TITLE REPORT

NAME OF THE HOLDER:

1. Mrs.Latabai Khandu Gaidhani
2. Mr.Mahesh Khandu alias Khanderao Gaidhani
3. Mr.Pramod Khandu Gaidhani
4. Mr.Dhananjay Khandu Gaidhani
5. Smt.Sunita Jayram Gaidhani
6. Mr.Bhaskar Jayram Gaidhani
7. Mr.Kiran Jayram Gaidhani
8. Ratnabai Jayram Gaidhani

   All R/o.Nashik.

NAME OF THE DEVELOPER:

Shree Sadguru Shivram Construction Pvt.Ltd.Company
through its Director
Mr.Pramod Ashok Murkewar
R/o.G-8, Prestige Bytco Business Centre,
Bytco Point, Nashik Road, Nashik-422101.

DESCRIPTION OF THE PROPERTY:

Plot No.01 (One),area admn.2862.68 sq.mtrs.
G.No.1419/1/2/A + 1419/2/2A,
village PALSE, Taluka & District Nashik

TITLE REPORT BY

Adv.Anil S. Mahale

Affirmation :

I Mr.Pramod Ashok Murkewar requested Adv.Anil S.Mahale to investigate the title of property mentioned in this Title Search Report for the purpose I have submitted copies of relevant documents and today I have received the title report along with relevant document which I had submitted .

Signature:_____

Mr.Pramod Ashok Murkewar

R/o.Nashik

ANIL SUBHASH ADVOC

ॲड. अनिल सुभाष महाले

बी. कॉम., एलएल. बी

भ्रमण ध्वनी ९३२६००८३२४

एस २, दुसरा मजला, सुयोजीत मॉडर्न पॉईंट, पोलिस परेड ग्राऊंड समोर, शरणपुर रोड, नाशिक-४२२००२

दिनांक5/5/2017

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDER:

1. Mrs.Latabai Khandu Gaidhani
2. Mr.Mahesh Khandu alias Khanderao Gaidhani
3. Mr.Pramod Khandu Gaidhani
4. Mr.Dhananjay Khandu Gaidhani
5. Smt.Sunita Jayram Gaidhani
6. Mr.Bhaskar Jayram Gaidhani
7. Mr.Kiran Jayram Gaidhani
8. Ratnabai Jayram Gaidhani

All R/o.Nashik.

2] NAME OF THE DEVELOPER:

Shree Sadguru Shivram Construction Pvt.Ltd.Company
through its Director
Mr.Pramod Ashok Murkewar
R/o.G-8, Prestige Bytco Business Centre,
Bytco Point, Nashik Road, Nashik-422101.

3] DESCRIPTION OF THE PROPERTY: All that piece and parcel of the plot property bearing Plot No.01 (One),area admn.2862.68 sq.mtrs. out of G.No.1419/1/2/A + 1419/2/2A, situated at village PALSE, Taluka & District Nashik & Registration & Sub-Registration Taluka and District of Nashik.

Together with all the rights of assessment access, ways, common roads, etc.

4] DOCUMENTS PRODUCED BEFORE ME

1. 7/12 Extracts.
2. Mutation entries (6-D Entries).
3. Sale Deed.

4. Registered Development Agreement & General Power of Attorney executed by the Land Owners in favour of the Developer.
5. Other relevant document.

5] OBSERVATIONS AND FINDINGS: On the request of Shree Sadguru Shivram Construction Pvt.Ltd.through its Director Mr.Pramod Ashok Murkewar, R/o. Nashik, I have investigated the title of above mentioned plots property. For this purpose, they have collected 7/12 extracts and 6-D Entries, which they have received from Talathi Office PALSE and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Shree Sadguru Shivram Construction Pvt.Ltd. through its Director Mr.Pramod Ashok Murkewar and my observations and findings are as under.

a. The above said G.No.1419/1/2/A + 1419/2/2A has been came to in existence due to joint layout of G.No.1419/1/2 Part and G.No.1419/2/2Part and record of the said properties shows that, said G.No.1419/1/2 and 1419/2/2 are the part of original G.No.1419.

b. The 7/12 extract of said G.No.1419 of the year 1980 shows that said property was owned by Damu Kashiram Gaidhani, Walu Kashiram Gaidhani, Sonubai Vithoba Dhikale, Jhulyabai Murlidhar Kokane and Dagadabai Narayan Gunjal, further by M.E.No.702 the names of Sonubai Vithoba Dhikale, Jhulyabai Murlidhar Kokane and Dagadabai Narayan Gunjal were deleted from record of rights thus Damu and Walu Kashiram Gaidhani remain the owner of said property.

c. M.E.No.798, dt.22-4-1981 shows that, Walu Kashiram Gaidhani took a loan of Rs.5000/- from Union Bank of India.

