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Office: Chamber No. 223/2, Building No. 2,
District Court Compound, Nashik

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

SUBJECT :- Title Report on the basis of Documents produced before me of all that piece and parcel of non-agricultural property bearing **Plot No. 2**, area admeasuring **3679.00 Sq.Mtrs.**, out of **Survey No. 224/1 and Survey No. 224/2 and construction thereon** situated at **Igatpuri (City)**, Taluka - Igatpuri, District - Nashik.

DESCRIPTION OF PROPERTY :-

All that piece and parcel of non-agricultural property bearing **Plot No. 2**, area admeasuring **3679.00 Sq.Mtrs.**, out of **Survey No. 224/1 and Survey No. 224/2 and construction thereon** situated at **Igatpuri (City)**, Taluka - Igatpuri, District - Nashik and the which is bounded as follows..

East	:	18 Metre Shiv Road
West	:	Survey No. 224/E
South	:	Plot No. 1, Open Space and Garden
North	:	Survey No. 223/E

Together with all the rights, easements, access, ways, common roads, open space etc. with right of ownership etc.

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NAME OF OWNER OF THE PROPERTY :-

Shree Sai Developers

As per the instructions given by abovesaid persons, I have investigated the title on the basis of following documents:-

1. Xerox copies of relevant 7/12 extracts and mutation entries.
2. Xerox Copy of Zoning Certificate dated 20/10/2010.
3. Xerox Copy of Sale Deed registered in the office of Sub-registrar, Grade-1, Igatpuri at Sr. No. 02974/2010 dated 14/12/2010.
4. Xerox Copy of Sale Deed registered in the office of Sub-registrar, Grade-1, Igatpuri at Sr. No. 962/2015 dated 07/04/2015.
5. Xerox Copy of No Objection Certificate vide no. Masha / Kaksha/3/2/SR / Na.Ha.Da.Pra.Kra./14/2015 dated 23/6/2016.
6. Xerox Copy of Commencement Certificate vide No. BPA/00063/2016-17.
7. Xerox Copy of Letter of Sanctioned Layout.
8. Copy of Sanctioned Layout.
9. Xerox Copy of Sale Deed registered at Sr. No.1736/2017 dated 25/7/2017.

FLOW OF TITLE OF SURVEY NO. 224/1:-

- (1) It appears from record that Survey No. 224/1 was owned and possessed by Shri. Kashinath Nana Bhagat on or before 1968

(2) It appears from M.E. No. 1086 dated 2/10/1957 that Kashinath Nana Bhagat raised a Bail Tagai loan of Rs.250/- and given Survey No. 224/1 as mortgage. Hence the remark of 'Tagai Boza' was mutated in other rights column of 7/12 extract of Survey No. 224/1.

(3) It appears from M.E. No. 1868 dated 23/2/1989 that the remark of 'Tagai Boza' was removed from 7/12 extracts of Survey No. 224/1 and other properties by Circular No. 4AG/1088/2214/ M 11 dated 31/12/1988 issued by Maharashtra Government and Forest Department regarding loan waiver scheme.

(4) It appears from M.E. No. 2789 dated 30/8/2003 that Kashinath Nana Bhagat died on 8/4/2003 at Igatpuri leaving behind following legal heirs...

Sr. No.	Name	Relation with Deceased
1.	Hari Kashinath Bhagat	Son
2.	Prabhakar Kashinath Bhagat	Son
3.	Manik Kashinath Bhagat	Son
4.	Motiram Kashinath Bhagat	Son
5.	Ganesh Kashinath Bhagat	Son
6.	Taibai Pralhad Layte	Daughter
7.	Rahibai Shankar Mhaske	Daughter
8.	Krushnabai Kashinath Bhagat	Wife

Hence the names of above legal heirs were mutated to the record of rights of Survey No. 224/1.

(5) It appears from M.E. No. 2036 dated 19/5/2006 that Shri. Hari Kashinath Bhagat raised a loan of Rs. 30,000/- from Igatpuri Vividh Karyakari Sahakari Seva Sanstha Maryadi. Hence the name

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of said society was mutated in other rights column of 7/12 extract of Survey No. 224/1.

(6) It appears from M.E. No. 4532 dated 2/2/2013 that Khatedar Motiram Kashinath Bhagat died on 29/7/2004 at Igatpuri leaving behind following legal heirs...

Sr. No.	Name	Relation with Deceased
1.	Aakash Motiram Bhagat	Son
2.	Aaditi Aakash Motiram	Daughter
3.	Mayur Aakash Motiram	Son

Sr.No. 1 to 3 through their Minor

Guardian Uncle Hari Kashinath Bhagat

Hence the names of above legal heirs were mutated to the record of rights of Survey No. 224/1 and the name of deceased was removed.



(7) It appears from M.E. No. 4681 dated 22/1/2015 that Aaditi Alias Aswini Motiram Bhagat and Mayur Motiram Bhagat through Minor Guardian Hari Kashinath Bhagat executed Release Deed in respect of Survey No. 224/1 in favour of Akash Motiram Bhagat, which is duly registered in the office of Sub-registrar, Grade -1, Igatpuri at Sr. No. 194/2015 dated 20/01/2015. Hence the names of Aaditi and Mayur were deleted from record of rights of Survey No. 224/1.

