baroda, Mid Corporate Branch, Pune - 411 004 for Rs- 111 Crores vide mortgage- Deed document NO. 9355 dated :- 14-9-2012 registered before Sub - Registrar, Nashik - 3. Hence there is a charge of Bank of Baroda. The charge was recorded in other right coloumn.

This was effected vide M.E. No. 16018 dated- 17-7-2012.

(Contd. Page No. 5)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(5)

- (14) The property has encumbrances to the tune of Rs- 111 Crores of Bank of Baroda as per to the terms and condition of Mortgage Deed.
- (15) M/S Nandan Buildcon Pvt Ltd, got the housing scheme approved from Nashik Municipal Corporation, Nashik vide Commencement Certificate No. LND / BP / Panch / C - 5/ 581 /3282 dated:- 24-9-2012.
- (16) I have taken a search of the property in the office of the Sub - Registrar, Nashik for the period 1982 to till-to-date and I did not find any adverse entry in the record subject to observations made herein above.
- (17) M/s. Nandan Buildcon Pvt. Ltd. has started construction on the said property as per plan approved from Nashik Municipal corporation Nashik and entered into agreement of sale with the purchasers creating purchasers right over the particular flat.
- (18) One of the purchasers Shri. Rameshchandra Ajmera has created a charge of Rs. 20,00,000/- of Bank of Baroda, Dwaraka Branch, Nashik for the Flat No. C-104 in the said property. The charge is Limited to particular flat.
- (19) A charge of Bank of Baroda for Rs. 20,00,000/- is recorded in other right coloumn for Flat No. C-104 borrowed by Ramesh Ajmera (Purchaser of Flat).

This was effected vide M.E. No. 19601.

- (20) For the reason stated above, I am of the opinion that the Nandan Buildcon Private Limited Company through Director, Mr. Shamkant Keshav Kotkar has a title to the property which has a charge of Bank of Baroda as mentioned above.

Place :- Nashik

Date : - 08-08-2019.



P. R. GUJARATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

Date:- 08-08-2019.

To,
Nandan Buildcon Private Ltd Company
Through Director,
Mr. Shamkant Keshav Kotkar,
1, Swagat Devshanti, Prabhat Road,
Lane No. 13, Pune.

Subject :- Investigation of title of the property bearing R. G. No. 48 admeasuring area 0-38 R. of village Adgaon, Tal & Dist - Nashik.

Dear Sir,

The property of Agricultural land bearing Gat No. 48 admeasuring area 0H.37 R + PK 0H.1R of village Adgaon, Tal and Dist - Nashik belonged to Nandan Buildcon Private Limited Company Through Director, Mr. Shamkant Keshav Kotkar of Pune.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

(1) It appears that the Agricultural land bearing Gat No. 48 admeasuring area 0H-37R + PK - 0H-01R, Nana Dagdu Mate on or before 1979. He died on 8-8-90 & the names of his heirs were recorded in record of Right.

- | | | | |
|------|---------------------------|---|----------|
| i) | Shri. Rangnath Nana Mate | - | Son |
| ii) | Shri. Pandurang Nana Mate | - | Son |
| iii) | Shripat Nana Mate (died) | - | Son |
| iv) | Trimbak Nana Mate (died) | - | Son |
| v) | Housabai Hari Mate | - | Daughter |

(Contd. Page No. 2)


P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(2)

- | | | | |
|-------|-------------------------|---|----------|
| vi) | Sonubai Fakira Dhondge | - | Daughter |
| vii) | Sundarabai Punja Shinde | - | Daughter |
| viii) | Tulasabai Sampat Pingle | - | Daughter |
| ix) | Mhalsabai Vittal Pingle | - | Daughter |

The wife of Nana Dagdu Mate died earlier. Hence her name was not included. Shri. Sripat Nana Mate died on 6-5-88 & the names of his heir recorded on record of right.

- | | | | |
|-------|---------------------------|---|----------|
| x) | Venubai Shripat Mate | - | Wife |
| xi) | Shri. Suresh Shripat Mate | - | Son |
| xii) | Shri. Waman Shripat Mate | - | Son |
| xiii) | Shri. Namdeo Shripat Mate | - | Son |
| ixv) | Sunanda Vishnu Shinde | - | Daughter |

Shri. Trimbak Nana Mate died on 9-7-1976 the names of his heirs incured in record of Right.

