



CHANDRASHEKHAR R. THAKRE
Advocate

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 property bearing **Plot No. 1**, area admeasuring **602.50 Sq.Mtrs.**, out of **Survey No. 332/2/3+2A/332/1** and **construction thereon** situated at Village **Pathardi**, within the limits of Nashik Municipal Corporation, Taluka & District Nashik.

DESCRIPTION OF PROPERTY :-

All that piece and parcel of property bearing **Plot No. 1**, area admeasuring **602.50 Sq.Mtrs.**, out of **Survey No. 332/2/3+2A/332/1** and **construction thereon** situated at Village **Pathardi**, within the limits of Nashik Municipal Corporation, Taluka & District Nashik and the said plot property is bounded as follows...

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On or towards East : 30 Metre Road
On or towards West : Plot No. 7 to 10
On or towards South : Plot No.2
On or towards North : Adjacent Survey No. 331
Together with all the rights, easements, access, ways,
common roads, open space etc.

NAME OF OWNERS OF THE PROPERTY :-

1. Sau. Madhuri Pandit Pagare
2. Shri. Pandit Devman Pagare

NAME OF DEVELOPER OF THE PROPERTY :-

Perfect Buildcon through Proprietor

Shri. Anil Shankar Aher

As per the instructions given by 1. Sau. Madhuri Pandit Pagare, 2. Shri. Pandit Devman Pagare through GPA Holder Perfect Buildcon through Proprietor Shri. Anil Shankar Aher, I have investigated the title on the basis of following documents:-

1. { Xerox copy of relevant 7/12 extracts and mutation entries.
2. { Xerox copy of N.A. order dated 17/4/2000.
3. { Xerox copy of letter of sanctioned layout dated 26/4/2001.

[3]

4. Xerox Copy of Development Agreement registered in the office of Joint Sub Registrar Class-2, Nashik -1 at Sr. No. 9897/2014 dated 15/11/2014.
5. Xerox Copy of General Power of Attorney registered in the office of Joint Sub Registrar Class-2, Nashik -1 at Sr. No. 9918/2014 dated 17/11/2014.
6. Xerox copy of Correction Deed registered in the office of Joint Sub Registrar Class-2, Nashik -1 at Sr. No. 1278/2015 dated 7/2/2015.
7. Xerox copy of Commencement Certificate dated 15/04/2015.
8. Xerox Copy of Receipt of N.A. Tax.

FLOW OF TITLE :-

(1) It appears from M.E. No. 4228 dated 24/4/1987 that Survey No. 332/2/1, area admeasuring 01 Hecter 25 R was owned by Shri. Kalu Aaba Donde. He prepared layout in 4000.00 Sq.Mtrs. out of total area of Survey No. 332/2/1 and after its submission the same is approved and sanctioned by Nashik Municipal Corporation vide its Letter No. LND WS.Tent. Lyt /10 dated 15/4/1983 and necessary permission regarding Urban Land Ceiling has been obtained by letter no. ULC. A-1-1 Nashik 29/84 dated 10/3/1984. As well as the Collector of Nashik has also granted necessary Non Agricultural Permission for the use of said land vide

order No. RB.D/III/LNA/SR 48/84 Nashik dated 18/2/1985. By virtue of this order the above land was divided into Survey No. 332/2/1, Plot Nos. 1 to 12, Survey No. 332/2/2, Survey No. 332/2/3 and Survey No. 332/1.

(2) It appears from M.E. No. 5895 dated 1/3/1994 that Survey No. 332/1 and Survey No. 332/2 were in the name of Shri. Kalu Aaba Donde. Shri.Kalu Aaba Donde through GPA Holder Shri. Chandrabhan Mahadu Ghotekar applied for taking effect to 7/12 extract of area shown to D.P.Road and area received as concession for agricultural according to Section 20 of Na. Ja.Ka.Ma. Act, and accordingly effect has been taken to 7/12 extracts as follows..

Sr. No.	Survey No.	Area	Towards	Concession	
				Sq.M.	Sq.M.
1.	332/1	14300.00	882.00	13418.00	
2.	332/2	12500.00	923.00	11577.00	

Accordingly M.E. No. 5895 was certified.