d. M.E.No.872, dt.30-4-1982 shows that, Damu Kashiram Gaidhani took a loan of Rs.6000/- from Union Bank of India.

e. M.E.No.1213, dt.24/3/1986 shows that, the charge of Union Bank of India has been deleted from record of rights.

f. M.E.No.1390, dt.13-8-1987 shows that, Damu Kashiram Gaidhani and Walu Kashiram Gaidhani had partitioned their lands and

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भ्रमण ध्वनी ९३२६००८३२४

एस २, दुसरा मजला, सुयोजीत मॉडर्न पॉईंट, पोलिस परेड ग्राऊंड समोर, शरणपुर रोड, नाशिक-४२२००२

दिनांक :

accordingly said G.No.1419 came to in the share of Damu Kashiram Gaidhani.

g. M.E.No.1473, dt.2-6-1988 shows that, Damu Kashiram Gaidhani died on 29-5-1988 leaving following legal heirs behind him.

Sr.No.	Name	Age	Relation
1.	Khandu Damu Gaidhani	33	Son
2.	Bhaurao Damu Gaidhani	31	Son
3.	Jayram Damu Gaidhani	29	Son
4.	Yashwant Damu Gaidhani	26	Son
5.	Kamalabai Lahanu Palde	40	Daughter
6.	Jijabai Gajiram Tidme	34	Daughter
7.	Sagunabai Ramnath Bodke	21	Daughter
8.	Thakubai Damu Gaidhani	65	Daughter

h. M.E.No.1503, dt.17-9-1988 shows that, Kamalabai Lahanu Palde,Jijabai Gajiram Tidme,Sagunabai Ramnath Bodke jointly released their rights of the property hence their names were deleted from record of rights.

i. M.E.No.1847, dt.23-10-1991 shows that, Khandu Damu Gaidhani and others partitioned said G.No.1419 under the procedure of Section 85 of M.L.R.C. vide permission of Tahshildar Nashik, order No.Work/R.T.S./Vashi/713/91, dt.11-10-1991. Accordingly G.No.1419/1 total area adm.00H.64 R came to in the share and name of Khandu Damu Gaidhani and G.No.1419/2 total area adm.00H.64 R came to in the share and name of Jayram Damu Gaidhani.

j. M.E.No.2091, dt.16-7-1993 shows that, Khandu Damu Gaidhani partitioned said G.No.1419/1 between his family members accordingly G.No.1419/1/1 area adm.0 H.24 R came to in the share and name of Khandu Damu Gaidhani and G.No.1419/1/2 area adm.0 H.40 R came to in the name of 1.Lata Khandu Gaidhani , 2.Mahesh Khandu Gaidhani, 3.Pramod Khandu Gaidhani, No.1 for himself and minor guardian of No.2 and 3.

k. M.E.No.2092, dt.16-7-1993 shows that, Jayram Damu Gaidhani partitioned said G.No.1419/2 between his family members accordingly G.No.1419/2/1 area adm.0 H.24 R came to in the share and name of Jayram Damu Gaidhani and G.No.1419/2/2 area adm.0 H.40 R came to in the name of 1.Sunita Jayram Gaidhani, 2.Bhaskar Jayram Gaidhani, 3.Kiran Jayram Gaidhani and 4.Ratnabai Jayram Gaidhani,No.1 for himself and minor guardian of No.2 and 3.

l. M.E.No.2568, dt.22-4-1997 shows that, the name of Dhananjay Khandu Gaidhani son of Latabai Khandu Gaidhani has been muted to record of rights of G.No.1419/1/2.

m. M.E.No.3373, dt.22-11-2002 shows that, Jayram Damu Gaidhani died on 4-9-1995 leaving behind two sons by name Bhaskar and Kiran, one daughter Ratna and one wife Sunita, the names of said heirs have already mentioned to record of rights.

n. M.E.No.4316 shows that, Mahesh Gaidhani took a Declaration Loan of Rs.200,000/- from Palse Vividh Karyakari Society.

o. M.E.No.4966, dt.5-10-2015 shows that, the owner of G.No.1419/1/2, Latabai Khandu Gaidhani and other and the owner of G.No.1419/2/2, Sunita Jayram Gaidhani and others through G.P.A.holder Shree Sadguru Shivram Construction Pvt.Ltd.through its Director Mr.Pramod Ashok Murkewar prepared a layout of G.No.1419/1/2 Part and G.No.1419/2/2 Part, total area adm.3270.75 sq.mtr. and said layout is sanctioned by Asst.Director Town Planning Nashik vide letter No.Antim/Rekhankan/Mauje Palse/Taluka Nashik/G.No.1419/1/2 and 1419/2/2/S.Sana/1557, dt.5-8-2015 and use of property is converted into Non-Agricultural purpose by order of Sub-Divisional Officer Nashik vide letter No.Jamabandi/NASR/57/2014 and accordingly 7/12 extract were separated and thus said Plot No.01 (One),area admn.2862.68 sq.mtrs. out of G.No.1419/1/2/A + 1419/2/2A came to in existence.

