



Nashik, Date:- 12/06/2015

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject:- Title Search Report of property mentioned herein below:-

(I) DESCRIPTION OF THE PROPERTY:-

ALL THAT piece and parcel of non-agricultural plots of land bearing **Plot No. 01** admeasuring **292.20 Square Meters**, N.A. assessed @ Rs. 140.37 Paise, and **Plot No. 02** admeasuring **319.20 Square Meters**, N.A. assessed @ Rs. 153.22 Paise, after amalgamation **Plot No. 1+2** **totally admeasuring 611.40 Square Meters**, from & out of **Gat No. 540+541+542+546**, situate, lying and being at **Village Adgaon**, Taluka & District Nashik, within the limits of Nashik Municipal Corporation and also within Registration District and Sub-Registration Taluka Nashik, alongwith as per the approved building plan, proposed construction of residential building in the name & style as **"Home Paradise"**, and the said plots collectively bounded as under:-

On or towards East : By 7.50 Mtrs. wide Colony road
On or towards West : By approved layout of Gat No. 552
On or towards South : By Gat No. 541 Part
On or towards North : By Plot No. 3 to 6

Together with right to use common passage, open space, colony roads, and appurtenant lands thereto, etc.

(II) NAME OF THE OWNER:-

P. K. Homes, a Proprietorship concern, through its Proprietor Mr. Prashant Fakira Khairnar, R/o. Flat No. 01, Nilkanth Apartment, Behind RTO Office, Kishor Suryawanshi Marg, Nashik-422003.

Dear Sir/s,

The said owner approached me & requested to issue Title Report of the subject property. For that purpose they have submitted following documents for my perusal:-

(III) DOCUMENTS SCRUTINIZED:-

7/12 extracts from 1979-80 to 2014-15.

Certified copies of relevant 6-D Mutation entries.

Xerox copy of Gat Scheme Extract.

Xerox copy of ULC order Dt. 13/02/1984.



- 5) Xerox copy of amended ULC order Dt. 25/03/1998.
- 6) Xerox copies of Development Agreement & General Power of Attorney (both Notarised) Dt. 06/01/1993 & 18/04/1995.
- 7) Xerox copy of Layout Plan.
- 8) Xerox copy of Layout Sanction Letter Dt. 24/03/2003.
- 9) Xerox copies of N.A. Order Dt. 22/08/2002 and 17/04/2003.
- 10) Xerox copy of N.A. Tax Receipt Dt. 15/09/2014 paid for the year 2014-2015.
- 11) Xerox copy of Agreement for Sale Dt. 25/11/2004.
- 12) Xerox copy of Confirmation Deed to Agreement for Sale Dt. 10/05/2010, duly registered in the office of Sub-Registrar of Assurances, Nashik-2 under Serial No. 04973/2010 on 10/05/2010.
- 13) Xerox copy of Sale Deed Dt. 10/05/2010, duly registered in the office of Sub-Registrar of Assurances, Nashik-2 under Serial No. 04974/2010 on 10/05/2010.
- 14) Original copy of Agreement for Sale Dt. 29/12/2014, duly registered in the office of Joint Sub-Registrar of Assurances, Nashik-6 under Serial No. 373/2015 on 19/01/2015.
- 15) Original copy of General Power of Attorney Dt. 29/12/2014, duly registered in the office of Joint Sub-Registrar of Assurances, Nashik-6 under Serial No. 374/2015 on 19/01/2015.
- 16) Original copy of Sale Deed Dt. 06/04/2015, duly registered in the office of Joint Sub-Registrar of Assurances, Nashik-6 under Serial No. 2010/2015 on 06/04/2015.
- 17) Copy of Building Construction Plan.
- 18) Copy of Amalgamation Plan
- 19) Copy of Commencement Certificate Dt. 27/05/2015.