(3) It appears from M.E. No. 6973 dated 8/11/1997 that a remark of 'Concession for Agriculture' was mutated in other rights column of Survey No. 332/1 and 332/2. But the properties were in residential zone and have excess area therefore a scheme u/s. 20(1) A of Na. Ja.Ka.Ma. Act under Talegaon Dabhade Scheme has been sanctioned.

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Therefore on the application the remark of 'Concession for Agriculture' in other rights column of Survey No. 332/1 and 332/2 was deleted. Accordingly M.E. No. 6973 was certified.

(4) It appears from M.E. No. 6977 dated 28/11/1997 that Talegaon Dabhade Scheme was sanctioned in excess land area admeasuring 2810.00 Sq.Mtrs., out of Survey No. 332/2 u/s. 20 of Na.Ja.Ka.Ma. Act. Under this scheme, to mutate the name of 'Maharashtra Government' to the area given to Government, Shri. Kalu Aaba Donde through GPA Holder Shri. Jaykumar Ratanlal Tibdewala applied and hence the name of 'Maharashtra Government' was mutated to the area admeasuring 2810.00 Sq.Mtrs., out of Survey No. 332/2. Accordingly M.E. No. 6977 was certified.

(5) It appears from M.E. No. 7288 dated 4/8/1998 that a layout for retention area admeasuring 4000.00 Sq.Mtrs., out of Survey No.332/2 was sanctioned by M.E. No. 4228 and the 7/12 extracts of Plot Nos. 1 to 23 were separated. But 7/12 extract of area admeasuring 460.00 Sq.Mtrs., which was towards colony road out of layout was not separated by M.E. No. 4228. Hence landowner Kalu Aaba Donde through GPA Holder Jaykumar Ratanlal Tibdewala applied for correction of 7/12 extract of area excluding

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said area admeasuring 460.00 and accordingly said 7/12 extract was corrected. Accordingly M.E. No. 7288 was certified.

(6) It appears from M.E. No. 7519 dated 28/5/1999 that by M.E. No. 6977, the name of 'Maharashtra Government' mutated to the record of rights to the area which was given free to Government under the Talegaon Dabhade Scheme which was sanctioned in excess land of Survey No. 332/2/3+2B and 332/1. Hence on production of Corrigendum letter, the correction was made in the area of abovesaid properties as follows..

Sr. S.No.	Before	Corrected	Name in
No.	Area Sq.M.	Area Sq.M.	Possessor

1)	332/2/3+2B	2810.00	2658.00	Maharashtra
2)	332/1	687.75	Towards D.P.	Govt.
3)	332/2/3+2A	5690.00	5842.00	Kalu Aaba
			Donde in other	rights column

Above effect of correction was mutated to the record of rights and M.E. No. 7519 was certified.

(7) It appears from M.E. No. 7987 dated 20/11/2000 according letter no. Na.Ja.Ka.Ma. Dha./C-1/741, 740, 739/

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2000 dated 20/11/2000, a remark 'Talegaon Dabhade Scheme Sectioned' was mutated in other rights column of Survey No. 332/1+332/2, 330/1 to 7/2/1 and 297/2. The said letter was issued by Competent Officer, Na. Ja. Ka. Ma. Nashik regarding the properties Survey No. 332/1+332/2, 330/1 to 7/2/1 and 297/2 which was declared by Maharashtra Government as excess lands. Accordingly M.E. No. 7987 was certified.

(8) It appears from M.E. No. 8449 dated 24/4/2002 that Mr. Kalu Aaba Donde and others prepared Talegaon Dabhade Scheme in Survey No. 332/1, area admeasuring 13612.25 Sq.Mtrs. and Survey No. 332/2/3+2A, area admeasuring 5842.00 Sq.Mtrs., according to order no. U.L.C. C-1/ Sect. 20(1)(A) / T & D / 431/96 dated 10/9/1996. The said Scheme was sanctioned finally by Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik by letter no. Javak. No. / Nagarrachna Vibhag / Antim / B1/17 dated 26/4/2001. As well as the Collector of Nashik has granted Non Agricultural Permission for the use of said properties vide order No. /MAHA /KAKSH -3 /Bi.She. Pra.Kra. /363/99 dated 27/4/2000. Accordingly Survey No. 332/1, area admeasuring 13612.25 Sq.Mtrs. and Survey No. 332/2/3+2A, area admeasuring 5842.00 Sq.Mtrs., were divided into various plots and Plot No.1, area admeasuring 602.50 Sq.Mtrs. came into existence. This plot property has been

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declared as excess land under Talegaon Dabhade Scheme and remark of Talegaon Dabhade Scheme was mutated in other right column.