p. Further its appear that, said owner Latabai Khandu Gaidhani and other entrusted into the Development Agreement regarding said Plot No.1 with Shree Sadguru Shivram Construction Pvt.Ltd. for the consideration by way of construction of area admn.1043.77 sq.mtr. (details

ॲड. अनिल सुभाष महाले

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भ्रमण ध्वनी ९३२६००८३२४

एस २, दुसरा मजला, सुयोजीत मॉडर्न पॉईंट, पोलिस परेड ग्राऊंड समोर, शरणपुर रोड, नाशिक-४२२००२

दिनांक :

of flat premises are mentioned in the document of registered Development Agreement) out of buildings which are to be constructed on said plot and said Development Agreement and General Power of Attorney are registered at the office of Sub-Registrar, Nashik at Sr.No.2663/2017 & 2664/2017 respectively on dtd.18/4/2017.

q. I have also taken a online search for the period of 13 years i.e.2005 to 2017 of the record of office of Sub-Registrar, Nashik regarding abovesaid property vide receipt No.1111191746, GRN No.MH001042 956 201718E, Tax ID -563479961, dtd.04-05-2017 and no charge, encumbrances or defect in title is observed during the course of the inspection of the document & record.

OPINION

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that above said owner i.e.Mrs.Latabai Khandu Gaidhani and others have legally clear, negotiable and marketable title over above said non - agricultural plot property, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner whatsoever as owner and the said developer i.e. Shree Sadguru Shivram Construction Pvt.Ltd. Company through its Director Mr.Pramod Ashok Murkewar are empowered to construct on said plot & sell the constructed premises (except premises allotted to owners) & execute the agreement of sale and proceeds thereof according to the Development Agreement and General Power of Attorney.

Nashik
Date : 5/5/2017.

Adv. ANIL SUBHASH MAHALE
S-2, SUYOJIT MODERN POINT
SHARANPUR ROAD NASIK

MH001042956201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 May 2017	Receipt	Receipt no.: 1111191746
	Name of the Applicant :	Anil S Mahale
	Details of property of which document has to be searched :	Dist :Nashik Village :Palase S.No/CTS No/G.No. : 1419
	Period of search :	From :2005 To :2017
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH001042956201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



CHALLAN
MTR Form Number-6

GRN MH001042956201718E	**BARCODE**	**Date** 04/05/2017-15:03:21	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Search Fee Other Items		**TAX ID (If Any)**	563479961
		PAN No.(If Applicable)	
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN		**Full Name**	Anil S Mahale
Location PUNE			
Year 2017-2018 One Time		**Flat/Block No. Premises/Building**	
Account Head Details	**Amount In Rs.**	**Road/Street**	
0030072201 SEARCH FEE	325.00	**Area/Locality Town/City/District**	
		PIN	
		Remarks (If Any)	
Total	325.00	**Amount In Words**	Three Hundred Twenty Five Rupees Only

Payment Details BANK OF MAHARASHTRA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042017050493047	003822145
Cheque/DD No.		Date		04/05/2017-15:04:38	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : Not Available

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

DEFACED ₹325.00 DEFACED

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0000632827201718	04/05/2017-15:19:31	IGR002	325.00
			Total Defacement Amount		**325.00**

Print Date 04-05-2017 03:26:53

CHALLAN
MTR Form Number-6

GRN MH001042956201718E	**BARCODE**	**Date** 04/05/2017-15:03:21	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Search Fee / Other Items		**TAX ID (If Any)**	563479961
		PAN No.(If Applicable)	
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN		**Full Name**	Anil S Mahale
Location PUNE			
Year 2017-2018 One Time		**Flat/Block No. Premises/Building**	
Account Head Details	**Amount In Rs.**	**Road/Street**	
0030072201 SEARCH FEE	325.00	**Area/Locality**	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	325.00	**Amount In Words**	Three Hundred Twenty Five Rupees Only

Payment Details BANK OF MAHARASHTRA		**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	02300042017050493047 / 003822145
Cheque/DD No.		Date	04/05/2017-15:04:38
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : Not Available

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

DEFACED ₹325.00 DEFACED

Challan Defaced Details

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1		0000632827201718	04/05/2017-15:19:31	IGR002	325.00
			Total Defacement Amount		**325.00**

Print Date 04-05-2017 03:26:53