



ADVOCATE

Kaustubh K. Kathe

Advocate

Chamber No. 107/2-5, Anant Gaurav Chamber, Near Collector Office, Above Indian Bank, Meher Signal, Nashik.422002,

Mob.9881949818

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TITLE REPORT

(For last 60 years, 1957 to 2016)

To,

Whomsoever It May Concern

A] Description of the property :

SCHEDULE-I

(OF THE PLOT)

All that piece and parcel of residential **Being Under Constructed Building** proposed to be called as "**Tirupati Garden Phase III**" consisting of Ground Floor + Stilt Floor + First Floor + Stilt First Floor, bearing wing A & wing B, having its Total Built -up area admeasuring **749.322 Sq.Mtrs.** with actual plotted area admeasuring **1500.00 Sq.Mtrs.** out of area admeasuring 3440.00 Sq.Mtrs out of **Survey No. 39/3A/4 (P)** situated at revenue village Bhagur, Tal and District Nashik, within the limits of Deolali Cantonment Board & Registration and Sub Registration District of Nashik, which is bounded as follows:

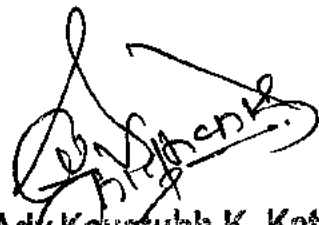
On or towards East	:	Adjacent Survey No.39/3A/5 (P)
On or towards South	:	Adjacent Survey No.39/3A/4 (P)
On or towards West	:	Adjacent Survey No.39/3A/3
On or towards North	:	Adjacent Survey No.39/2 (P) & Adjacent to Survey No. 39/2B/1.

Area Statement:

1) Plotted area	:	1500.00 Sq.Meters.
2) Allowable F.S.I.	:	750.00 Sq.Mtrs.
3) Total built up area of ground floor plan	:	99.0355 Sq.Mtrs.
4) Total built up area of stilt + 1 st floor plan	:	196.645 Sq.Mtrs.
5) Total built up area of stilt 1 st floor plan	:	78.9805 Sq.Mtrs.
6) Total built up area of wing A	:	374.661 Sq.Mtrs.
7) Total built up area of wing B	:	374.661 Sq.Mtrs.

Total built up area : **749.322 Sq.Mtrs.**

(Hereinafter referred to as the said Plot or said building)


Adv. Kaustubh K. Kathe
B.Com., LL.B. GDC & A
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It appears from the records that, Shri. Dagadu Narayan Gaikwad died on dt.22/05/1968 leaving behind him legal heirs, hence the name of legal heirs Shri. Shivaji Dagadu Gaikwad for himself and as a natural guardian for Kum. Sadashiv Dagadu Gaikwad, Shri. Bhaskar Dagadu Gaikwad, Shri. Rangnath Dagadu Gaikwad (sons) and Smt. Bhagirathibai Dagadu Gaikwad (widowed) brought to the possession column while the names of married daughters Sau. Sulochana Nivrutti Shinde and Sau. Suman Santu Poraje recorded to the other right column of record of right of S.No.39/3A (P) and hence **M.E.No.5586** is certified to that effect on 10/10/1968.

It appears from the records that, due to implementation of Weight and Measures Act and Indian Coinage Act 1958, the measurement of the land under report were converted into the metric system and **M.E.No.5725** is certified to that effect on 09/02/1970.

It appears from the records that, Shri. Rangnath Dagadu Gaikwad died on dt.19/10/1984, leaving behind him legal heirs, hence the name of legal heirs Shri. Shivaji Dagadu Gaikwad, Shri. Sadashiv Dagadu Gaikwad, Shri. Bhaskar Dagadu Gaikwad (brothers) brought to the possession column while the names of married sisters Sau. Sulochana Nivrutti Shinde and Sau. Suman Santu Poraje recorded to the other right column of record of right of S.No.39/3A (P) and hence **M.E.No.8038** is certified to that effect on 25/06/1986.

