



— CIVIL —
IBRAHIM DHULIAWALA

— EVERYTHING IS IMPORTANT —

— 1908-1980 —

Author: ibrahimdhul@gmail.com

100% Free, Unrestricted Access

Admission: \$1000 / Year / \$100 / Month / \$10 / Day

Disc: 346 + 546 = 892

Title: *for* Disc / 346 + 546 = 892



Office: 1) 10, D-Wing, Shriramkunj, Takli road, Nashik.
2) Old Advocate Bar Room, District Court, Nashik.

Mobile: +91 9028175450 Email: ibrahim.dhuliawala@gmail.com

Date: 19/06/2024

TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

A] NAME OF THE PROPERTY OWNER:

UNITY CONSTRUCTIONS, PARTNERSHIP FIRM,

Add: Shop No: 04, Sunshine Residency-B, Pakhal Road, Nashik,

Through Partners

1. MR. FARHAN AHMAD SHAKIL AHMAD QUAZI

2. MR. IQBAL AHMED ZAMIRULLAH KHAN

B] DESCRIPTION OF PROPERTY:

All that piece and parcel of the **Non-Agricultural Plot properties** bearing following descriptions:

- 1. Plot No: 03, area admeasuring 500.00 Sq.mtrs.,**
- 2. Plot No: 04, area admeasuring 500.00 Sq.mtrs.,**
- 3. Plot No: 05, area admeasuring 500.00 Sq.mtrs.,**
- 4. Plot No: 06, area admeasuring 500.00 Sq.mtrs.,**

All 04 plots being out of **Survey No: 484/1/A/B/1/1 to 6/A**, lying and being situated at Village: **Nashik Shahar-2**, Taluka and District: **Nashik**, within the limits of Nashik Municipal Corporation.

(Hereinafter for the sake of brevity referred to as "**Said Property**")

C] DOCUMENTS PRODUCED FOR VERIFICATION

- 1. 7/12 Extract**
- 2. Relevant 6 D Mutation Entries.**
- 3. Copy of N.A Order, Approved Lay-out copy.**
- 4. Xerox copy of various registered documents.**

D) OBSERVATIONS :-

I have investigated into the title of said property of M/s. Unity Constructions, Partnership Firm to the aforesaid property. For this purpose, they have collected 7/12 extracts, 6 D Mutation Entries and Xerox copies of N.A Order, Approved Lay-out copy and various registered documents. This title report is issued on the strength of the said documents. I have gone through all the records of the Said Property produced before me by M/s. Unity Constructions, Partnership Firm and my observations and finding are as under:

