ADVOCATE
Reg. No.: 2928/99 w.e.f. 15/06/1998
MRS. MINAL MANOJ KENGE
B.A., LL.B., DLL & LW.

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DATE- 26/07/2017

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

I. SUBJECT –

Title Report regarding the property described as in the clause No. IV.

II. NAME OF THE OWNER –

The owner of the Plots, more specifically described hereunder is now owned by Mr Haji Moh. Issak Haji Moh. Hussain and the owner has executed registered Development Agreement alongwith General Power of Attorney in favour of M/s Arham Constrotec Pvt Ltd., the Developer company asked me to investigate the title of the Plots & provided me following documents.

III. DOCUMENTS –

a. 7/12 extracts from the Year 1986 to June2017.

b. Mutation entries from the Year 1986 to June2017.

c. Sale deed (Original) dated 14/10/2015, Reg. No. 3641/2015.

d. Development Agreement (Original) dated 20/10/2016, Reg. No. 3871/2016.

e. General Power of Attorney (Original) dated 20/10/2016, Reg. No. 3872/2016.

f. Order regarding final layout issued by Chief Officer, Yeola Municipality, bearing No. 1341/2016 dated 22.09.2016.

g. No Objection Certificate issued by Addnl Collector Nashik, bearing No. 57/2015 dated 01/07/2016 regarding conversion of the Land for non-agricultural purpose.

h. Building commencement certificate (2) dated 31/03/17

Thus the above mentioned record, permissions & documents are made available to me. After the study & perusal of the available record my report of title is as under :

DESCRIPTION OF THE PLOTS : -

All that piece and parcel of the land situated at Village and Taluka Yeola, District Nashik bearing Survey No. 16/14 admeasuring area 02H32ARE + Potkharaba 00H01ARE admeasuring total area **02H33ARE** out of which **00H80ARE** area is owned by the above mentioned owner said 00H80ARE area is bounded as under : -

On or towards East	:	Road
On or towards West	:	Remaining area of Survey No. 16/14
On or towards South	:	Survey No. 18 Part
On or towards North	:	Remaining area of Survey No. 16/14

The above mentioned 00H80ARE land is owned by Mr Haji Moh. Issak Haji Moh. Hussain and he has converted the land into non-agricultural purpose and accordingly layout is sanctioned and out of the total plots the Owner has executed registered Development Agrement in favour of the **Developer i.e. M/s Arham Constrotec Pvt Ltd.** which is registered company. The relevant Plots are as under : -

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Plot No.	Area in Sqmtrs	Area allowed to construct in Sqmtrs
1	178.50	116.025
2	112.77	73.30
3	108.22	70.34
4	103.50	67.275
5	98.80	64.22
6	94.25	61.26
7	136.00	88.4
8	247.55	160.90
9	247.55	160.90
10	126.00	81.9
11	84.50	54.925
12	84.50	54.925
13	84.50	54.925
14	84.50	54.925
15	84.50	54.925
16	130.00	84.50
17	126.00	81.90
18	84.50	54.925
19	84.50	54.925
20	84.50	54.925
21	84.50	54.925
22	84.50	54.925
23	130.00	84.5
	Total Area 2684.14 Sqmtrs	**Total Area 1660.17 Sqmtrs**

The above mentioned Plot No. 1 to 23 bounded as per the sanctioned layout are the subject matter of this title report.

M. KENGE
) w.e.f- 15/06/1998)

IV. CHART –

Mr Anil Sadashiv Patil

(Original owner)

↓

Haji Moh. Issak Haji Moh. Hussain

(By Sale Deed M.E. No. 13788)

↓

Registered Development Agreement in favour of Arham Constrotec Pvt Ltd. regarding Plot No. 1 to 23

BRIEF HISTORY –

1. The Said Survey No. 16/14 was previously known as Survey No. 16/4 which was owned by one Mr Anil Sadashiv Patil. The admeasuring total area of the Said Survey No. is 02H32ARE + Potkharaba 00H.01ARE = 02H33ARE. ME No. 1424 indicates that the Said Survey number was owned by Shinde - Patil Family and as per the order passed by Tehsildar Yeole in partition case No. 106/84 dated 27/05/1984 the said Survey No. 16/4 was allotted to Mr Anil Sadashivrao Shinde alias Patil. Thus, Mr Anil Patil became the sole owner of the said land by virtue of family partition.