(8) It appears from M.E. No. 4724 dated 22/5/2017 that Mr. Manoj Kundan Nankani and others purchased the property Survey No. 224/1, area admeasuring 00 Hecter 57.7 R + Pot Kharaba area

admeasuring 00 Hector 00.5 R from Hari Kashinath Bhagat and others by way of Sale Deed which is duly registered in the office of Sub-registrar, Grade -1, Igatpuri at Sr. No. 962/2015 dated 07/04/2015 for the consideration of Rs. 60,00,000/-. Hence the names of purchasers were mutated to the record of rights of Survey No. 224/1.

(9) It appears from M.E. No. 4757 dated 4/11/2015 that Hari Kashinath Bhagat repaid the loan of Rs. 30,000/- along with interest, which was raised from Igatpuri Vividh Karyakari Seva Society Maryadit. Hence the charge of said society was deleted from other rights column of 7/12 extract of Survey No. 224/1.

FLOW OF TITLE OF SURVEY NO. 224/2:-

(1) It appears from M.E. No. 1547 dated 1/8/1984 that Khatedar Shri. Pundalik Devram Khatale died on 11/7/1984 leaving behind following legal heirs...

Sr. No.	Name	Relation with Deceased
1.	Bhagwan Pundalik Khatale	Son
2.	Balu Pundalik Khatale	Son
3.	Ganesh Pundalik Khatale	Son
4.	Kailas Pundalik Khatale	Son
5.	Chandrabhagabai Pundalik Khatale	Wife

For herself and Minor Guardian Mother of minor sons

Hence the names of above legal heirs were mutated to the record of rights of Survey No. 224/2 and the name of deceased was removed.

(2) It appears from M.E. No. 1559 dated 13/9/1984 that registered Partition Deed was made before Sub-registrar, Igatpuri in respect of Survey No. 224/2 and other properties amongst 1. Bhika Tukaram Khatale, 2. Bandu Devram Khatale, 3. Bhagwan Pundalik Khatale and 4. Chandrabhagabai Pundalik Khatale for herself and as minor guardian for Balu, Ganesh, Kailas. As per partition deed Survey No. 224/2, area admeasuring 01 Hectar 16.3 R and other properties were came to the share of Bandu Devram Khatale, Bhagwan Pundalik Khatale and Chandrabhagabai Pundalik Khatale for herself and as minor guardian for Balu, Ganesh, Kailas and their respective names were mutated to record of rights.

(3) It appears from M.E. No. 1575 dated 20/12/1984 that Pundalik Devram and Bandu Devram repaid entire loan of Maharashtra State Bank Co-operative Land Development Bank Ltd. Mumbai Branch Nashik, Sub Branch Ghoti. Hence names of Pundalik and Bandu were removed from other rights columns of record of rights and mutated owners rights column and hence the name of bank was deleted from record of rights of Survey No. 224/2 and other properties.

(4) It appears from M.E. No. 2017 dated 26/1/1991 that partition took place u/s. 85(3) of Maharashtra Land Revenue Code 1966 amongst Bandu Devram Khatale and other 4 in respect of Survey No. 224/2 and other properties. According to this partition, area admeasuring 0 Hectar 63.3 R out of Survey No. 224/2 came to the share of 1. Bhagwan Pundalik Khatale, 2. Balu Pundalik Khatale, 3. Ganesh Pundalik Khatale, 4. Kailas Pundalik Khatale and area

25/10/19

admeasuring 0 Hector 53.0 R out of Survey No. 224/2 came to the share of Bandu Devram Khatale vide order no. RTS /Va.Ke.No./20/90 Igatpuri dated 29/12/1990 issued by Tahsildar, Igatpuri. As per this partition respective share was recorded in front of Khatedar to their record of rights.

(5) It appears from M.E. No. 2406 dated 15/9/1997 that Bandu Devram Khatale made an application to make partition of his properties and as per partition area admeasuring 0 Hector 53 R out of Survey No. 224/2 was given to share of Rajendra Bandu Khatale and Janabai Bandu Khatale. Hence name of Bandu Devram Khatale was deleted from record of rights and names of Janabai and Rajendra were mutated to record of rights.

(6) It appears from M.E. No. 2556 dated 11/08/1999 that the charge of loan of Igatpuri Adiwasi Vividh Karyakari Sangh Maryadit was deleted, which was raised by Bhagwan Pundalik Khatale in respect of his undivided share out of Survey No. 224/2. He repaid the entire loan to said society.

(7) It appears from M.E. 2937 dated 21/6/2006 that Rajendra Bandu Khatale raised a loan of Rs. 75,000/- from Igatpuri Vividh Karyakari Sahakari Seva Sanstha Maryadit. Hence the charge of said society was mutated to the record of rights of Survey No. 224/2.

(8) It appears from M.e. No. 4008 dated 16/4/2008 that Khatedar Kailas Pundalik Khatale died on 1/6/2005 leaving behind following legal heirs...