After going through those documents, my observations & findings are as under:-

(IV) HISTORY OF THE PROPERTY:-

- 1) M. E. No. 1 Dt. 13/09/1979 shows that, as per the letter of Dy. Director, Land Records, Mumbai Region, Mumbai vide letter No. Coin/SR/4558 Dt. 20/05/1978, the Land Consolidation Scheme of Village Adgaon has been approved and published in Govt. Gazette on 14/09/1978 on Page No. 1397, and implemented to the entire village Adgaon on 31/05/1978. Accordingly old Survey Numbers were converted into new Gat Numbers as 1 to 2535.



Further it reveals from the Gat Scheme Extract, (a) old Survey No. 147/9E owned by Pandurang Narayan Dushing has been changed as new Gat No. 10 admeasuring 0 H. 17 R, (b) old Survey No. 147/10 owned by

Gangaram Narayan Dushing, Pandurang Narayan Dushing & Balwant Suka Dushing has been changed as new Gat No. 541 admeasuring 0 H. 37 R, (c) old Survey No. 147/9B & 147/9D owned by Gangaram Narayan Dushing has been changed as new Gat No. 542 admeasuring 0 H. 43 R, and (d) old Survey No. 147/9A owned by Pandurang Narayan Dushing has been changed as new Gat No. 546 admeasuring 0 H. 23 R. as per said Gat Scheme Extract & M.E. No. 1, the said effect is brought on record.

- 3) Further it reveals from the record that, the landowners Shri. Balwant Suka Dushing, Babu Suka Dushing and others have filed a Statement U/sec. 6(1) of the Urban Land (Ceiling and Regulation) Act, 1976. The said statement has been decided under the provisions of Sec. 8(4) of ULC Act by the Dy. Collector & Competent Authority, ULC, Nashik vide his Order No. ULC-A-2-42/8/50-4219/60 Dt. 13/02/1984.
- 4) M. E. No. 974 Dt. 20/11/1985 shows that, Gangaram Narayan Dushing died on 19/10/1984 leaving behind three sons Sitaram, Shivaaji & Rambhau Gangaram Dushing, two married daughters Kamlabai Shivram Malode & Indubai Raghunath Pingale, and widow Smt. Dagubai Gangaram Dushing. Accordingly the name of three sons & widow is mutated owners column and the names of married daughters were recorded in other rights column of Gat No. 542 and others properties.
- 5) M. E. No. 2396 Dt. 14/04/1992 shows that, as per ULC orders regarding various properties of different landowners, remark of Excess Land have been taken into other rights column. As such, as per ULC Order Dt. 31/03/1992 in respect of Gat No. 541, excess area measuring 1233.33 Sq.mtrs. is recorded in other rights column of Gat No. 541.
- 6) M. E. No. 2769 Dt. 01/09/1993 shows that, as per the order of Dy. Collector & Competent Authority, ULC, Nashik bearing Order No. ULC/A-4/1948/33 Dt. 17/08/1993, Gat No. 541 area measuring 3700.00 Sq.mtrs. is declared as Excess Land and the said remark is recorded in other rights column of Gat No. 541.
- 7) Further it reveals from the record that Shri. Rambhau Gangaram Dushing, Bhaskar Balwant Dushing, Sitaram Gangaram Dushing, Shivaaji Gangaram Dushing, Dagubai Gangaram Dushing, Kamlabai Shivram Malode, Pandurang Narayan Dushing & Indubai Raghunath Pingale entrusted the lands bearing Gat No. 541, 542, 544, 553, 536 & 537 to Dr. Dilipkumar Mohanlal Khivansara and accordingly they have executed a Development Agreement & General Power of Attorney on 06/01/1993 in favour of Dr. Dilipkumar Mohanlal Khivansara. Both the documents were impounded U/sec. 38 of the Bombay Stamps Act, 1958 by payment of deficit stamp of Rs. 80/- and penalty of Rs. 250/- for Development Agreement, and



deficit stamp duty Rs. 10240/- and penalty of Rs. 250/- for General Power of Attorney on 29/09/1997, and accordingly both the documents were certified as properly stamped U/Sec. 41 of the Bombay Stamp Act, 1958 by the Collector of Nashik on 09/10/1997.

