

J.B.GHUMARE, Advocate

Ch. No. 502, Bldg. No. 03,

District Court Compound, Nashik

Dt. 14/02/2014

TITLE REPORT

(TO WHOMSOEVER IT MAY CONCERN)

A] Description of the property:- All that piece & parcel of the landed property bearing Plot No. 14+15 out of S.No. 900/1, admeasuring 646.21 Sq.Mts., situated, being & lying at Nashik, Tal & Dist.Nashik.(Hereinafter referred to as the "said plot")

B] Name of Owner:- Shivsai Buildcon, a Partnership Firm through It's Partner Shri.Pankaj Ramniklal Makadiya

C] Documents perused & record inspected:-

- 1)All the relevant 7/12 extracts & mutation entries for the last 30 yrs.
- 2)Other relevant record for the last 30 years
- 3)N.A. order Dt. 16/3/2012
- 4)Lay-Out sanction Dt. 21/1/2013
- 5)Agreement for Sale Dt.18/1/2012
- 6))Sale Deed Dt. 23/4/2013
- 7)Commencement Certificate Dt. 2/11/2013

D] Brief History & Findings:- After the perusal of all the abovelisted documents & after the inspection of all abovementioned record, I found that:-

1) The land, originally bearing S.No. 900 was owned by Damu Babu Sonawane. A charge of loan of Rs.40,000/- Dt.17/5/1985 of Mah.State Co-op.Land Development Bank was mutated vide M.E.No.21627-B & was deleted vide M.E.No.28110.

2)The name of Sadashiv Baburav Sonawane was mutated on the record of the said land as per the order of Tahsildar, Nashik bearing No.RTS/Vashi/133/91 Dt.28/4/1992 & thus Sadashiv Baburav Sonawane becom owner of 1/2 area of the said land & this change was mutated vide M.E.No.29296.

3)The charge of Mah.State Co-op.Agri. & Rural Development Bank of Rs.10,100/- was mutated vide M.E.No.31799 for Sadashiv Baburav Sonawane.

4) The said land was partitioned amongst the owners of the said land & one of the parts bearing S.No. 900/1 (P), admeasuring 2H-67R went to the share & ownership of Damu Baburav Sonawame & this change was mutated vide M.E.No.32014.

5) Damu Baburav Sonawane died on 21/7/2003 hence the names

of his legal heirs viz. Sitabai Damodar Sonawane & others were mutated vide M.E.No.58427.

6) All the charges of loans of Pimialgaon Bahula V.K.S. Society, on the said land were deleted from the record of the said land on 6/8/2006 vide M.E.No.58925.

7) The said land was declared as land to be retailed by the owners as per the provisions of the ULC Act-1976 as per the order of Additional Collector & Comp. Authority, ULC, Nashik bearing No. ULC/A-2/1850/93/1853/368 Dt. 23/8/2007.

8) Bababai Govind Bodke released her undivided ownership in the said land in favour of other owners of the said land as per the Release Deed registered with Joint Sub-Registrar, Class-II, Nashik at Sr.No.9190 Dt. 12/11/2007. And this change was mutated vide M.E.No.61107.

9) Thereafter, the owners of the said land i.e. Sitabai Damodar Sonawane & others through G.P.A. Holder Shri. Rajendra Rasiklal Shah got sanctioned a lay-out plan on the said land from Nashik Municipal Corporation Vide Letter No. Nagar Rachana Vibhag/Final/Cidco/B-3/42 Dt. 21/1/2013 & the Collector of Nashik granted a non-agricultural use permission to the said land vide N.A. Order No. Mah/Kaksha-3/4/BSPK/113/2012 Dt. 16/3/2012. As a result of the said lay-out the total area of the said land was divided into various plots, out of which Plot No. 14 & 15 admeasured 325.73 Sq.Mts. & 320.48 Sq.Mts. (respectively) (Hereinafter referred to as the said plots). The owners of the said land had executed an Agreement For Sale of 7790.00 Sq.Mts. out of the total area of the said land in favour of Viraj Estates Pvt. Ltd. through Director Shri. Rajendra Rasiklal Shah which was registered with Joint Sub-Registrar, Class-II, Nashik-2 at Sr.No.817 Dt. 18/1/2012. So as per the application of all the concerned parties, the name of Viraj Estates Pvt. Ltd. through Director Shri. Rajendra Rasiklal Shah was entered into the other rights column of 7/12 extract of Plot No. 13 to 20. This change was mutated vide M.E.No.87861.

10) Thereafter, Shivsai Buildcon, a partnership firm through Partner Shri. Pankaj Ramniklal Makadiya purchased the said plots from Shri. Madhukar Damodar Sonawane & others through G.P.A. Holder Viraj Estates Pvt. Ltd. through Director Shri. Rajendra Rasiklal Shah with the consent of Viraj Estates Pvt. Ltd. through Director Shri. Rajendra Rasiklal Shah, by a sale deed registered with Joint-Sub-Registrar, Class-II, Nashik-3 at Sr.No.3724 Dt. 23/4/2013 and accordingly the name of Shivsai Buildcon, a partnership firm was mutated on record of rights of the said plots vide M.E.No.89449.

11) Thereafter, Shivsai Buildcon, a partnership firm through Partner Shri. Pankaj Ramniklal Makadiya got amalgamated both the said plots

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from Nashik Municipal Corporation vide order No.LND/B5/353/3484/2013 dT.2/11/2013 & accordingly it was effected on record of rights of the said plots vide M.E.No.91455.

12) Thereafter, the present owners of the said plot decided to develop the said plot thereby constructing a building of flats on the said plot & accordingly got sanctioned a building plan on the said plot from Nashik Municipal Corporation vide Commencement Certificate No. LND/BP/B-5/353/3484/13 Dt.2/11/2013. Thus, Shivsai Buildcon, a partnership firm through Partner Shri.Pankaj Ramniklal Makadiya & others have got all the rights to sell all the constructed premises from the building to be constructed on the said plot, to any person for such consideration as they may think proper & to execute all types of documents including mortgage deeds etc.

E) Opinion:- After the perusal of all the abovelisted documents & after the inspection of the relevant record & after the discussion above, I am of the opinion that Shivsai Buildcon, a partnership firm through Partner Shri.Pankaj Ramniklal Makadiya is the absolute owner of Plot No. 14+15 out of S.No. 900/1, admeasuring 646.21 Sq.Mts., situated, being & lying at Nashik, Tal & Dist.Nashik.and that the said owner is having a clear & good marketable title to the said plot, free from all types of encumbrances, whatsoever, subject to the findings written hereinabove.

Nashik Dt. 14/2/2014


J.B.GHUMARE
(ADVOCATE)
J. B. GHUMARE
ADVOCATE
Chamber No. 502, Building No. 3
District Court Compound, Nas