

ANITA PRAKASH MUNGASE(PAWAR)

Advocate

B.COM. LL.B.

Mobile No-9763375860

Address: Off: -Basement "A" wing No-8"THAKKER'S BUZZ'R", New C.B.S.,
Below Savitri Agencies(Crackers Shop), Nashik- 2.

Resi:-Flat NO. B-401, Fourth floor, Hari-sankul Phase-1, Ashoka
Marg,Nashik.

Date:11/07/2017

SUPPLEMENTARY TITLE AND SEARCH REPORT

To,

- 1) Karda Construction Ltd. through Director Mr.Naresh Jagumal Karda.
 - 2) Shri Giriraj Developers Partnership firm through Partner Shri Mahesh Poonamchand Shah(HUF).
- Both Having Off. At Nasik.**

Subject: Title Report for property mention herein below.

DESCRIPTION OF PROPERTY:

All that piece and parcel of land of Survey No. 37/1B an area admeasuring 1332.15 Sq. Mtrs. and Survey 37/1C an area admeasuring 4276.02 Sq. Mtrs. Thus an total area admeasuring 5608.17 situated, lying and being at village Deolali Taluka & Dist Nashik, within limits of Registration sub-registration Taluka Nashik, Dist-Nashik.

The said property bounded as per record of rights;

The land herein referred to as "Said property.

Sir,

On your oral instructions and information, I the undersigned hereby issuing title report for the aforesaid subject property for that purpose, submitted following document for my perusal.

- 1) 7/12 Extract 1986 to 2017
- 2) Mutation Entries (more particularly described hereunder)

- 3) Development Agreement registered vide Document No.NSK-03886/2015 dated 21/05/2015.
- 4) G.P.A. registered vide Document No.NSK-03887/2015 dated 21/05/2015.
- 5) Partition Deed, dated 03/03/2017.
- 6) Confirmation Deed, Dated 01/03/2017
- 7) Mortgage Deed dated 07/07/2107.

After going through documents mentioned above, my observations and findings are as under:

- 1) It reveals from **M.E.No. 8490** not in readable conditions hence findings cannot be given.
- 2) It reveals from **M.E.No. 8978** that the budding charge effect taken on the record of rights and accordingly **M.E.No. 8978** certified to that effect.
- 3) It reveals from **M.E.No. 9031** dated 06/06/1980 that land owners taken loan from Punjab National Bank Ltd. Nasik Road Branch, hence as per letter of the said bank the charge of Punjab National Bank Ltd. entered on record of rights of the said Survey No. and accordingly the said **M.E.No9031** is certified to that effect.
- 4) It reveals from **M.E.No. 10546** dated 19/03/1987, as per application given by Mr. Janardhan Walu Gadekar given an application that the name of other family members namely Mr. Narendra Janardhan Gadekar, Anjali Janardhan Gadekar, Suvarna Janardhan Gadekar, Sangeeta Janardhan Gadekar and Sau Sarlabai Janardhan Gadekar commonly added to record of rights of the said Survey No. and accordingly **M.E.No. 10546** certified to that effect.
- 5) It reveals from **M.E.No. 11558** dated 24/03/1990 as per the Urban Land and Ceiling Act, the said land divided as per the retention plan hence Mr. Janardhan Walu Gadekar and others became entitled to an area admeasuring 1332.15 Sq. Mtrs. of Survey No. 37/1/B (in and out of old Survey No. 37/1), Mr. Janardhan Walu Gadekar and others became entitled to an area admeasuring 4276.02 Sq. Mtrs. of Survey No. 37/1/C (in and out of old Survey No. 37/1), and accordingly **M.E.No. 11558** certified to that effect.
- 6) It reveals from **M.E.No. 12088** dated 29/02/1992, as per Section 20 of the Urban Land and Ceiling Act 1976, the scheme lower income group housing applicable to the said Survey No. and effect taken on record of rights and accordingly **M.E.No. 12088** certified to that effect.
- 7) It reveals from **M.E.No. 15614** dated 06/05/1999, that Mr. Janardhan Walu Gadekar died on 18/09/1998 living behind 1 son and three married daughters and widow viz Mr. Narendra Janardhan Gadekar, Anjali Janardhan Gadekar alias Mrs. Anjali/ Damyanti Ashok Jadhav, Suvarna Janardhan Gadekar alias Suvarna Yeshwant Sonawane, Sangeeta Janardhan Gadekar alias Sangeeta Sandesh Gaikwad and Sau Sarlabai Janardhan



Gadekar as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleted from the record of the said land and names of his legal heir were already on record of rights and accordingly **M.E.No.15614** is certified to that effect.