- 8) Further it reveals from the record that Shri. Babu Sukdeo Dushing and others 11 entrusted the lands bearing Gat No. 553, 541, 544, 545 & 543 to Dr. Dilipkumar Mohanlal Khivansara and accordingly they have executed a Development Agreement & General Power of Attorney on 18/04/1995 in favour of Dr. Dilipkumar Mohanlal Khivansara. Both the documents were impounded U/Sec. 38 of the Bombay Stamps Act, 1958 by payment of deficit stamp duty Rs. 4100/- and penalty of Rs. 250/- for Development Agreement, and deficit stamp duty Rs. 50/- and penalty of Rs. 250/- for General Power of Attorney on 29/09/1997, and accordingly both the documents were certified as properly stamped U/Sec. 41 of the Bombay Stamp Act, 1958 by the Collector of Nashik on 09/10/1997.
- 9) Further it reveals from the record that Shri. Babu Suka Dushing and others through their GPA holder Dr. Dillip Mohanlal Khivansara have filed an application for corrections in the ULC Order Dt. 13/02/1984. In the said application, Dy. Collector & Competent Authority, ULC, Nashik vide his Order No. ULC/A-2/42/8-59-4219/60 Dt. 25/03/1998, out of total holding 17433.50 Sq.Mtrs., area measuring 8000.00 Sq.Mtrs. has been declared as Retention and remaining area measuring 9433.50 Sq.Mtrs. as Excess land.
- 10) Further it appears from M. E. No. 4252 Dt. 13/08/1998 that, the Dy. Collector & Competent Authority, ULC, Nashik vide his Order No. A-4/220/61 Dt. 12/08/1998, declared the area as excess of various lands. As such, area measuring 1700.00 Sq.mtrs. Gat No. 541, area measuring 1878.00 Sq.mtrs. out of Gat No. 541 and area measuring 4300.00 Sq.mtrs. of Gat No. 542 is declared as Excess and the remark of excess land is taken in other rights column of said lands.
- 11) Further it appears from M. E. No. 4254 Dt. 13/08/1998 shows that as per application and copies of Development Agreement Dt. 18/04/1995 executed by Pandurang Narayan Dushing and others in favour of Dr. Dillip Mohanlal Khivansara, remark of said development agreement & general power of attorney has been taken in other rights column of Gat No. 546, 547 & other lands.
- 12) Further it appears from M. E. No. 4425 Dt. 25/03/1999 that, the various declaration charges of Adgaon Vivid Karyakari Seva Sahakari Society has been deleted from other rights column of Gat No. 540 & 546 of Pandurang Narayan Dushing and etc.



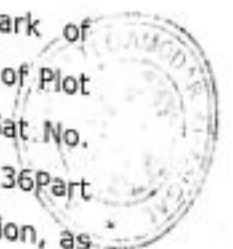
[Signature]

