

Title Investigation Report

1) Name of the property owner:-

1) Mr. Rambhau Namdev Badhe and

2) Mr. Sitaram Vithoba Zambare (Plot owners)

Both R/o..... Nashik.

- a. Mr. Rambhau Namdev Badhe is going to become owner of flat no. 3 & 8 after construction of building ``OM PREMIA`` after registered document, from M/s. Om Build Corp (Developer).
- b. Mr. Sitaram Vithoba Zambare is going to become owner of flat no. 4 & 7 after construction of building ``OM PREMIA`` after registered document, from M/s. Om Build Corp (Developer).
- c. M/s. Om Build Corp (Developer) is going to become owner of flat no. 1,2,5,6,9 & 10 after construction of building ``OM PREMIA``.

2) Description Of Property:-

Pimprala Shivar Plot no.28, Gat no. 63 Admeasured 278.71 Sq. M..

Jalgaon. Tal. Dist. Jalgaon. Referred as **Said Property**.

M/s. Om Build Corp (Developer) is going to construct over it building named ``OM PREMIA``, consist of 10 flats Out of which Flat no. 1,3,5,7,9 Each Admeasured 58.99 Sq.M. & 2,4,6,8,10 Each Admeasured 38.56 Sq. M.

Purpose Of Investigation:-

To find out clear and marketable title over it.

(For last 30 years)

3) Boundaries :-

Towards East :- Open space. Towards West :- Road.

Towards North :- Plot no. 29. Towards South :- Plot no. 27.

5) Search Taken:-

- i) Copy of 7/12 extracts dated 29.06.2017 & 10.07.2017, Concerned mutation entries.
- ii) Record of Index- II of sub registrar office, Jal. From Year 1986 to 13.07.2017.
- iii) Copy of:-

- a. sanctioned plan.
- b. Commencement Certificate No. T.P./B.P./1305, Dtd. 30.01.2017.
- c. T.D.R. Sale-deed, Reg no. 208/2017, Dtd. 23.01.2017 & registered on 30.01.2017.
- d. Extra F.S.I., Premium payment receipt No. 705, Dtd. 27.01.2017.
- e. Reg. Development Agreement Doc. no. 1725/17, Dtd. 29.06.2017.

1)

On the perusal of aforesaid documents and as inspection made by me through the available record of Joint Sub-registrar, Class II, Jalgaon-3. I found that said plot no.28 was owned by 1) Mr. Rambhau Namdev Badhe and 2) Mr. Sitaram Vithoba Zambare in year 1986. After that 1) Mr. Rambhau Namdev Badhe and 2) Mr. Sitaram Vithoba Zambare bought T.D.R. by agreement Dtd. 23.01.2017, registered on 30.01.2017 & got Commencement Certificate & sanctioned plan on 30.01.2017. After that 1) Mr. Rambhau Namdev Badhe and 2) Mr. Sitaram Vithoba Zambare made Reg. Develop Agreement of said plot no. 28 with M/s. Om Build Corp (Doc. no. 1725/17, Dtd. 29.06.2017.). Now as per Development Agreement, Flat no. 3 & 8 are to be owned by Mr. Rambhau Namdev Badhe and Flat no. 4 & 7 are to be owned by Mr. Sitaram Vithoba Zambare towards consideration after construction of building "OM PREMIA". And remaining flat no. 1,2,5,6,9 & 10 are to be owned by M/s. Om Build Corp. Now M/s. Om Build Corp going to construct building "OM PREMIA" on said plot no. 28. And hence today 1) Mr. Rambhau Namdev Badhe and 2) Mr. Sitaram Vithoba Zambare are the owners of the plot, and M/s. Om Build Corp going to develop said plot. And after construction owners of plot and developer going to become owners of respective flats as mentioned above.

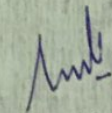
2) And hence today the ownership of plot vests in 1) Mr. Rambhau Namdev Badhe and 2) Mr. Sitaram Vithoba Zambare. And M/s. Om Build Corp. is Developer.

Legal opinion:-

On perusal of documents and as referred above, I am of the opinion that, 1) Mr. Rambhau Namdev Badhe and 2) Mr. Sitaram Vithoba Zambare are the absolute and full owner of said plot. 1) Mr. Rambhau Namdev Badhe is going to become absolute and full owner of flat no. 3 & 8 after construction of building "OM PREMIA" after registered document, from M/s. Om Build Corp (Developer). 2) Mr. Sitaram Vithoba Zambare is going to become absolute and full owner of flat no. 4 & 7 after construction of building "OM PREMIA" after registered document, from M/s. Om Build Corp (Developer). M/s. Om Build Corp (Developer) is going to become absolute and full of owner flat no. 1,2,5,6,9 & 10 after construction of building "OM PREMIA". Today owners are having clear and marketable title over the same. The **Said Property** is free from any encumbrances.

JALGAON

Date:- 13.07.2017.


Sinchan V. Sarode