

Mukund R. Odhekar

B. Com. LL.B. ADVOCATE

RESI : " Shivdurga " , S. No. 575, Plot No. 3, Dr. Homi Bhabha Nagar, Nasik 422 011
OFF : Basement No. A-10, Purnam Centre Point, Near CBS, Kanhera Wadi, Nasik 422 001. Mobile 93256 68069
Ref. No. Date : / /2016

TITLE INVESTIGATION REPORT

TOWHOMSOEVER IT MAY CONCERN

Subject: Investigation into the title of property bearing S. No. 74A+B Plot No. 1, 3 to 7 having total area adm. 9091.94 sq. mtrs. with construction 2042.95 sq. mtrs. situated at Sanasari, Tal. & Dist. Nasik within the local limits of Deolali Cantonment Board & within the limits of Sub-Registration of Dist. Nasik.

I. Description of Property :-

All that piece and parcel S. No. 74A+B Plot No. 1, 3 to 7 having total area adm. 9091.94 sq. mtrs. with construction 2042.95 sq. mtrs. situated at Sanasari, Tal. & Dist. Nasik within the local limits of Deolali Cantonment Board & within the limits of Sub-Registration of Dist. Nasik which is bounded as per approved building plan.

Applicant :-

On the verbal request of **Vaastu Realtors Partnership Firm** through its **Partners** to issue Title Certificate with respect of the property and for that purpose they have produced for my perusal the following documents & relying upon the documents, I am submitting my Title Certificate. The documents are as under:

- 7/12 Extract.
- Mutation entries.
- Final layout vide LND/II/94/71 dtd. 29/01/1971.
- Copy of Registered Sale Deed executed by 1. Mr. Aziz Hoosain Adamali and others 5 in favour of **Vaastu Realtors Partnership Firm** through its **Partners** registered at Sr. No. 11703 on 09/12/2013.



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- Building Commencement Certificate vide 3129/BLD/E-8/4277 dtd. 22/11/2013.
- Deed of Partnership dtd. 18/03/2013
- Amendment in Partnership dtd. 21/08/2013.
- Re-constitution of Partnership deed dtd. 01/04/2014.
- NA tax paid receipt.

III. Observations and Findings :-

From the documents produced for my perusal, I form the following opinion as follows.

It appears from the records that the said S. No. 74A+B of Sanasari was owned and possessed by one A1. Mr. Aziz Hoosain Adamali and others 5 as their ancestral properties since more than 25 to 30 years and their names are entered to R/R.

It appears from the Sale Deed registered at Sr. No. 11703 on 09/12/2013, the owners have constructed Chawls of single Floor on some of the plots of the said properties.

M. E. No. 3175 reveals that original owner Mulla Ibrahim Yusufali Seth Bohari sold out the said S. No. 74A & 74B to Fidaali Esoofally and Safiabi Fidaali and their names are entered to R/R.

Further the owners applied and get sanctioned the layout from Collector vide LND/II/94/71 dtd. 29/01/1971 and the said plots came into existence and accordingly M. E. No. 4182 was effected to that extent.

M. E. No. 4217 reveals that at the time of sanctioning of layout the names of Sirinbai Hussainbhai and others 2 made application and stated that Fidaali Esoofally and Safiabi Fidaali are the owners and accordingly their names were deleted.

M. E. No. 4218 reveals that Fidaali Esoofally and Safiabi Fidaali gifted Plot No. 4 to Sarebanu H. A. Pardiwala, Aziz Hussain Adamali, Mustfa Hussain Adamali, Yusufi Hussain Adamali, Nawaz Hussain Adamali on 11/10/1971 and accordingly their names are entered to R/R.



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CONTINUATION SHEET NO. 3

M. E. No. 4385 reveals that Fidaali Esoofally and Safiabi Fidaali, Aziz Hussain Adamali, Mustafa Hussain Adamali, Yusufi Hussain Adamali, Nawaz Hussain Adamali made declaration on 27/03/1971 and same is effected to R/R.