It appears from the records that, as per the provisions of Sec.85 of Maharashtra Land Revenue Code, 1966, prior permissions from The Tahasildar Nashik, partition took place amongst Shri. Shivaji Dagadu Gaikwad and others, as the effect of the said partitioned, the land having been area admeasuring 01H.92R. has since been divided into 5 parts, and hence share of Hissa No.4 area admeasuring 00H.38.4R. out of S.No.39/3A got to Shri. Venunath Narayan Gaikwad and recorded separately to the record of right of S.No. 39/3A/4 and **M.E.No.8372** is certified to that effect on 06/03/1989.

It appears from the records that, as per the Hissa form No. 11 & 12 issued from The Revenue Department, correction took place, hence the said charge created to other right column of record of right of S.No.39/3A/4 and **M.E.No.8802** is certified to that effect on 25/05/1992.

It appears from the records that, dt.16/12/1997, Smt. Nadimbano Ahmad Mahmmad purchased area admeasuring 00H.04R out of S.No.39/3A/4 from Shri. Venunath Narayan Gaikwad for consideration of Rs.85,000/-, but the purchaser failed to produce the requisite documents before the revenue authority, hence **M.E.No.9938** is stand canceled on 03/07/2000.

It appears from the records that, Shri. Venunath Narayan Gaikwad took loan of Rs.2,00,000/- from Bhagur Vikas Karyakari Seva Society, hence the said charge

created to the other right column of record of right of S.No.39/3A/4 (P) and **M.E.No.11842** is certified to that effect on 20/10/2010.

It appears from the records that, Smt. Nadimbano Ahmad Mahmmad made and produced requisite documents before the revenue authority, hence her name brought to the possession column of record of right of S.No.39/3A/4 (P) and **M.E.No.12186** is certified to that effect on 09/11/2011.

It appears from the records that, dt.17/11/2011, Sau. Mangala Shivaji Shirsath purchased area admeasuring 00H.04R out of S.No.39/3A/4 from Smt. Nadimbano Ahmad Mahmmad for consideration of Rs.3,00,000/-, hence the name of purchaser brought to the possession column of record of right of S.No.39/3A/4 (P) and **M.E.No.12277** is certified to that effect on 22/12/2011.

It appears from the records that, Shri. Venunath Narayan Gaikwad executed Development Agreement in respect of 00H.15R. (i.e.1500.00 Sq.Mtrs.) in favor of M/s Ridhhi Sidhhi Constructions Partnership Firm Through Partners Shri. Ramdas Pandharinath Bagade, Shri. Vinod Jayram Yeram and Sau. Hrutuja Ravindra Yeram and the owner of the land nominated his lawful attorney holders M/s Ridhhi Sidhhi Constructions Partnership Firm Through Partners Shri. Vinod Jayram Yeram for the effective and necessary work, the said Development Agreement and General Power of Attorney registered in the office of Jt. Sub Registrar Class II Nashik-3 at Sr.No.9375/2012 and 9376/2012 respectively on dt.15/09/2012, hence the name of M/s Ridhhi Sidhhi Constructions Partnership Firm Through Partners brought to the other right column of record of right of S.No.39/3A/4 (P) and **M.E.No.12719** is certified to that effect on 22/11/2012.

It appears from the records that, Shri. Venunath Narayan Gaikwad repaid entire loan amount of Rs.2,00,000/- to Bhagur Vikas Karyakari Sahakari Seva Society, hence the said charge deleted from other right column of record of right of S.No.39/3A/4 (P) and **M.E.No.13226** is certified to that effect on 20/11/2014.

It appears from the records that, as per the provisions of Maharashtra Land Revenue Code, 1966, the land which is more particularly described in Sch.I hereinabove i.e. area admeasuring 3440.00 Sq.Mtrs. have since been converted into Non Agricultural Purpose from the Oder of The Collector, Nashik wide his Order No. MAHA/KAKSHA-III/IV/BI.SHE.PRA.KRA./37/2014 dt.16/06/2014, hence the said charge created to other right column of record of right of S.No.39/3A/4 (P) and **M.E.No.13369** is certified to that effect on 17/07/2015.

