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Date- 1.7.2017

Shree

TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN,

Sub: All that piece and parcel of property bearing Plot No. 1, measuring 422.68 Sq. Mtrs. out of S. no. 308/A/2/1 situated at Pathardi, within the limits of Municipal Corporation Nashik, which is bounded as -

East	-	7.50 Mtrs. colony road
West	-	S. no. 308 B
South	-	9 Mtrs. colony road
North	-	Plot no. 2

Dear Sir,

M/ Shree Krishna Constructions, partnership firm, approached me with request to issue title report with respect to their project known as **Krishna Heights** being constructed upon the property above, after scrutiny of the documents contained in the said file I am submitting my report as under-

1. Sale deed executed by Kondaji Kalu Navale and others through general power of attorney Mr. Chandrashekhar Babulal Shah in favour of Mrs. Mohini Shamsundar Jagtap, registered at Sr. No. 2054 in the year 2009.

2. Sale deed executed by Mrs. Mohini Shamundar Jagtap in favour of Mr. Shrichand Govardhandas Nagdev registered at sr.no. 8623 on 17.12.2009.

3. Joint venture agreement executed by Mr. Shrichand Govardhandas Nagdev in favour of Shree Krishna Constructions, partnership firm , registered at sr.no. 10300 on 6.10.2012. Consideration : the developers shall pay sale proceeding for sale of carpet area of 210.69 Sq. Mtrs. from and out of construction to be carried on the said property , the responsibility of the selling the constructed area is of developer only and the sale proceeds shall be accepted by developers by account payee cheque/ D. D./ RTGS Mode in favour of Shree Krishna Constructions A/c. no. 0474020000379 of Bank of Baroda Branch Deolali, Nashik , upon getting the sale proceeds share of owner shall be released by the developers without any delay and the owner shall pass a receipt for the payment of that part of the sale proceeds"

4. N.A. order is given by Upper Tahsildar N.A/SR/ 41/2002 dtd. 27.9.2004

5. Layout approved by Asst. Director Town Planning Nashik Municipal Corporation vide order No. Nagar Rachana Vibhag/ Final / B-4/41 dtd. 15.9.2003.

6. TDR sale deed executed by Happy Home Developers, partnership firm in favour of Shree Krishna Construction partnership firm registered at Sr. No. 9658 on 20.11.2012, TDR purchased in D zone, TDR purchased measuring 169 Sq. Mtrs. DRC no. 586 dtd. 12.11.2012 out of S. no. 324/2A/1+324/2A/2+ 324/2B/ 46 of village Pathardi.

7. 7/12 extract of plot no. 1 in the name of Mr. Shrichand Govardhandas Nagdev, no adverse entries are seen.

8. N.A. tax payment receipt for the period 2016-2017 dtd. 01.12.2016.

9. Building permission given by Nashik Municipal Corporation Nashik vide permission no. LND/BP/ CD/B-5/ 716/ 6601 dtd. 14.3.2013.

10. M.E. No. 1493 dtd. 7.6.63 shows that, as per the K.J.P. the area of the property S. no. 308 A is corrected.

11. M.E. No. 2747 shows that, the name of Mr. Laxman Deoram Demse is recorded in holders column with the name of Kalu Narayan Navale.

12. M.E. No. 3118 dtd. 1.10.77 shows that, co-owner of S. no. 308 A part, Kalu Narayan Navale expired on 13.9.77 and he left behind legal heirs sons Karbhari , Anaji, Raghunath, Kondaji, Gangadhar Kalu Navale, daughter Kisnabai Kombde, Kamalabai Nisal and widow Rakhmabai.

13. M.E. No. 3325 dtd. 5.2.82 shows that, the layout is prepared with respect to S. No. 308 A for the area measuring 4 H. 68 Are. and it was approved the Asst. Director Town Planning Nashik on 29.12.81. And as per the layout 7/12 extracts are separated plotwise and the name of Laxman Deoram Demse and the legal heirs of deceased Kalu Narayan Navale are shown in the holders column.

14. M.E. no. 4210 shows that co owner Mr. Laxman Deoram Demse expired and he left behind legal heirs sons Subhash, Vijay, Jaisingh, daughters Baby Rajole, Vandana Patil, widow Kusum

15. M.E.no. 4987 shows that Co owner Anaji Kalu Navale expired and he left behind legal heirs brothers Karbhari, Raghunath, Kondaji, Gangadhar and mother Rakhmabai. As per his will the saidproperôtywasgiven to Malti Kondaji Navale, Ashok Kondaji Navale, Yamuna Gangadhar Navale

16. M.E. no. 4859 shows that co owner Kisnabai Punja Kombde expired and she left behind legal heirs sons Vishram, Ramchandra, Mahadu and Gokul, husband Punja , daughter Lilabai More, Sonyabai Aher, Shantabai Nathe.,

17. M.E.no. 5501 shows that Raghunath Kaluji Navale expired and left behind legal heirs sons Laxman, Sham , Ram, Sanjay and widow Jijabai

18. M.E.no. 5717 shows that Karbhari Kaluji Navale expired and left behind widow Gitabai, sons Vishnu, Chintaman, and daughter Mandabai Khandbahale.

19. M.E. no. 9332 shows that Gitabai Karbhari Navale expired and she left behind son Vishnu, Chintaman and Mandabai Khandbahale

20. M.E. no. 9333 shows that the owners laid layout with respect to S. no. 308/A/2 is laid and 7/12 extract are separated plotwise.

21. M.E. no. 14498 shows that plot purchased by Mohini Shamsundar Jagtap by sale deed dtd. 12.5.2009

22. M. E. no. 15165 shows that plot purchased by Mr. Shrichand Govardhandas Nagdev

Considering the above documents, I am of the opinion that the ownership of Mr. Shrichand Govardhandas Nagdev with respect to subject property is free, clear, marketable and free from encumbrances except for the joint venture agreement with M/s Shree Krishna Constructions, a partnership firm. Both parties have right to construct and sale the constructed premises to third parties.

Thanking you,

Yours Faithfully

[S.L. Deshpande]
Advocate