M. E. No. 4548 reveals that Safiabi Fidaali died on 02/09/1974 leaving behind husband Fidaali and Daughter Sirinbai and accordingly their names are effected to Plot Nos. 2 to 7.

M. E. No. 5024 reveals that owner, Fidaali Esoofally died on 12/10/1982 leaving behind legal heir Sirinbai Bohari and since her name is already on record the name of deceased was deleted from R/R of Plot Nos. 3,5,6,7.

M. E. No. 5037 reveals that Sirinbai Bohari died and during her lifetime she made Will on 30/10/1981 and accordingly as per will the names of her sons Aziz Hussain Adamali, Mustafa Hussain Adamali, Yusufi Hussain Adamali, Nawaz Hussain Adamali are mutated to R/R.

M. E. No. 9810 reveals that the owner 1. Mr. Aziz Hoosain Adamali and others 5 sold out **S. No. 74A+B Plot No. 1, 3 to 7 having total area adm. 9091.94 sq. mtrs. with construction 2042.95 sq. mtrs. situated at Sanasari, Tal. & Dist. Nasik** in favour of **Vaastu Realtors Partnership Firm through its Partners** by registered at Sr. No. 11703 on 09/12/2013 and accordingly the name of purchaser is entered to R/R.

Prior to this **Vaastu Realtors Partnership Firm** formed a partnership firm and 1. Four Seasons Developers Pvt. Ltd through Director Mr. Kishor Shamji Chheda, 2. Mr. Ramesh Hari Thorat, 3. Mr. Rohan Ramesh Thorat, 4. Mr. Jaydeep Rameshchandra Gor, 5. Mr. Sheetal Rameshchandra Gor, 6. Mr. Suresh Lalendra Mahale, 7. Mr. Pritam Suresh Mahle, 8. Mr. Nikhil Dinesh Haria are the partners of the said partnership firm and same is formed on 18/03/2013. Further the said partnership is re-constitution is made and the profit sharing was rearranged.

Further one of the partner, 1. Four Seasons Developers Pvt. Ltd. a company registered under Companies Act, 1956 decided to retire from partnership as partner and new Partner Kisor Shamji Chheda is admitted as the partner. Accordingly the name of company 1. Four Seasons Developers Pvt. Ltd through Director is deleted from R/A By M. E. No. 10009.

One Commencement certificate is on record and going through the same it appears that, the original owners, 1. Mr. Aziz Hoosain Adamali and others 5 applied to Deolali Cantonment Board and get sanction the building plan vide



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Building Commencement Certificate vide 3129/BLD/E-8/4277 dtd. 22/11/2013 of the building to be constructed over S. No. 74A+B over Plot Nos. 3, 4, 5.

IV. Search of Index II Registers

I have taken search of Index II Register of last 30 years the registers from 1987 till 2016 in the office of Sub-Registrar, Nasik. Some of the Index II Registers were in torn conditions, Registers of 2015 were not available. Hence I have taken search of Index II Registers which were available for search at that time and I have also taken search on internet website IGRMAHARASHTRA.GOV.IN. No adverse entry has been found during the search.

IV. Opinion

Relying upon the documents, I am of the opinion that by virtue of registered Sale Deed, **Vaastu Realtors Partnership Firm through its Partners** with respect to **S. No. 74A+B Plot No. 1, 3 to 7 having total area adm. 9091.94 sq. mtrs. with construction 2042.95 sq. mtrs. situated at Sanasari, Tal. & Dist. Nasik** is negotiable, marketable & free from all encumbrances.

Thanking you



Yours faithfully

A handwritten signature in black ink, appearing to be "M. Odhekar", with the word "Adv" written below it.

Advocate

Adv. Mukund Ramchandra Odhekar
B. Com. LL.B.
Shivdurga Bungalow, S.No.575,
Plot No.3, Dr. Bhabha Nagar, Nasik.
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