2. On the 7/12 extract for the year of 1986 to 1996 I found two known encumbrances in the other rights coloumn namely of Yeola Vikas Society and Dena Bank Yeola.

3. ME No.13764 reveals that Survey No. 16 is divided into 14 parts as per the sub-division made by Land Record Office, Yeola, accordingly as per the Form No. 12, ME No. 13764 is certified and 7/12 extract of Survey No. 16/1 to 16/14 are separated, the land owned by Anil

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Sadashiv Patil was renumbered and separated as the Survey No. 16/14.

4. Mr Anil Sadashiv Patil is the owner of the Land continuously till he sold out 00H80ARE area to Mr Haji Moh. Issak Haji Moh. Hussain by registered Sale Deed dated 14/10/2015 which is registered in the Office of Sub-registrar, Yeola at Serial No. 3641/2015. The name of Purchaser is entered in the owner's right coloumn by ME No. 13788 on 23/11/2015. Thus, Mr Haji Moh. Issak Haji Moh. Hussain become the absolute owner of the said area admeasuring 00H80ARE.

5. Subsequently, Mr Haji Moh. Issak Haji Moh. Hussain prepared a layout plan of the said 00H80ARE area and got approval of the layout Plan from Yeola Municipal Corporation and also converted the said land for non-agricultural use with the NOC of Collector Office, Nashik dated 01/07/2016. Thus, the said 00H80ARE land is converted into a non-agricultural layout and accordingly the effect of layout is given to the revenue record by ME No. 14269. As per ME No. 14269, 7/12 extract of plot No. 1 to 32 are separated.

6. Mr Haji Moh. Issak Haji Moh. Hussain executed Development Agreement regarding plot No. 1 to 23 out of Survey No. 16/14 in favour of Arham Constrotech Pvt Ltd., the said Development Agreement is executed on 20/10/2016 in the Office of Sub-registrar, Yeola at Serial No. 3871 / 2016. The land owner also executed the General Power of Attorney for development of the said plots in favour of the Developer which is also registered at the same time at Serial No. 3872 / 2016.

7. We have also taken the search of the title of the said land in the Index II registers on the official web site of government & only one encumbrance of loan is found on the land.As per ME No. 14061 Mr Haji

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Moh. Issak Haji Moh. Hussain mortgaged the part of Survey No. 16/4 with Sardar Vallabhbhai Patel Co-operative Bank on 14/10/2015. The said encumbrance of loan is not reflected upon 7/12 extract of the Plot No. 1 to 23 which are subject matter of this report and Arham Constrotech has acquired the Development rights of the said Plot No. 1 to 23 out of the total 32 plots. It is pertinent to note that as per the development agreement the consideration of the development agreement is in the form of sharing the rights of the constructed premises between the owner & the Developer.

8. As per the terms of development agreement the Developer has obtained the building commencement certificate from Yeola munciple corporation. Two building plans are sanctioned upon the said plots, one is upon plot no.1 to 7, 10 to 16 & 17 to 23 by order bearing no.B-115/16/17 dated 31/03/17, other is upon plot no.8 & 9 by order bearing no. B/115/16/17 dated 31/03/17. I have gone through both the certified copies of the said building commencement certificate.

Opinion

The said plots bearing no. 1 to 23 out of sr.no. 16/14 situated at village, tal. Yeola Dist. Nasik are owned by Mr Haji Moh. Issak Haji Moh. Hussain .The said owner has executed registered development agreement in favour of **M/s Arham Constrotec Pvt Ltd** along with Registered General Power of Attorney .After the detail study of the available record & documents I found no adverse entry in the chain of title of the said plots, the owner is having clear & marketable title of the said plots subject to the loan encumbrance of Sardar Vallabhbhai Patel Co-operative Bank. It is also pertinent to note that the owner of the said plots is added as co-promoter of the proposed construction project upon the said plots. I do

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not found any adverse entry, hence issued this title report.

Nashik

Date – 26/07/2017

Mrs. Minal Manoj Kenge
(Advocate)

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