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TITLE REPORT

(For the last 30 years 1991 to 2020)

To,
Whomsoever it may concern,

This is to certify that I have investigated into the title of the property more particularly described hereinafter, on the request of the owner **Mr. Narendra Hiranman Pawar**.

- 1. Description of the Property** - All that, piece and parcel of the non-agricultural property bearing **Plot No.9** admeasuring **1500.00 square meters**, from and out of Revenue Survey No.60/2/plot/9 situated at **Anandwalli**, Taluka and District Nashik and also situated within the limit of Nashik Municipal Corporation.

For the sake of brevity and convenience the above plot no.9 shall be herein after referred to as the "**Said Property**".

- 2.** My findings based on relevant documents placed before me are as under -
 - 7/12 Extracts.
 - Mutation Entries.
 - Copy of Gift Deeds dated 28/02/2006.
 - N. A. Order dated 09/01/2013.
 - Lay-out sanctioned letter dated 05/05/2015.
 - Copy of Final Lay-out.
- 3.** After examining the revenue record of title for the last 30 years, it transpired to me as under :

It appears from the **Mutation Entry No.783** dated 15/10/1971 that, the survey no.60/2 was purchased by Mr. Laxman Ganpat Khodake and Mr. Ganpat Vitthal Vaje from its previous owner Mr. Genu Mahadu Gayakhe vide sale deed dated 16/06/1970 and the names of purchasers were entered into the other right column of the said property.

It appears from the **Mutation Entry No.1047** dated 01/04/1978 that, the survey no.60/2 was purchased by Mr. Suresh Hiranman Pawar and Mr. Vijay Hiranman Pawar from its previous owners Mr. Laxman Ganpat Khodake and Mr. Ganpat Vitthal Vaje vide sale deed dated 29/07/1976 and the names of purchasers were entered into the other right column of the said property.

It appears from the **Mutation Entry No.1066** that, the said mutation entry is unclear and torn condition hence cannot be read.

It appears from the **Mutation Entry No.4294** dated 31/07/2003 that, the remark of bunding loan was deleted as per the order of Tehsildar, Nashik dated 31/07/2003.

It appears from the **Mutation Entry No.4295** dated 31/07/2003 that, as per the certificate of Deputy Registrar Co. Operative Society Nashik dated 16/05/2003, the charge of The Gangapur Vividha Karyakari Vikas Seva Sahakari Sanstha Maryadit was deleted into the other right column of the said property.

It appears from the **Mutation Entry No.5209** that, dated 01/03/2006 that, Mr. Suresh Hiranman Pawar and Mr. Vijay Hiranman Pawar have executed gift deed dated 27/02/2006 in respect of area admeasuring 40 Ares from and out of the said property in favour of Mr. Pravin Kantilal Pawar, which is registered at the office of Sub-Registrar Nashik 1 of at serial no.1456 on dated 28/02/2006 and accordingly his name was entered into the record of rights as the holder of the said property and accrued the title thereof absolutely.

It appears from the **Mutation Entry No.6921** dated 05/02/2010 that, Mr. Suresh Hiranman Pawar, Mr. Vijay Hiranman Pawar, Pravin Kantilal Pawar, Narendra Hiranman Pawar, Prashant Kantilal Pawar, Nishant Kantilal Pawar and Mr. Nikhil Mahendra Pawar partitioned of the lands in their name by way of partition deed dated 29/12/2009, which is registered at the office of Sub-Registrar Nashik 1 at serial no.153 dated 05/01/2010 and they acquired the area as follows -

Mr. Vijay Hiranman Pawar acquired 20 Ares from and out of survey no.60/2.

Mr. Pravin Kantilal Pawar acquired 38.5 Ares from and out of survey no.60/2.

Mr. Prashant Kantilal Pawar acquired 38 Ares from and out of survey no.60/2.

Mr. Nishant Kantilal Pawar acquired 38 Ares from and out of survey no.60/2.

Mr. Narendra Hiranman Pawar acquired 89 ares from and out of the survey no.60/2.

It appears from the **Mutation Entry No.9954** dated 11/05/2015 that, the final lay-out plan of the survey no.60/2 is approved and sanctioned by Nashik Municipal Corporation vide its letter no.outward no./Town Planning Department /Final/B-1/2 dated 05/05/2015. The Collector of Nashik has granted necessary "N.A. use permission" for the same vide its order no. Maha/Kasha-3/4/Bin. She. Pra. Kra./531/2012 Nashik dated 09/01/2013 and total 10 plots are came into existence.

It appears from the **Mutation Entry No.10064** dated 04/08/2015 that, Mr. Narendra Hiranman Pawar, Mr. Vijay Hiranman Pawar, Mr. Pravin Kantilal Pawar, Mr. Prashant Kantilal Pawar and Mr. Nishant Kantilal Pawar made and executed a partition deed dated 29/07/2015, which is duly authenticated and registered at the office of Sub-Registrar Nashik 6 at serial no.3987 dated 30/07/2015. As per the said partition deed owners acquired the plots as follows -

Mr. Narendra Hiranman Pawar acquired plot no.1 admeasuring 1504.24 square meters, plot no.2 admeasuring 1631.68 square meters, plot no.3 admeasuring 1500.30 square meters and **plot no.9 admeasuring 1500.00 square meters.**

Mr. Vijay Hiranman Pawar acquired plot no.10 admeasuring 1378.49 square meters, Mr. Pravin Kantilal Pawar acquired plot no.6 admeasuring 1500.30 square meters and plot no.7 admeasuring 1154.76 square meters from and out of total area admeasuring 1916.76 square meters.



Mr. Prashant Kantilal Pawar acquired plot no.5 admeasuring 1500.30 square meters, plot no.7 admeasuring 762.00 square meters from and out of total area admeasuring 1916.76 square meters, plot no.8 admeasuring 357.56 square meters from and out of total area admeasuring 1476.56 square meters

Mr. Nishant Kantilal Pawar acquired plot no.4 admeasuring 1500.30 square meters and plot no.8 admeasuring 1119.00 square meters from and out of total area admeasuring 1476.56 square meters

4. Title Clearance Certificate -

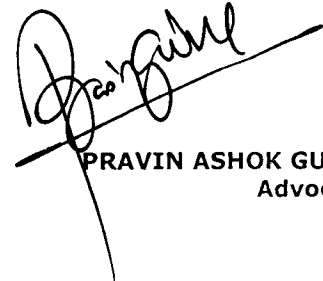
Relying upon the above documents, I certified that the ownership of **Mr. Narendra Hiranam Pawar** concern with respect to the said property is free, clear, marketable and free from all encumbrances.

Thank You,

Date : 1st July 2020

Yours Faithfully,




PRAVIN ASHOK GULVE
Advocate