- 13) Further it appears from record that, Non-agricultural Permission with respect of Gat No. 541, 543, 544/1 & 545 admeasuring 7556.50 Sq.mtrs. has been granted by the Collector of Nashik vide his Order No. Masha/Kaksha-3/Bhi.She.Pra.Kra./4/3/2002 Dt. 22/08/2002 and with respect of Gat No. 536, 537, 540, 541, 544, 543, 546 & 553 admeasuring 17762.63 Sq.Mtrs. has been granted by the Collector of Nashik vide his Order No. Maha/Kaksha-3/Bhi.She.Pra.Kra./4/02/2002 Dt. 17/04/2003. And the joint final layout of abovesaid lands has been duly approved by the Assistant Director of Town Planning, NMC, Nashik vide letter Outward No./Town Planning Department/Final/158 Panchavati Dt. 24/03/2003.
- 14) Further it appears from M. E. No. 6381 Dt. 01/04/2003 that, Shri. Pandurang Narayan Dushing and others through their GPA Dr. Dilip Mohanlal Khivansara have prepared a joint layout of Gat No. 541 Part, Gat No. 543+544 Part and Gat No. 545, which has been approved by the Assistant Director of Town Planning, NMC, Nashik vide letter Outward No./Final/157/Panchavati Dt. 24/03/2003 and Non-Agricultural Permission has been granted by the Collector of Nashik vide his Order No. Masha/Kaksha-3/Bhi.She.Pa.Kra./4/3/2002 Dt. 22/08/2002. Accordingly Gat No. 541 Part is laid into Plot No. 1 to 7, and Gat No. 543+544Part is laid into Plot No. 1 to 14 and Gat No. 545 is laid into Plot No. 1 to 8, and 7/12 extracts of said plots alongwith colony road, D.P. Road is separated and shown in the name of abovesaid owners and the remark of Talegaon Dabhade Scheme is recorded in other rights column.
- 15) Further it appears from M. E. No. 6382 Dt. 01/04/2003 that, Shri. Sitaram Gangaram Dushing etc. 5 owner of Gat No. 536 & 537, Shri. Pandurang Narayan Dushing etc. 6 owner of Gat No. 540, 541Part, 542 & 546 and 544, have prepared a joint layout of said properties through their GPA Dr. Dilip Mohanlal Khivansara, which has been approved by the Assistant Director of Town Planning, NMC, Nashik vide letter Outward No./Final/158/Panchavati Dt. 24/03/2003 and Non-Agricultural Permission has been granted by the Collector of Nashik vide his Order No. Maha/Kaksha-3/Bhi.She.Pa.Kra./4/02/2002 Dt. 17/04/2003. Accordingly Gat No. 536+537 is laid into Plot No. 1 to 5, and Gat No. 540+541Part+542+546 is laid into Plot No. 1 to 30, Gat No. 544Part is laid into Plot No. 1 to 3, Gat No. 553 is laid into Plot No. 1 to 11, and 7/12 extracts of said plots alongwith colony road, D.P. Road is separated and shown in the name of abovesaid owners and the remark of Talegaon Dabhade Scheme is recorded in other rights column. Out of abovesaid final layout of Gat No. 540+541P+542+546, the subject property i.e. Plot No. 1 admeasuring 292.20 Sq.Mtrs. & Plot No. 2 admeasuring 319.20 Sq.Mtrs.



have been shown in the name of Pandurang Narayan Dushing, Sitaram Gangaram Dushing, Shivaji Gangaram Dushing, Rambhau Gangaram Dushing, Dagubai Gangaram Dushing, Kamlabai Shivram Malode & Indubai Raghunath Pingale.

