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ADVOCATE

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Res. : 'Gokul', Kathe Lane, Nashik - Poona Road, Nashik - 422001.

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Date :-10-03-2015.

To,
M/s. Jay Developers, through Partner,
Shri. Vijay Vasudeo Lalwani,
Sancheti Heights, Telephone Exchange,
Canada Corner, Nashik-422002.

Subject :- Investigation of title of the property bearing
R.S.No. 8/2B/1,2,3 Plot No. 1,2,3 admeasuring
area 392.46 sq.mtrs, 428.00 sq.mtrs & 432.68
sq.mtrs respectively of Village Makhamalabad,
Tal & Dist: - Nashik.

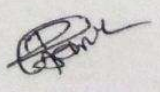
Sir,

The property bearing R.S. No. 8/2B/1,2,3 Plot No. 1,2,3 admeasuring area 392.46 sq.mtrs, 428.00 sq.mtrs & 432.68 sq.mtrs respectively of Village Makhamalabad, Tal & Dist- Nashik. belonged to 1) Rajesh Hiranand Hemnani, 2) Mrs. Simran Rajesh Hemnani, 3) Mrs. Reema Harish Hemnani, 4) Yash Harish Hemnani.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

(1)

It appears that the property bearing R. S. No. 8/2 admeasuring area 3H.28R was belonged to Bhaurao Ramkrishna Pingale on or before 1980. He made an application to the Tahsildar, Nashik for distributions of Land uls 85 of Land revenue code & Tahsildar vide his order No. Tenancy/Washi/ 3975/82 dt- 6-11-82 the 50% share of S. No. 8/2 was distributor to Vishnu Bhau Pingale & Baburao Bhau Pingale each & accoredingly the effect has been taken.


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This was effected vide M.E.No. 7688 dt- 7-11-1982.

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- (2) Further it appear that Vishnu Bhau Pingale & Baburao Bhau Pingale distributed the Land 8/1 & 8/2 as per their possession. The distributions deed was submitted & Hence the 7/12 extract were separetd as follows.

Sr. No.	S. No.	Area	Rate	Name
1.	8/1	0.67	1.37	Vishnu Bhau Pingale
	8/2A	1.30-5	2.85	Vishnu Bhau Pingale
2.	8/2B	1.97.5	5.02	Baburao Bhau Pingale

This was effected vide M.E.No. 15966 dt- 14-09-2001.

- (3) Shri. Baburao Bhau Pingale got the Lay-out approved for the Land bearing R. S. No. 8/2B admeasuring area 1.97.50 from Nashik Municipal Corporation vide letter No. Townplanning / Final/147 / Panchavati dt-14-2-2003 and the Land admeasuring area 18485.00 sq.mtrs. out of S. No. 8/2B was converted into N.A. vide collectors order No. Mah/Kaksh-3/Be.She.P. No.1309 /2001 dt-21-2-2003 & hence the 7/12 extract separated plotwise.

S. No.	Plot No.	Area	Rate	Name
8/2B/1	1	392.46	0.11	Baburao Bhau Pingale
8/2B/2	2	428.00	0.17	Baburao Bhau Pingale
8/2B/3	3	432.68	0.17	Baburao Bhau Pingale

This was effected vide M.E.No. 17052 dt- 19-02-2003.

- (4) Further it appears that Baburao Bhau Pingale sold the plot No. 1, 2 & 3 out of S. No. 8/2B/1,2,3 admeasuring area 392.46, 428.00 & 432.68 sq. mtrs. respectively to Hemant Arjun Hirani for Rs.7,50,000/- dt-20-1-2006 the plots were out of urban Land ceilings Limits. Hence the name of the purchaser entered into revenue record.

This was effected vide M.E.No. 19497 dt- 20-01-2006.

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- (5) Shri. Hemant Arjun Hirani further sold the Plot No. 1, 2 & 3 out of S. No. 8/2B/1,2,3 to Rajesh Hiranman Hemnani, Simran Rajesh Hemnani, Rima Harish Hemnani & Yash Harish Hemnani for Rs. 44,00,000/- dt-9-11-2012 vide sale deed document No. 9929 dt-9-11-2012 & Hence the name of the purchaser entered into revenue record.

This was effected vide M.E.No. 29498 dt-05-12-2012.

- (6) Further it appears that Rajesh Hiranman Hemnani & others 3 gave the Plot No. 1, 2 & 3 out of S. No. 8/2B/1,2,3 to M/s. Jay Developers, through Partner, Vijay Vasudeo Lalwani for Development against consideration for Rs. 1,72,93,000/- dt-4-11-2012 & Development Agreement & G. P. A. vide document No. 1029, 1030 dt-30-01-2014 & Hence the name of the Developer entered into other right column.

This was effected vide M.E.No. 31090 dt-06-03-2014.

(7) **SCHEDULE OF THE PROPERTY :-**

All that piece & parcel of land, lying and being at Village **Makhamalabad** within the limits of Nashik Municipal Corporation & within the limits of Registration and Sub-Registration District of Nashik, bearing R.S. No.8/2B/1,2,3 Plot No. 1, 2 & 3 admeasuring area 392.46 sq.mtrs, 428.00 sq.mtrs & 432.68 sq. mtrs respectively and bounded as under :-

ON OR TOWARDS EAST :- By Plot No. 4 to 8.

ON OR TOWARDS WEST :- By 7.5 mtrs Road.

ON OR TOWARDS SOUTH :- By 15 mtrs D. P. Road.

ON OR TOWARDS NORTH :- By S. No. 8/1 Part.

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(8) For the reasons stated above, I am of the opinion that,
1) Rajesh Hiranand Hemnani, 2) Mrs. Simran Rajesh Hemnani,
3) Mrs. Reema Harish Hemnani, 4) Yash Harish Hemnani, has
a clear and marketable title, free from all encumbrances and
reasonable doubts to the above mentioned property.

(9) Further I have to state that the Developer M/s. Jay
Developers, Nashik can develop the said property & sale the
constructed units to the perspective purchasers subject to terms
& conditions of Development Agreement.

Place :- Nashik.

Date :- 10-03-2015.



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