It appears from the records that, M/s Ridhhi Sidhhi Constructions Partnership Firm Through Partners laid proposed Residential Building Plan through Chougule Architecture and Interior Designer, Nashik having Total Plotted area admeasuring 1500.00 Sq.Mtrs, upon which allowable F.S.I. 750.00 Sq.Mtrs. and Total Built up area admeasuring 749.322 Sq.Mtrs. and has since been

approved by The Chief Executive Officer, Cantonment Board, Deolali vide Cantonment Board Resolution No. 05(42) dated 30/04/2016 & C.B.R. No. 09 dated 02/07/2016 and The Administrative Officer & PRO for The Chief Executive Officer, Deolali issued Sanction of Building Application & Plan for Residential Building vide Certificate No. 3278/BLD/E-8/3424 dated 20/07/2016.

F] Opinion: after the perusal of the above mentioned papers & deeds & documents and after the perusal of all the above mentioned records and after the discussion above. I am of the opinion that, Shri. Venunath Narayan Gaikwad is the Exclusive owner & he having a clear & good marketable title over the said land and the Developers M/s Ridhhi Sidhhi Constructions Partnership Firm Through Partners Shri. Ramdas Pandharinath Bagade, Shri. Vinod Jayram Yeram and Sau. Hrutuja Ravindra Yeram having a clear & good marketable development right to develop the said Hissa No.4 (P) out of S.No.39/3A which is more particularly described in Schedule I hereinabove.

Place: Nashik.

Date: 15/02/2017.



Kaustubh K. Kathe.

Advocate

Adv. Kaustubh K. Kathe

B.Com., LL.B. GDC & A

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Hence this is Title report.



ADVOCATE

Kaustubh K. Kathe

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Certificate of title & no encumbrance

I have examined the original title Deeds and Documents relating to all that piece and parcel of residential **Being Under Constructed Building** proposed to be called as **"Tirupati Garden Phase III"** consisting of Ground Floor + Stilt Floor + First Floor + Stilt First Floor, bearing wing A & wing B, having its Total Built-up area admeasuring **749.322 Sq.Mtrs.** with actual plotted area admeasuring **1500.00 Sq.Mtrs.** out of area admeasuring **3440.00 Sq.Mtrs** out of **Survey No. 39/3A/4 (P)** situated at revenue village Bhagur, Tal and District Nashik, within the limits of Deolali Cantonment Board & Registration and Sub Registration District of Nashik,

I have taken the search with online @ igmaharashtra.gov.in, the official web site of Department of Registration & Stamps, Government of Maharashtra, of record of rights for last 30 years.

I am satisfied & confirm that the above immovable property is the heritable, transferable & the owner & possessor Shri. Venunath Narayan Gaikwad has the legal right to transfer and the Developers M/s Ridhhi Sidhhi Constructions Partnership Firm Through Partners having a clear & good marketable development right to develop the said Hissa No.4 (P) out of S.No.39/3A which is more particularly described in Schedule I hereinabove.

I certify that, the owner & possessor Shri. Venunath Narayan Gaikwad has absolute, clear and marketable title and the Developers M/s Ridhhi Sidhhi Constructions Partnership Firm Through Partners having a clear & good marketable development right to develop the property shown in Schedule I hereinabove, which the free from all other encumbrances.

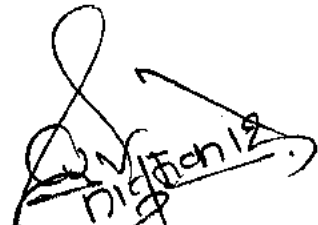
I further certify that the documents of title referred to under the opinion are perfect evidence of right, title and interest of the owner & development right of the Developer.

Place: Nashik.

Date: 15/02/2017.

Hence this is Certificate.




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