- 16) Further it appears from M. E. No. 10913 Dt. 31/03/2009 that, Kamlabai Shivram Molode died on 23/03/2008 leaving behind legal heirs three sons namely Ashok, Vijay & Rajendra Shivram Malode and one married daughter Alka Dashrath Ugale. Accordingly the names of said legal heirs have been entered into record of rights of various properties including subject property.
- 17) Further it appears from M. E. No. 11197 Dt. 05/09/2009 that, Dagubai Gangaram Dushing died on 04/07/2005 leaving behind legal heirs three sons namely Sitaram, Shivaji & Rambhau Gangaram Dushing, legal heirs of two late daughters Kamlabai Shivram Malode & Indubai Raghunath Pingale. Accordingly the names of legal heirs have been entered into record of rights of various properties including subject property.
- 18) Further it appears from the record that, Shri. Pandurang Narayan Dushing and others 6 through their GPA holder and for himself Dr. Dilipkumar Mohanlal Khivansara have executed an Agreement for Sale on 25/11/2004 on Rs. 100/- stamp paper in favour of Gupta, a Partnership Firm through its partner Shri. Manoj Hariom Gupta in respect of Plot No. 1 to 10, 10A, 11 to 28 totally admeasuring 5193.81 Sq.Mtrs. The said Agreement for Sale is not registered and not properly stamped, thus the Purchaser Gupta, a Partnership Firm through its partner Shri. Manoj Hariom Gupta has submitted the said Agreement for Sale to the Collector of Stamps, Nashik and the same is impounded U/Sec. 38 of the Bombay Stamps Act, 1958 by payment of deficit stamp duty Rs. 1,55,730/- and penalty of Rs. 2,02,449/- vide challan. And accordingly the said Agreement for Sale is certified as properly stamped U/Sec. 41 of the Bombay Stamp Act, 1958 by the Collector of Nashik on 05/04/2010.
- 19) Further it appears from M. E. No. 12311 Dt. 21/08/2010 that, as per the order of Additional Collector and Competent Authority, ULC, Nashik vide Order No. ULC/A-4/1948/33/2201/61 Dt. 20/10/2009, the remark of Talegaon Dabhade Scheme is deleted from the other rights column of Plot No. 1 to 30 of Gat No. 540+541P+542+546, Plot No. 1 to 3 of Gat No. 544 Part, Plot No. 1 to 11 of Gat No. 553, Plot No. 12 of Gat No. 536 Part and Plot No. 1 to 7 of Gat No. 541 Part which is declared as retention, as per the revised order Dt. 18/08/2007 given by Additional Collector and Competent Authority, ULC, Nashik in the statement filed by the owners.



Accordingly the remark of "Talegaon Dabhade Scheme" has been deleted from the other rights column of abovesaid plots including subject property.

- 20) Further it appears from the record that, Shri. Pandurang Narayan Dushing, Dagubai Gangaram Dushing, Kamlabai Shivram Malode and Indubai Raghunath Pingale died and therefore to avoid technical difficulties and to confirm the said Agreement for Sale, the executants of the said Agreement for Sale as well as the legal heirs of abovesaid deceased persons and Dr. Dilipkumar Mohanlal Khivansara have executed a Consent Deed/ Confirmation Deed to the said Agreement for Sale on 10/05/2010 in favour of Guptaj, a Partnership Firm through its partner Shri. Manoj Hariom Gupta, which is duly registered in the office of Joint Sub-Registrar of Assurances, Nashik-2 under Serial No. 04973/2010 on 10/05/2010.
- 21) Further it appears from M. E. No. 12387 Dt. 15/09/2010 that, Shri. Sitaram Gangaram Dushing, Shivaji Gangaram Dushing and others, legal heirs of deceased Pandurang Narayan Dushing, Dagubai Gangaram Dushing, Kamlabai Shivram Malode & Indubai Raghunath Pingale, and Dr. Dilipkumar Mohanlal Khivansara has executed a Sale Deed Dt. 10/05/2010 of Plot No. 1 to 10, 10A, 11 to 28 totally admeasuring 5193.81 Sq.Mtrs. out of Gat No. 540+541+542+546 in favour of Guptaj, a Partnership Firm through its partner Shri. Manoj Hariom Gupta, which is duly registered in the office of Joint Sub-Registrar of Assurances, Nashik-2 under Serial No. 04974/2010 Dt. 10/05/2010. Accordingly the name of Guptaj, a Partnership Firm through its partner Shri. Manoj Hariom Gupta is recorded to the abovesaid plots.
- 22) Further it appears from M. E. No. 12519 Dt. 11/10/2010 is entered into record as Pandurang Narayan Dushing died on 15/05/2006 and his legal heirs Tukaram Pandurang Dushing, Sakhrabai alias Parvatabai Jagannath Labhade, Mirabai Sudam Malode & Satyabhamabai Baburao Kothule were brought on record of rights of various properties. But the subject plot property is already sold to Guptaj, a Partnership Firm through its partner Shri. Manoj Hariom Gupta vide Sale Deed Dt. 10/05/2010. Therefore the names of abovesaid legal heirs were not recorded on 7/12 extract of subject plot property including the plots mentioned in Sale Deed.
- 23) Further it appears from the record that the Guptaj, a Partnership Firm through its partner Shri. Ajay Hariom Gupta has sold the Plot No. 1 admeasuring 292.20 Sq.Mtrs. & Plot No. 2 admeasuring 319.20 Sq.mtrs. to the present owner P. K. Homes, through Proprietor Mr. Prashant Fakira Khairnar and accordingly they have executed an Agreement for Sale Dt. 29/12/2014 in favour of P. K. Homes, through Proprietor Mr. Prashant Fakira Khairnar, which is duly registered in the office of Joint Sub-