- | | | | |
|-------|----------------------------|---|------|
| xv) | Sindhubai Trimbak Mate | - | Wife |
| xvi) | Shri. Shivaji Trimbak Mate | - | Son |
| xvii) | Shri. Ramdas Trimbak Mate | - | Son |

The Sr. No. xii & xiii were minor, hence the name of their mother Venubai was recorded on minor Guardian and Sr. No. v to ix & ixv were married. Hence their names were recorded in other rights. This was effected vide M.E.No. 2930 dated - 4-5-94.



P. R. GUJRATHI
B. SC., LL. B., G. D. C. ● ▲
ADVOCATE

(Contd. Page No. 3)

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(3)

- (2) Shri. Shamkant Keshav Kotkar purchased the property Gat No. 48 admeasuring area 0H.37R + PK- 0H-01R for Rs- 82,00,000/- on 28-1-2008 from the Owner (1)Shri. Rangnath Nana Mate (2) Shri. Pandurang Nana Mate (3)Venubai Shripat Mate (4) Shri. Suresh Shripat Mate (5)Shri. Waman Shripat Mate (6) Shri. Namdeo Shripat Mate (7) Shindubai Bra. Trimbak -Mate (8) Mr.Shivaji Trimbak Mate (9) Mr. Ramdas Trimbak Mate with concent of (1) Housabai Hari Mate (2) Sonubai Fakira Dhondge (3) Sundarabai Punja Shinde (4) Tulasabai Sampat Pingle (5) Mhalsabai Vittal Pingle (6) Sunanda Vishnu Shinde and the name of purchaser entered into record of Right. This was effected vide M.E.No. 10062 dated-21-5-08.
- (3) The Asst Director, Town planning, Nashik Municipal Corporation issued zoning Certificate Stating that the property Gat No. 48 of village Adgaon (Nashik) is in RESIDENTIAL ZONE vide Certificate No. NMC/N.R.Zone Certificate/Panch/1439 dated - 16-1-2008 and the East Side of the land is affected by 18 Mtrs D.P. Road.
- (4) The executive engineer Town planning, Nashik Municipal Corporation issued NOC for Sale - Purchase of Land vide letter No. NMC/ N.R/Panch/1439 dated -16-1-2008.
- (5) Nandan Buildcon Private Limited Company Through Director Mr.Shamkant Keshav Kotkar purchased the property bearing Gat No. 48 admeasuring area 0H-37R + 0H-01R PK by a registered Sale deed vide document No. 08210 dated -14-10-2011 from Mr. Shamkant Keshav Kotkar. Hence the name of the purchaser entered into record of Right. This was effected vide M. E. No. 14541 dated - 18-10-2011.



Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(4)

(6) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 48 admeasuring area 0H. 37R + PK 0H.01R, Total area 0H-38R, Rate Rs-0-81 Paise and bounded as under :-

On or towards East :- Gat No. 67.

On or towards West :- Gat No. 49(P).

On or towards South :- Gat No. 49.

On or towards North :- Gat No. 47.

(7) The property was converted into Non - Agricultural (N.A) vide Collectors order No. Mah/Kaksh/3/4/Be.She. P. No. 281/2012, Dated:- 29-8-2012.

(8) Further it appears that the Nandan Buildcon Pvt Ltd, mortgaged the said property to Bank of Baroda, Mid Corporate Branch, Pune - 411 004 for Rs- 111 Crores vide Mortgage-Deed document No. 09355 dated :- 14-9-2012 registered before Sub - Registrar, Nashik - 3. Hence there is a charge of Bank of Baroda. The charge was recorded in other right coloumn.

This was effected vide M.E. No. 16018 dated- 17-7-2012.


P. R. GUJRATHI
B. SC., LL. B., G. D. C. ● ▲
ADVOCATE

(Contd. Page No. 5)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.


(5)

- (9) The property has encumbrances to the tune of Rs- 111 Crores of Bank of Baroda as per to the terms and condition of Mortgage Deed.
- (10) M/S Nandan Buildcon Pvt Ltd, got the housing scheme approved from Nashik Municipal Corporation, Nashik vide Commencement Certificate No. LND / BP / Panch / C - 5/ 581 / 3282 dated:- 24-9-2012.
- (11) I have taken a search of the property in the office of the Sub - Registrar, Nashik for the period 1982 to till-to-date and I did not find any adverse entry in the record subject to observations made herein above.
- (12) M/s. Nandan Buildcon Pvt. Ltd. has started construction on the said property as per plan approved from Nashik Municipal corporation Nashik and entered into agreement of sale with the purchasers creating purchasers right over the particular flat.
- (13) One of the purchasers Shri. Rameshchandra Ajmera has created a charge of Rs. 20,00,000/- of Bank of Baroda, Dwaraka Branch, Nashik for the Flat No. C-104 in the said property. The charge is Limited to particular flat.
- (14) A charge of Bank of Baroda for Rs. 20,00,000/- is recorded in other right coloumn for Flat No. C-104 borrowed by Ramesh Ajmera (Purchaser of Flat).