1. As per earlier revenue records it appears that earlier the Survey No: 484/1/A+B/1/1, area adm. 9669.00 Sq.mtrs, Survey No: 484/1/A+B/1/2, area adm. 2407.00 Sq.mtrs, Survey No: 484/1/A+B/1/3, area adm. 2447.00 Sq.mtrs., Survey No: 484/1/A+1B/1/4, area adm. 1800.00 Sq.mtrs., Survey No: 484/1/A+1B/1/5, area adm. 1800.00 Sq.mtrs. and Survey No: 484/1/A+1B/1/6, area adm. 1315.00 Sq.mtrs. were owned by Mrs. Chandrabhagabai Pundalik Vidhate and others.
2. Further as per Mutation Entry No: 50119, it appears that as per the letter from Upper Collector & Competent Authority, U.L.C, bearing Letter No: U.L.C/C-1/Section (20) (1)/A/T & D/740/03, dated 08/08/2003, and as per Approved Layout Plan from Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik bearing Ja. No./Nagarrachna Vibhag/Antim/172/2080, dated 06/07/1999, and as per the order of Non-Agricultural permission from Collector, Nashik, bearing No: Maha/Kaksha-3/Bi.She.Pa.Kra/4/127/2003, dated 30/07/2003, the said Survey No: 484/1/A+B/1/1, 484/1/A+B/1/2, 484/1/A+B/1/3, 484/1/A+1B/1/4, 484/1/A+1B/1/5 and 484/1/A+1B/1/6 were subdivided into various plots and accordingly 7/12 extract of these plots came to be separated. Accordingly the said Plot No: 03, area admeasuring 500.00 Sq.mtrs. came to the share of Mr. Govind Khanderao Vidhate, and the said Plot No: 04, area admeasuring 500.00 Sq.mtrs., Plot No: 05, area admeasuring 500.00 Sq.mtrs. and Plot No: 06, area admeasuring 500.00 Sq.mtrs. came to the share of Mrs. Chandrabhagabai Pundalik Vidhate and others 6. However the remark of "ना.ज.क.म. कायदा कलम 20 प्रमाणे तळेगाव दाभाडे योजना" was entered in the other rights column of 7/12 extract of said Plot No: 03, Plot No: 04, Plot No: 05 and Plot No: 06, all plots out of 484/1/A/B/1/1 to 6/A.
3. Further as per Mutation Entry No: 50922, it appears that the said Mrs. Chandrabhagabai Pundalik Vidhate and others 6 sold said Plot No: 04, area admeasuring 500.00 Sq.mtrs. to purchaser Mrs. Rohini Rajendra Vidhate; Plot No: 05, area admeasuring 500.00 Sq.mtrs. to purchaser Mr. Pawan Balasaheb Vidhate; and Plot No: 06, area admeasuring 500.00 Sq.mtrs. to purchaser Mrs. Meera Balasaheb Vidhate, vide a joint Sale Deed which was

duly registered in the office of Sub-Registrar, Nashik-1, at serial No: NSK-1-4382-2004, dated 21/05/2004. Also a Confirmation Deed was also executed by owners Mrs. Chandrabhagabai Pundalik Vidhate and others 6 in favour of new owners, wherein the present owners confirmed the execution of old Agreement for sale document dated 07/12/1995. The said Confirmation Deed document is duly registered in the office of Sub-Registrar, Nashik-1, at serial No: NSK-1-4381-2004, dated 21/05/2004.

Likewise, the name of Mrs. Rohini Rajendra Vidhate was recorded in the 7/12 extract of said Plot No: 04, the name of Mr. Pawan Balasaheb Vidhate was recorded in the 7/12 extract of said Plot No: 05, the name of Mrs. Meera Balasaheb Vidhate was recorded in the 7/12 extract of said Plot No: 06, all vide M. E. No: 50922.

4. Further as per Mutation Entry No: 57001, it appears that as per the order passed by the Upper Collector & Competent Authority, U. L. C, bearing Letter No: Ja.Kra./Na.Ja.Ka.Ma./C-1/Durusti Patrak/Yo.Kra.740/03, dated 02/05/2006, the remark of "ना.ज.क.म. कायदा कलम 20 प्रमाणे तळेगाव दाभाडे योजना" was deleted from the other rights column of 7/12 extract of said Plot No: 03, Plot No: 04, Plot No: 05 and Plot No: 06 out of Survey No: 484/1/A/B/1/1 to 6/A.
5. Further the Mutation Entry No: 100906, 103318, 103319 and 200103 are related to the online works being carried on in the 7/12 extracts of different Survey Numbers of Village: Nashik Shahar-2, Taluka: Nashik, District: Nashik.
6. Further as per Mutation Entry No: 200584, it appears that the owners of Plot No: 04, Plot No: 05 and Plot No: 06 obtained loan from Shriram City Union Finance Limited, Nashik Branch for a loan amount of Rs. 1,28,00,000/- (Rupees One Crore Twenty Eight Lakhs only) vide a Mortgage Deed which was duly registered in the office of Sub-Registrar, Nashik-7, at serial No: NSK-7-1658-2017, dated 08/09/2017. Hence the charge of said Shriram City Union Finance Limited, Nashik Branch was entered in the other rights column of 7/12 extract of said Plot No: 04, Plot No: 05 and Plot No: 06 out of Survey No: 484/1/A/B/1/1 to 6/A.
7. Further it appears that plaintiffs Mr. Kazi Jahuroddin Kazi Wahajoddin and others 2 filed a Special Civil Suit No: 351/1999 (Old R.C.S. No: 695/1977) against Defendants Mr. Pundlik Chimaji Vidhate and others 26 in the court of Hon'ble Civil Judge S.D, Nashik, wherein the said plaintiffs sought partition of their share in some properties, including the Said Property, as according to Plaintiff's contention the Plaintiff had 49.5 paise share in suit properties which included Said Property under contention i.e Plot No: 03, Plot No: 04, Plot No: 05 and Plot No: 06, all plots out of Survey No: 484/1/A/B/1/1 to 6/A.