[Handwritten signature]

Registrar of Assurances, Nashik-6 under Serial No. 373/2015 on 19/01/2015. In pursuance to the said Agreement for Sale, Gupta, a Partnership Firm through its partner Shri. Ajay Hariom Gupta also executed a separate General Power of Attorney on 29/12/2014 of Plot No. 1 & 2 in favour of P. K. Homes, through Proprietor Mr. Prashant Fakira Khairnar, which is duly registered in the office of Joint Sub-Registrar of Assurances, Nashik-6 under Serial No. 374/2015 on 19/01/2015.

- 24) Further it appears from the record that, in pursuance to the Agreement for Sale Dt. 19/01/2015, Gupta, a Partnership Firm through its partner Shri. Ajay Hariom Gupta executed a Sale Deed on 06/04/2015 of Plot No. 1 & 2 in favour of P. K. Homes, through Proprietor Mr. Prashant Fakira Khairnar, which is duly registered in the office of Joint Sub-Registrar of Assurances, Nashik-6 under Serial No. 2010/2015 on 06/04/2015. From the said Sale Deed, the subject plot properties are in actual possession of present owner.
- 25) Thereafter the present owner i.e. P. K. Homes, through Proprietor Mr. Prashant Fakira Khairnar decided to construct a residential building on the subject property i.e. Plot No. 1 & 2, and for the same, appointed Mr. Kshitij B. Dhande as an Architect & Mr. Yogin Kulkarni, as a Structural Engineer and got prepared a building construction plan from the Architect & submitted it for sanction to the Nashik Municipal Corporation, which is duly approved by the Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik vide Commencement Certificate No. LND/BP/C-5/93/489/15 Dt. 27/05/2015.
- 26) As per the approved building plan & title deeds, the present owner P. K. Homes, through Proprietor Mr. Prashant Fakira Khairnar commenced a construction work of residential building in the name & style as "Home Paradise" and also they have rights to sell, transfer the constructed/to be constructed premises in the said building & to execute and register necessary documents in favour of bonafide/ prospective purchasers.

(V) ENCUMBRANCES OVER THE PROPERTY:-

Nil, as per available documents, latest 7/12 extract & information furnished by the present owner P. K. Homes, through Proprietor Mr. Prashant Fakira Khairnar.

(VI) FINAL CERTIFICATE AND LEGAL OPINION:-

This is to certify that the present owner P. K. Homes, through Proprietor Mr. Prashant Fakira Khairnar, have acquired right, title and interest in the subject plot properties on the basis of Sale Deed Dt. 06/04/2015. Their title to the subject plot properties is clean, clear, saleable, transferable,



(9)

marketable and free from all encumbrances. The said owner is entitled to construct a building on the said plot property as per the approved building plan and also entitled to sell the constructed premises in the building known as "Home Paradise" constructed/to be constructed on the subject plot properties, to the prospective purchasers.

This report is issued on the basis of documents produced before me & the said documents are returned to them.

Place: Nashik.

Date: 12/06/2015



A handwritten signature in black ink, appearing to be 'N. D. Khangal', written over a horizontal line.

[Nivrutti Damodar Khangal]

Advocate, Nashik.