This was effected vide M.E. No. 19601.

- (15) For the reason stated above, I am of the opinion that the Nandan Buildcon Private Limited Company through Director, Mr. Shamkant Keshav Kotkar has a title to the property which has a charge of Bank of Baroda as mentioned above.

Place :- Nashik
Date :- 08-08-2019.


P. R. GUJRATHI
B. SC., LL B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

Date:- 08-08-2019.

To,
Nandan Buildcon Private Limited Company
Through Director,
Mr. Shamkant Keshav Kotkar,
1, Swagat Devshanti, Prabhat Road,
Lane No. 13, Pune.

Subject :- Investigation of title of the property bearing R.G. No. 49-A admeasuring area 0H.14.34R of Village Adgaon, Tal & Dist - Nashik.

Dear Sir,

The property of Agricultural land bearing Gat No. 49-A admeasuring area 0H.14.34R of Village Adgaon, Tal and Dist-Nashik belonged to Nandan Buildcon Private Limited Company Through Director, Mr. Shamkant Keshav Kotkar of Pune.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

(1) It appears that Gat No. 49 admeasuring area 0H.54R was belonged to Mr. Ramdas Khandu Mate & Mr. Madhukar Khandu Mate on or before 1979. Mr. Ramdas Khandu Mate died and the names of his heirs were recorded in revenue record as follows-

- | | | | |
|----|-----------------------|---|----------------|
| a. | Jijabai Ramdas Mate | - | Wife |
| b. | Dattatray Ramdas Mate | - | Son - Minor |
| c. | Vimal Ramdas Mate | - | Daughter Minor |

Minor Guardian was mother No. 1. This was effected vide M. E. No. 2511 dated:-

(contd page No. 2..)


P. R. GUJARATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(2)

- (2) Further it apperas that Madhukar Khandu Mate & others sold an area 0H.39.60R to Smt. Malati Yogiraj Thakur for Rs- 3,50,000/- on 02-02-99. The purchaser was agriculturist Hence the Name of purchaser entered into record of right.

This was effected vide M. E. No. 4381 Dated:- 3-2-1999.

- (3) Further it appears that Malati Chandrakant Thakur died on 15-9-2003. She has following heirs -

a.	Chadrakant Atmaram Thakur	67
b.	Vishal Chandrakant Thakur	30
c.	Anuradha Chandrakant Thakur	24
d.	Anjali Chandrakant Thakur	32

Late Malati Chandraknt Thakur made a WILL at as per WILL this property was bequethed to her son Vishal Chandrakant Thakur. Hence the name of Vishal Chandrakant Thakur was entered into record of Right.

This was effected vide M.E.No. 8260 dated-20-06-2006

- (4) The Tuluka Inspector Land record issued Ka.Ja.P. for Gat No. 49 total admeasuring area 0H. 54R Rate 1.09 An area 3966 sq.mtrs was converted into N.A.vide Collector order No. Mah / Kaksh / 3 / Be.she.P.No.7/06 & Letter No. SR/206/05 Dated:- 16-2-2006 of Taluka Inspector Land Record the Hissas were separated as follows:-

Gat No.	Area	
49A	014.34	Jirayat
49B	0.39.66	N. A.

This was effected vide M. E. No. 9994 Dt-30-4-2008.


P. R. GUJRATHI
B. SC., LL B., G. D. C. & A.
ADVOCATE

(Contd page No. 3..)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(3)

- (5) Further it appears that the Madhukar Khandu Mate & sold Gat No. 49-A admeasuring area 0H.14.34R to Nandan Buildcon Pvt Ltd, For Rs:- 1,43,00,000/- on 11-06-2012 and Hence the name of the purchaser entered into revenue record.

This was effected vide M.E. No. 15836 dated:- 12-6-2012.

- (6) The property was converted into Non - Agricultural (N.A) vide Collectors order No. Mah/Kaksh/3/4/Be.She.P. No. 281/2012, Dated:- 29-8-2012.