- 8) It reveals from **M.E.No. 16455** certified on 29/07/2000 that Mr. Janardhan Walu Gadekar and others repaid loan of Punjab National Bank Ltd. Nasik Road Branch, hence as per letter of the said bank the charge of Punjab National Bank Ltd. deleted from record of rights of the said Survey No. and accordingly the said **M.E.No16455** is certified to that effect.
- 9) It reveals from **M.E.No. 24568** dated 04/08/2011 as per Maharashtra Govt. resolution No. MRUDA/1088/C.R.-426/16-A, Mantralaya, Mumbai dated 25/01/1989 and Resolution No T.A.G 1088/PRAKRA2214/M-11, Mantralaya Mumbai dated 31/12/1989. The charge of Budding/Tagai deleted from the record of rights and accordingly the said **M.E.No24568** is certified to that effect.
- 10) It reveals from **M.E.No. 28473** certified on 11/11/2013, as per Letter/Order No. ULC/A4/135/2013 Dated 10/07/2013 issued by Add. Collector/Competent authority ULC Nasik that the remark of ULC Section 20-Durlab Ghatak Garkul Yojana/ Non Transferable deleted from record of rights and accordingly the said **M.E.No28473** is certified to that effect.
- 11) It reveals from **M.E.No. 30271** certified on 16/07/2015, That Karda Construction Pvt. Ltd through Director Mr.Naresh Jagumal Karda and Shri Giriraj Developers Partnership firm through Partner Shri Mahesh Poonamchand Shah(HUF) taken the said Survey No. 37/1B an area admeasuring 1332.15 Sq. Mtrs. and Survey 37/1C an area admeasuring 4276.02 Sq. Mtrs. Thus an total area admeasuring 5608.17 situated, lying and being at village Deolali Taluka & Dist Nashik, within limits of Registration sub-registration Taluka Nashik, Dist-Nashik. for the purpose of Development from Mr. Narendra Janardhan Gadekar, Anjali Janardhan Gadekar alias Mrs. Anjali/ Damyanti Ashok Jadhav, Suvarna Janardhan Gadekar alias Suvarna Yeshwant Sonawane, Sangeeta Janardhan Gadekar alias Sangeeta Sandesh Gaikwad and Sau Sarlabai Janardhan Gadekar by way of registered Development Agreement and General Power of Attorney and both said document was registered and executed in the office of joint sub-registrar Class-II, Nashik-2, vide their document Sr.No.**3886/2015** and **3887/2015 on dated 21/05/2015** and accordingly the said **M.E.No.30271** is certified to that effect.
- 12) **Whereas** the Original Land Owners Mr. Narendra Janardhan Gadekar and others 4 executed a Registered Confirmation Deed in the favor of Karda Construction Ltd.

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through Director Mr.Naresh Jagumal Karda and Shri Giriraj Developers Partnership firm through Partner Shri Mahesh Poonamchand Shah(HUF) vide Document Sr. No1121/2017, dated 01/03/2017. And Whereas Partition Deed executed between Karda Construction Pvt. Ltd, now Karda Construction Ltd. through Director Mr.Naresh Jagumal Karda and Shri Giriraj Developers Partnership firm through Partner Shri Mahesh Poonamchand Shah(HUF) .The said Partition Deed registered with Sub-Registrar Nasik -11, dated 03/03/2017, Sr. No1204/2017.

13) **And Whereas** Karda Construction Ltd. through Director Mr.Naresh Jagumal Karda obtained a loan from State Bank Of India, SME Branch, Nasik and executed a registered Mortgage Deed at Sr. No. 4359/2017, dated 07/07/2017 in the favor of the said bank.

Thus, I am of the opinion that:-

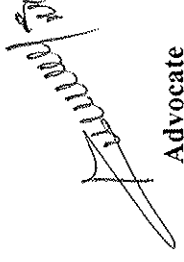
Mr. Narendra Janardhan Gadekar, Anjali Janardhan Gadekar alias Mrs. Anjali/ Danyanti Ashok Jadhav, Suvama Janardhan Gadekar alias Suvama Yeshwant Sonawane, Sangeeta Janardhan Gadekar alias Sangeeta Sandesh Gaikwad and Sau Sarlabai Janardhan Gadekar are absolute owner of the said property and Karda Construction Ltd through Director Mr.Naresh Jagumal Karda and Shri Giriraj Developers Partnership firm through Partner Shri Mahesh Poonamchand Shah(HUF) has right to developed land bearing Survey No. 37/1B an area admeasuring 1332.15 Sq. Mtrs. and Survey 37/1C an area admeasuring 4276.02 Sq. Mtrs. Thus an total area admeasuring 5608.17 situated, lying and being at village Deolali Taluka & Dist Nashik, within limits of Registration sub-registration Taluka Nashik, Dist-Nashik.

And also these property is Clean, Marketable and Free from all Encumbrances, subject to Clearance of Loan obtained from The State Bank Of India, SME Branch, Nasik. The above narration and findings are on the strength of available documents only submitted by Karda Construction Ltd through Director Mr.Naresh Jagumal Karda and Shri Giriraj Developers Partnership firm through Partner Shri Mahesh Poonamchand Shah(HUF) .

Hence, this Supplementary Title Search Report

Place: Nasik

Date: 11/07/2017


Advocate

Anita Prakash Mungase (Pawar)

Advocate
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