The Hon'ble Civil Judge S.D, Nashik passed a Judgement dated 05/02/2010 wherein the said Suit bearing Special Civil Suit No: 351/1999 was partly decreed and it was held that the plaintiffs would be having 49.5 paise in suit properties which included the Said property i.e Plot No: 03, Plot No: 04, Plot No: 05 and Plot No: 06.

Further as per Mutation Entry No: 203329, it appears that as per the Judgement dated 05/02/2010 passed in Special Civil Suit No: 351/1999, and as per the application made by the plaintiffs to the suit, the right of Plaintiffs to the share of 49.5 paise in suit properties which included Said Property under contention i.e Plot No: 03, Plot No: 04, Plot No: 05 and Plot No: 06 was effected in the other rights column of Said property.

8. Further as per Mutation entry No: 204769, it appears that the owners of Plot No: 04, Plot No: 05 and Plot No: 06 repaid the entire loan taken from Shriram City Union Finance Limited, Nashik Branch and hence the said bank executed a Reconveyance Deed dated 21/03/2023 which was duly registered in the office of Sub-Registrar, Nashik-6, at serial No: NSK-6-2076-2023, dated 21/03/2023. Hence the charge of said Shriram City Union Finance Limited, Nashik Branch was deleted from the other rights column of 7/12 extract of said Plot No: 04, Plot No: 05 and Plot No: 06 out of Survey No: 484/1/A/B/1/1 to 6/A, vide Mutation entry No: 204769.
 9. Further the Mutation Entry No: 205076 was rejected by Circle Officer, Nashik dated 10/08/2023 due to reasons mentioned in the said Mutation Entry.
 10. Further as per Mutation Entry No: 205337, it appears that the said owner Mrs. Rohini Rajendra Vidhate, with the consent of Plaintiffs to the Special Civil Suit No: 351/1999 i.e Mr. Moijoddin Jahuroddin Kazi and others, sold the said Plot No: 04, area admeasuring 500.00 Sq.mtrs. out of Survey No: 484/1/A/B/1/1 to 6/A, to M/s. Unity Constructions, Partnership Firm through Partners Mr. Farhan Ahemad Shakil Ahemad Quazi and Mr. Iqbal Ahmed Zamirullah Khan i.e the present owner herein, vide a Sale Deed which was duly registered in the office of Sub-Registrar, Nashik-3, at serial No: NSK-3-6248-2023, dated 21/06/2023.
- Likewise, the name of Mrs. Rohini Rajendra Vidhate was deleted and also the remark of Plaintiff Mr. Jahuroddin Kazi having 49.5 paise share on property in other rights column was also deleted and the name of M/s. Unity Constructions, Partnership Firm i.e the present owner herein was recorded in the 7/12 extract of said Plot No: 04 vide Mutation entry No: 205337.