- (7) Further it appears that the Nandan Buildcon Pvt Ltd, mortgaged the said property to Bank of Baroda, Mid Corporate Branch, Pune - 411 004 for Rs- 111 Crores vide mortgage-Deed document NO. 9355 dated :- 14-9-2012 registered before Sub - Registrar, Nashik - 3. Hence there is a charge of Bank of Baroda. The charge was recorded in other right coloumn.

This was effected vide M.E. No. 16018 dated- 17-7-2012.

- (8) The property has encumbrances to the tune of Rs- 111 Crores of Bank of Baroda as per to the terms and condition of Mortgage Deed.

- (9) M/S Nandan Buildcon Pvt Ltd, got the housing scheme approved from Nashik Municipal Corporation, Nashik vide Commencement Certificate No. LND / BP / Panch / C - 5/ 581 / 3282 dated:- 24-9-2012.

(10) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 49-A admeasuring area 0H-14.34R of and bounded as under :-



P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

(Contd page No. 4..)

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(4)


On or towards East :- D.P. Road & Gat No. 36
On or towards West :- Gat No. 46 & 459.
On or towards South :- Remaing area of Gat
No.43
On or towards North :- Gat No. 42.

- (11) I have taken a search of the property in the office of the Sub - Registrar, Nashik for the period 1982 to till-to-date and I did not find any adverce entry in the record subject to observations made herein above.
- (12) M/s. Nandan Buildcon Pvt. Ltd. has started construction on the said property as per plan approved from Nashik Municipal corporation Nashik and entered into agreement of sale with the purchasers creating purchasers right over the particular flat.
- (13) One of the purchasers Shri. Rameshchandra Ajmera has created a charge of Rs. 20,00,000/- of Bank of Baroda, Dwaraka Branch, Nashik for the Flat No. C-104 in the said property. The charge is Limited to particular flat.
- (14) A charge of Bank of Baroda for Rs. 20,00,000/- is recorded in other right coloumn for Flat No. C-104 borrowed by Ramesh Ajmera (Purchaser of Flat).

This was effected vide M.E. No. 19601.

- (15) For the reason stated above, I am of the opinion that the Nandan Buildcon Private Limited Company through Director, Mr. Shamkant Keshav Kotkar has a title to the property which has a charge of Bank of Baroda as mentioned above.

Place :- Nashik
Date :- 08-08-2019.


P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

Date:-08-08-2019.

To,
Nandan Buildcon Private Limited Company
Through Director,
Mr. Shamkant Keshav Kotkar,
1, Swagat Devshanti, Prabhat Road,
Lane No. 13, Pune.

Subject :- Investigation of title of the property bearing R.G No. 49-B admeasuring area 0H.39.66R of Village Adgaon, Tal & Dist - Nashik.

Dear Sir,

The property of Agricultural land bearing Gat No. 49-B admeasuring area 0H.39.66R of Village Adgaon, Tal and Dist- Nashik belonged to Nandan Buildcon Private Limited Company Through Director, Mr. Shamkant Keshav Kotkar of Pune.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

(1) It appears that Gat No. 49 admeasuring area 0H.54R was belonged to Mr. Ramdas Khandu Mate & Mr. Madhukar Khandu Mate on or before 1979. Mr. Ramdas Khandu Mate died and the names of his heirs were recorded in revenue record as follows-

- | | | | |
|----|-----------------------|---|----------------|
| a. | Jijabai Ramdas Mate | - | Wife |
| b. | Dattatray Ramdas Mate | - | Son - Minor |
| c. | Vinal Ramdas Mate | - | Daughter Minor |

Minor Guardian was mother No. 1. This was effected vide M. E. No. 2511 dated:-

(contd page No. 2.)


P. R. GUJARATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(2)

(2) Further it apperas that Madhukar Khandu Mate & others sold an area 0H.39.60R to Smt. Malati Yogiraj Thakur for Rs- 3,50,000/- on 02-02-99. The purchaser was agriculturist Hence the Name of purchaser entered into record of right. This was effected vide M. E. No. 4381 Dated:- 3-2-1999.

(3) Further it appears that Malati Chandrakant Thakur died on 15-9-2003. She has following heirs -

a.	Chadrakant Atmaram Thakur	67
b.	Vishal Chandrakant Thakur	30
c.	Anuradha Chandrakant Thakur	24
d.	Anjali Chandrakant Thakur	32

Late Malati Chandraknt Thakur made a WILL at as per WILL this property was bequethed to her son Vishal Chandrakant Thakur. Hence the name of Vishal Chandrakant Thakur was entered into record of Right.