(9) It appears from M.E. No. 8592 dated 7/8/2002 that Sau. Madhuri Pandit Pagare and Shri. Pandit Devman Pagare purchased the property i.e. Plot No. 1, area admeasuring 602.50 Sq.Mtrs., out of Survey No. 332/1+332/2/3+2A from Shri. Aaba Kalu Donde through his General Power of Attorney Holder Shri. Jaykumar Ratanlal Tibdewala for the consideration of Rs. 2,00,000/- on 31/12/2001. Hence the names of purchasers were mutated into record of rights of 7/12 extract of said Plot No. 1.

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(10) It appears from M.E. No. 22949 dated 3/12/2014 that Sau. Madhuri Pandit Pagare and Shri. Pandit Devman Pagare executed Development Agreement in respect of the property i.e. Plot No. 1, area admeasuring 602.50 Sq.Mtrs., out of Survey No. 332/2/3+2A/332/1 in favour of Perfect Buildcon through Proprietor Shri. Anil Shankar Aaher on 15/11/2014 at Sr.No. 9897/2014. Hence the name of Developer i.e. Perfect Buildcon through Proprietor Shri. Anil Shankar Aaher was mutated into other rights column of 7/12 extract of said Plot No. 1.

(11) It appears from the copy of Development Agreement, General Power of Attorney and Correction Deed, the owners i.e. Sau. Madhuri Pandit Pagare and Shri. Pandit Devman Pagare and Developer will get constructed properties as a consideration as follows...

Developer - Flat No. 2, Flat No.3, Flat No. 4, Flat No. 5, Flat No. 6, Flat No. 12, Flat No.14, Shop No. 1 and Shop No.2, total area admeasuring 6920 Sq.ft. i.e. 643.12 Sq.Mtrs., builtup to be given to Developer as a consideration.

Owners - Flat No.1, Flat No.7, Flat No. 8, Flat No. 9, Flat No. 10, Flat No. 11, Flat No.13, Shop No. 3 and Shop No.4, to be given to Owners as a consideration.

(12) On the basis of Development Agreement and General Power of Attorney, Perfect Buildcon through Proprietor Shri. Anil Shankar Aaher has got right to develop the property bearing Plot No. 1, area admeasuring 602.50 Sq.Mtrs., out of Survey No. 332/2/3+2A/332/1. Accordingly Sau. Madhuri Pandit Pagare and 2. Shri. Pandit Devman Pagare through their GPA Holder Perfect Buildcon through Proprietor Shri. Anil Shankar Aher has prepared a building plan for construction to construct building and submitted it to Nashik Municipal Corporation, Nashik for approval. Accordingly Executive Engineer, Town and Planning Department, Nashik Municipal Corporation, Nashik has approved the said building plan and also issued a Sanction of Building Permit

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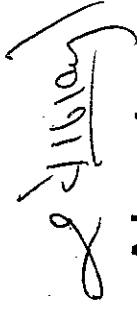
and Commencement Certificate vide its letter no. LND / BP / B5 /15/133 dated 15/04/2015.

OPINION

This is to certify that Sau. Madhuri Pandit Pagare and 2. Shri. Pandit Devman Pagare through their GPA Holder Perfect Buildcon through Proprietor Shri. Anil Shankar Aher has acquired the rights and interests in the property bearing **Plot No. 1,** area admeasuring **602.50 Sq.Mtrs., out of Survey No. 332/2/3+2A/332/1 and construction thereon** situated at Village **Pathardi**, within the limits of Nashik Municipal Corporation, Taluka & District Nashik on the basis of Development Agreement and General Power of Attorney and the title of 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 : 19/06/2017



Advocate

C. R. THAKARE
ADVOCATE

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