11. Further as per Mutation Entry No: 205338, it appears that the said owner Mr. Pawan Balasaheb Vidhate, with the consent of Plaintiffs to the Special Civil Suit No: 351/1999 i.e Mr. Moijoddin Jahuroddin Kazi and others, sold the said Plot No: 05, area admeasuring 500.00 Sq.mtrs. out of Survey No: 484/1/A/B/1/1 to 6/A, to M/s. Unity Constructions, Partnership Firm through Partners Mr. Farhan Ahemad Shakil Ahemad Quazi and Mr. Iqbal Ahmed Zamirullah Khan i.e the present owner herein, vide a Sale Deed which was duly registered in the office of Sub-Registrar, Nashik-3, at serial No: NSK-3-6250-2023, dated 21/06/2023.

Likewise, the name of Mr. Pawan Balasaheb Vidhate was deleted and also the remark of Plaintiff Mr. Jahuroddin Kazi having 49.5 paise share on property in other rights column was also deleted and the name of M/s. Unity Constructions, Partnership Firm i.e the present owner herein was recorded in the 7/12 extract of said Plot No: 05 vide Mutation entry No: 205338.

12. Further as per Mutation Entry No: 205339, it appears that the said owner Mrs. Meera Balasaheb Vidhate, with the consent of Plaintiffs to the Special Civil Suit No: 351/1999 i.e Mr. Moijoddin Jahuroddin Kazi and others, sold the said Plot No: 06, area admeasuring 500.00 Sq.mtrs. out of Survey No: 484/1/A/B/1/1 to 6/A, to M/s. Unity Constructions, Partnership Firm through Partners Mr. Farhan Ahemad Shakil Ahemad Quazi and Mr. Iqbal Ahmed Zamirullah Khan i.e the present owner herein, vide a Sale Deed which was duly registered in the office of Sub-Registrar, Nashik-3, at serial No: NSK-3-6249-2023, dated 21/06/2023.

Likewise, the name of Mrs. Meera Balasaheb Vidhate was deleted and also the remark of Plaintiff Mr. Jahuroddin Kazi having 49.5 paise share on property in other rights column was also deleted and the name of M/s. Unity Constructions, Partnership Firm i.e the present owner herein was recorded in the 7/12 extract of said Plot No: 06 vide Mutation entry No: 205339.

13. Further as per Mutation Entry No: 205573, it appears that the said owner Mr. Govind Khanderao Vidhate, with the consent of Plaintiffs to the Special Civil Suit No: 351/1999 i.e Mr. Moijoddin Jahuroddin Kazi and others, sold the said Plot No: 03, area admeasuring 500.00 Sq.mtrs. out of Survey No: 484/1/A/B/1/1 to 6/A, to M/s. Unity Constructions, Partnership Firm through Partners Mr. Farhan Ahemad Shakil Ahemad Quazi and Mr. Iqbal Ahmed Zamirullah Khan i.e the present owner herein, vide a Sale Deed which was duly registered in the office of Sub-Registrar, Nashik-3, at serial No: NSK-3-657-2024, dated 18/01/2024.

Likewise, the name of Mr. Govind Khanderao Vidhate was deleted and also the remark of Plaintiff Mr. Jahuroddin Kazi having 49.5 paise share on property in other rights column was also deleted and the name of M/s. Unity Constructions, Partnership Firm i.e the present owner herein was recorded in the 7/12 extract of said Plot No: 03 vide Mutation entry No: 205573.

14. Thereafter it appears that, in pursuance of the Judgement dated 05/02/2010 passed in Special Civil Suit No: 351/1999, a Final Decree Application No: 04/2010 was filed in the Court of Hon'ble Civil Judge S.D, Nashik. The said Final Decree Application No: 04/2010 is pending in the Hon'ble Court as on today. However, the applicants and respondents in the said Final Decree Application No: 04/2010 filed an application at Exhibit 138 wherein application is made to Hon'ble Court to delete the Said property herein i.e Plot No: 03, plot No: 04, Plot No: 05 and Plot No: 06 from the suit properties in contention in the said Final Decree Application No: 04/2010 as compromise is reached between the parties therein. Hence the Hon'ble Civil Judge S.D, Nashik passed an Order dated 09/02/2024 wherein the Said property herein i.e Plot No: 03, plot No: 04, Plot No: 05 and Plot No: 06 are deleted from the suit properties in contention in the said Final Decree Application No: 04/2010.

