

G D NAWALE

ADVOCATE & NOTARY

CHETAN G NAWALE

ADVOCATE

office : Chamber No. 306, Building No. 3, Nashik Court, Nashik

Ph. (0253) off. 2578858, Res. 2591220 Mob. 9373770053

Date - 3/12/2013

TITLE REPORT

1. DESCRIPTION OF PROPERTY :

All that piece and parcel of the **plot No.2 adm. 650.81 sq.mtrs., plot No.3 adm. 650.81 sq.mtrs., plot no.6 adm.489.50 sq.mtrs. and plot no.7 adm.489.50 sq.mtrs.** out of S.No.773 situated at Nashik shiwar Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and sub-registration of Tal. and Dist. Nashik.

2. NAME OF THE PROPERTY OWNER :

**SAIRAJ BUILDERS AND DEVELOPERS
PARTNERSHIP FIRM**

The said owner of the above properties are requested me to give the Title Certificate of the Property. Hence, I have gone through the following documents, which are placed before me by the owner -:

- a) 7/12 Extract from 1982 to 2013
- b) Mutation Entries
- c) N.A. Order
- d) Layout plan
- e) Copy of Registered Sale-Deeds
- f) Commencement Certificate
- g) Building Plan

3. HISTORY OF THE SAID PROPERTY

1. **M.E. no.20558** dt.25/2/1984 shows that Shri. Peersaheb Hussain Kokani partitioned the said Gat according to the order of Tahasildar u/s.85 of M.L.R. code. Hence, name of the Holder have been entered to the record of rights of the property.

2. **M.E.37165** dt.8/12/1997 show that Peersaheb Hussainsaheb Kokani and others made and executed the sale deed of the part of Gat No.773 in favour of Uttamchand kundanmal Jain and others in part of Gat No.773. The sale deeds were registered on dt.27/6/1995.

3. There was the encumbrance of Panjab National Bank of Rs.1,20,000/- dt.13/6/1988 in the other rights column of the said Gat. The loan was repaid, hence the name of Bank was deleted from other rights column by **M.E. no. 37448** dt.29/1/1998.

Not

4. **M.E. No.46562** dt.29/6/2002 shows that Peersaheb Hussainsaheb Kokani and other 14 prepared the Lay-out plan of the Gat No.773. The plan of the property is sanctioned by the Nashik Municipal Corporation, its order No. Javak no./ Nagarrachana Vibhag/ Antim/ C.D./ B-III/ 123 dt.11/3/2003. The Land is also converted into Non-Agricultural use by the order of Collector Nashik, its order No.Mah/ kaksh.III/ LNA/ 124/ 98, dt.15/12/1998. The Land divided into Plots no.1 to 44. Hence, this M.E.

5. Peersaheb Hussainsaheb Kokani died on dt.4/10/2002 leaving legal heirs wife namely Safiya begum Peersaheb Kokani, son namely Shahnawaj Peersaheb Kokani, son Hussainsaheb Peersaheb Kokani, son namely Zakir Peersaheb Kokani. Hence, the name of Dhanshree Atul Pande mutated to the record of rights. Hence, **M.E. 47990 dt.3/2/2003** is mutated.

6. **M.E. 47991 dt.3/2/2003** shows that Gulerana Shahnawaj Kokani died on dt.1/2/2003 leaving legal father namely Shahnawaj Peersaheb Kokani and mother namely Salma begum Shahnawaj Kokani. Hence, this entry is mutated to the record of rights.

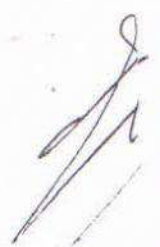
7. Safiyabegum Peersaheb Kokani and other 13 prepared the final revised layout of the S.no.773, Hence the **M.E.no.48262 dt.11/3/2003** is mutated.

8. Sunanda Vijay Sabdra purchased the **plot no.3 and 6** from Uttamchand Kundanmal Jain and others through GPA holder Vijay Fakirchand Sabdra on dt.5/1/2012 by sale-deed and sale-deed is registered at Sr.233/12 dt.6/1/2012. Hence, the **M.E.no.82690 dt.14/5/2012** is mutated.

9. **M.E.no.82691 dt.14/5/2012** shows that Punit Sunil Shah purchased the **plot no.2 and 7** from Uttamchand Kundanmal Jain and others through GPA holder Vijay Fakirchand Sabdra on dt.5/1/2012 by sale-deed and the said sale-deed is registered at Sr.235/12 dt.6/1/2012. Hence, the entry is mutated.

10. **M.E.no. 89283 dt.24/5/2013** shows that Sairaj Builders and Developers Partnership Firm through its partners Prakash Virumal Ochani and Ramprakash Lakhumal Rajpal i.e. present owner purchased the **plot no.2 and 7** from Punit Sunil Shah by sale-deed on dt.13/5/2013 and said sale-deed is registered in the office of Sub-Registrar Nashik-1 at Sr.5204 dt.21/05/2013. Hence, this entry is mutated to the record.

11. Present owner purchased the **plot no.6** from Sunanda Vijay Sabadra by sale-deed and sale-deed is registered in the office of Sub-Registrar, Nashik-1 at Sr.no 4890 dt.13/5/2013. Therefore, the name of Present owner is entered to the record of rights of plot no.6 by **M.E.no.89285 dt.24/5/2013**.



12. Sunanda Vijay Sabadra sold the **plot no.3** to the present owner by sale-deed, registered at Sr.no.4889 dt.13/5/2013 in the office of Sub-Registrar Nashik - 1. It is inferred from the **M.E.no.89286 dt.24/5/2013** the name of present owner is entered to record of plot no.3 by this mutation entry.

13. Present owner purchased **Transfer Development Rights(T.D.R.)** from Vinod Kanayalal Manwani adm.915.00 sq.mtrs. out of 'C-zone'. The Transfer-Deed of T.D.R. is registered in the office of Sub-Registrar Nashik-5 on dt.7/3/2013 at Sr.no.2761.

14. Present owner purchased the **F.S.I** adm.912.24 sq.mtrs. from Uttamchand Kundanmal Jain and others, their power of Attorney holder Vijay Fakirchand Sabdra by sale deed, registered at Sr.No.5205 dt.21/5/2013 in the office of Sub-Registrar Nashik-1.

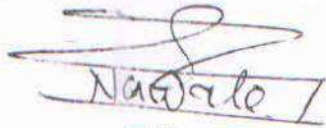
i) The present owner prepared the building plan for the construction on the said property and it is sanctioned by Executive Engineer (Town Planning), Nashik Municipal Corporation, Nashik by its letter no. LND/ BP/ A3 / 274/ 3671/ 13 dt.25/11/2013.

OPINION:

After the scrutinizing all the aforesaid documents, I am of the opinion that, ownership of **SAIRAJ BUILDERS AND DEVELOPERS PARTNERSHIP FIRM** with respect to the plot No.2 adm. 650.81 sq.mtrs., plot No.3 adm. 650.81 sq.mtrs., plot no.6 adm.489.50 sq.mtrs. and plot no.7 adm.489.50 sq.mtrs. out of **S.No.773** situated at Nashik shiwar Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and sub-registration of Tal. and Dist. Nashik is clear, marketable and free from all the encumbrances.

Hence, this Title report is issued on 3/12/2013

Note : All documents and copies thereof are returned herewith.



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ADVOCATE & NOTARY