This was effected vide M.E.No. 8260 dated-20-06-2006

(4) The Tuluka Inspector Land record issued Ka.Ja.P. for Gat No. 49 total admeasuring area 0H. 54R Rate 1.09 An area 3966 sq.mtrs was converted into N.A.vide Collector order No. Mah / Kaksh / 3 / Be.she.P.No.7/06 & Letter No. SR/206/05 Dated:- 16-2-2006 of Taluka Inspector Land Record the Hissas were separated as follows:-

Gat No.	Area	
49A	014.34	Jirayat
49B	0.39.66	N. A.

This was effected vide M. E. No. 9994 Dt-30-4-2008.

(Contd page No. 3..)


P. R. GUJRATHI
B. SC., LL. B., G. D. C. ● ▲
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001

(3)

(5) Further it appears that the Vishal Chandrakant Thakur sold Gat No. 49-B admeasuring area 0H.39.66R to Nandan Buildcon Pvt Ltd, For Rs:- 2,26,00,000/- on 27-04-2012 and Hence the name of the purchaser entered into revenue record. This was effected vide M.E. No. 15836 dated:- 12-6-2012.

(6) The property was converted into Non - Agricultural (N.A) vide Collectors order No. Mah/Kaksh/3/4/Be.She.P. No. 281/2012, Dated:- 29-8-2012.

(7) Further it appears that the Nandan Buildcon Pvt Ltd, mortgaged the said property to Bank of Baroda, Mid Corporate Branch, Pune - 411 004 for Rs- 111 Crores vide mortgage- Deed document NO. 9355 dated :- 14-9-2012 registered before Sub - Registrar, Nashik - 3. Hence there is a charge of Bank of Baroda. The charge was recorded in other right coloumn.

This was effected vide M.E. No. 16018 dated- 17-7-2012.

(8) The property has encumbrances to the tune of Rs- 111 Crores of Bank of Baroda as per to the terms and condition of Mortgage Deed.

(9) M/S Nandan Buildcon Pvt Ltd, got the housing scheme approved from Nashik Muncipal Corporation, Nashik vide Commencement Certificate No. LND / BP / Panch / C - 5/ 581 / 3282 dated:- 24-9-2012.

(10) **SCHEDULE OF THE PROPERTY :-**

All that piece and parcel of land, lying and being at Village Adgaon, Tal & Dist - Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik bearing Agricultural land Revenue Gat No. 49-B admeasuring area 0H-39.66R of and bounded as under :-

(Contd page No. 4.)


P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE

Office : 2507712
Resi. : 2507512
Mobile : 9422254012
E-mail : prgujarathi@gmail.com

P.R. GUJARATHI

B. Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : 'Datta Bhavan', Opp.S.T. Workshop, N.D.Patel Road., Nashik-1.

Resi. : 'Gokul', Kathe Lane, Nasik-Poona Road., Nashik - 422001.

(4)

On or towards East :- Gat No. 65 & 66.
On or towards West :- 7.5 Meter Road.
On or towards South :- Gat No. 50.
On or towards North :- Gat No. 48 & Gat No. 49

(11) I have taken a search of the property in the office of the Sub - Registrar, Nashik for the period 1982 to till-to-date and I did not find any adverse entry in the record, subject to observations made herein above.

(12) M/s. Nandan Buildcon Pvt. Ltd. has started construction on the said property as per plan approved from Nashik Municipal corporation Nashik and entered into agreement of sale with the purchasers creating purchasers right over the particular flat.


(13) One of the purchasers Shri. Rameshchandra Ajmera has created a charge of Rs. 20,00,000/- of Bank of Baroda, Dwaraka Branch, Nashik for the Flat No. C-104 in the said property. The charge is Limited to particular flat.

(14) A charge of Bank of Baroda for Rs. 20,00,000/- is recorded in other right coloumn for Flat No. C-104 borrowed by Ramesh Ajmera (Purchaser of Flat).

This was effected vide M.E. No. 19601.

(15) For the reason stated above, I am of the opinion that the Nandan Buildcon Private Limited Company through Director, Mr. Shamkant Keshav Kotkar has a title to the property which has a charge of Bank of Baroda as mentioned above.

Place :- Nashik
Date :- 08-08-2019.


P. R. GUJRATHI
B. SC., LL. B., G. D. C. & A.
ADVOCATE