Hence it appears that no litigation is pending against the Said property herein i.e Plot No: 03, plot No: 04, Plot No: 05 and Plot No: 06 as on today. Also according to information given to me by present owners herein, no further Appeal is pending in higher court/s against the judgement passed by Hon'ble Hon'ble Civil Judge S.D, Nashik dated 05/02/2010.

15. In this way the present owners herein i.e M/s Unity Constructions, Partnership Firm are the absolute owners of the Said property i.e Plot No: 03, Plot No: 04, Plot No: 05 and Plot No: 06, all plots out of 484/1/A/B/1/1 to 6/A.

16. I have gone through the records and Index 2 of Said property for 30 years as discussed above and from abovesaid discussions it is clear that the present owners herein are the absolute owners of Said Property and there is no charge or encumbrance on the Said property. However, it is to be noted that this Title Report has been given by me on the basis of documents provided to me by the present owners.

E) OPINION:

a) The Said Property has not been notified under Land records for any public purpose and there is no any suit pending against the Said Property.

- b) The Said Property is not reserved for any public purpose under the Development Plan.
- c) There is no proceeding in the nature of acquisition or requisition or otherwise in the court of Law, in respect of Said Property.
- d) On oath and solemn affirmation, the owners stated that they have not mortgaged the Said Property in any financial institute nor raised any loan over it.
- e) After perusing all the above mentioned revenue records, 7/12 extracts, 6 D Mutation Entries and Xerox copies of N.A Order, Approved Lay-out copy and various registered documents, I am of the opinion that the Said Property i.e **Non-Agricultural Plot properties** bearing **Plot No: 03**, area admeasuring **500.00 Sq.mtrs.**, **Plot No: 04**, area admeasuring **500.00 Sq.mtrs.**, **Plot No: 05**, area admeasuring **500.00 Sq.mtrs.** and **Plot No: 06**, area admeasuring **500.00 Sq.mtrs.**, all plots being out of **Survey No: 484/1/A/B/1/1 to 6/A**, lying and being situated at Village: **Nashik Shahar-2**, Taluka and District: **Nashik**, are free from encumbrances and have good marketable title.

Place: Nashik

Date: 19/06/2024.

Lawab



IB *Lawab*

ADVOCATE

IBRAHIM. B DHULIAWALA
ADVOCATE

D-10, Shriram Kunj. Society, Takli Road
Nashik. Mob. : 9028175450



CHALLAN
MTR Form Number-6



GRN	MH003792536202425E	BARCODE	01 100 8 11 000001 01 100 0000 0000 0000 0000 01 100 0000 01		Date	19/06/2024-14:01:27	Form ID				
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Search Fee Other Items				TAX ID / TAN (If Any)						
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1				PAN No.(If Applicable)						
Location	NASHIK				Full Name	Adv Ibrahim Dhuliazala					
Year	2024-2025 One Time				Flat/Block No.	Plot No 3-4-5-B					
Account Head Details		Amount In Rs.		Promises/Building							
0030072201 SEARCH FEE		750.00		Road/Street	S.No.484-1-A-B-1-1 to 6-A						
				Area/Locality	Nashik Shahar-2						
				Town/City/District							
				PIN		4	2	2	0	1	1
				Remarks (If Any)	Search fee for 30 years						
				Amount In Words	Seven Hundred Fifty Rupees Only						
Total			750.00								
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	00040572024061930694		IK0CULO5C1			
Cheque/DD No.				Bank Date	RBI Date	19/06/2024-14:24:02		Not Verified with RBI			
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					
				Mobile No. : 902817545							

Department ID : _____
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.