Sr. No.	Name	Relation with Deceased
1.	Bhagwan Pundalik Khatale	Brother
2.	Balu Pundalik Khatale	Brother
3.	Ganesh Pundalik Khatale	Brother

As a deceased was unmarried, the names of above legal heirs i.e. his brothers were mutated to the record of rights of Survey No. 224/2 and other properties.

(9) It appears from M.E.No.4296 dated 17/1/2011 that 1.Bhagwan Pundalik Khatale, 2. Balu Pundalik Khatale, 3.Ganesh Pundalik Khatale, 4. Rajendra Bandu Khatale, and 5. Janabai Bandu Khatale sold their respective share i.e. 0 Hector 63.3 R and 0 Hector 53 R, total area admeasuring 01 Hector 16.3 R to 1.Shri.Kundan Dakhanmal Nankani, 2.Shri. Rajkumar Mangaldas Valecha (H.U.F.) and 3. Shri. Amar Rajkumar Valecha by way of Sale Deed which is duly registered in the office of Sub-registrar, Igatpuri at Sr. No. 2974/2010 dated 14/12/2010 for the consideration of Rs. 73,27,000/-. Hence the name purchasers were mutated to the record of rights of Survey No. 224/2.

(10) It appears from M.E. No. 4758 dated 4/11/2015 that Bhagwan Pundalik Khatale, Rajendra Bandu Khatale, Janabai Khandu Khatale and Rajendra Bandu Khatale repaid loan to Igatpuri Vividh Karyakari Sahakari Society. Hence the charge of said society was deleted from record of rights of Survey No. 224/2.

(11) It appears from M.E. No. 4886 dated 14/07/2017 that the name of Amar Rajkumar Valecha was added to the Survey No. 224/2 as per the order of Tahsildar, Igatpuri vide order no. KAR/LE/Pra.Du./S.R./14/2017 dated 10/7/2017 and according to this order

correction was made to 7/12 extract of Survey No. 224/2 and letter "H.U.F" was also added before the name of 'Rajkumar Magaldas Valecha'.

(12) It appears from the record that Mr. Manojkundan Nankani and others prepared layout in Survey No. 224/1 and Survey No. 224/2, and after its submission, the said layout has been sanctioned by Assistant Director of Town Planning vide its letter Outward No. / Final Layout / Mauje Igatpuri, Taluka Igatpuri / Gat No. 224/1 and 224/2 ADN Sa.Sa.Na./2919 dated 28/10/2016 and the said properties were divided into total 2 plots as per sanctioned layout Plot No. 2 came into existence.

N.A. No Objection Certificate:-

It appears from copy of N.A. No Objection Certificate issued by Appar Jilhadhikari, Nashik vide no. Masha / Kaksha/3/2/SR / Na.Ha.Da.Pra.Kra./14/2016 dated 23/6/2016 in respect of area admeasuring 16680.00 Sq.Mtrs. out of area admeasuring 17250.00 Sq.Mtrs. of Survey No. 224/1 and 224/2. This No Objection Certificate was issued regarding permission to change of use of land for residential purpose. This Certificate was issued in favour of Kundan Dalhanmal Nankani and others.

Commencement Certificate :-

It appears from copy of Commencement Certificate that Mr. Manoj Kundanmal Nankani and others prepared a building plan for construction. The said building plan was approved by Igatpuri Nagarparishad, Igatpuri. Also Igatpuri Nagarparishad, Igatpuri issued Commencement Certificate vide No. BPA/00063/2016-17 that permission has been granted to construct a building regarding area admeasuring 16680.00 Sq.Mtrs., out of Survey No. 224/1 and 224/2.

2. This Certificate is issued in favour of Manoj Kundanmal Nankani and others.

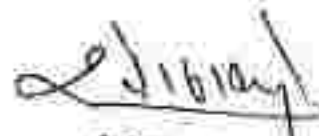
It appears from the copy of Sale Deed dated 25/7/2017 that Mr. Kundan Dakhanmal Nankani and others sold Plot No. 2, total area admeasuring 3979.00 Sq.Mtrs. out of Survey No. 224/1 and 224/2 to Shree Sai Developers through its Partner Mr. Mukesh Annaji Jain for the consideration of Rs. 64,00,000/-. This said Sale Deed is registered in the office of Sub-Registrar, Igatpuri Grade-I at Sr. No. 1736/2017 on 25/7/2017. In this way Shree Sai Developers have become absolute owner and possessor of Plot No. 2.

OPINION

This is to certify that the present owner i.e. **Shree Sai Developers** have acquired the right, title and interest in **Plot No. 2**, area admeasuring **3679.00 Sq.Mtrs.**, out of **Survey No. 224/1 and Survey No. 224/2** and construction thereon situated at **Igatpuri (City), Taluka - Igatpuri, District - Nashik.** The title of the said property is clean, clear, unambiguous, saleable, transferable, negotiable, marketable and the property is free from all encumbrances. This report is issued on the basis of documents produced before me.

Nashik

Date : 26/07/2017


Advocate
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ADVOCATE
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 District Court Compound, Nashik-2.