VIDYULLATA K. TATED

Advocate

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Office :- Chamber No. 205, Bldg. No. 2, District Court Campus, Nashik - 422 009. Ph. 2580630.

TITLE REPORT

I) NAME & ADDRESS OF THE PERSON REQUESTING TO PRE PARE TITLE REPORT.:-

ShreeSamarth Builders and Developers, a partnership firm, having its office at office no. 1, Kusumplaza apartment, Wadala Pathardi Road, Indiranagar, Nashik 422009, through its partners **Shri Mahesh Ghanysham Joshi, Narendra Sitaram Kulkarni, Shri Mukund Mohan Kurumbhatti, Shri Vivek Laxmikant Dhumal and Sau Madhavi Manoj Kurumbhatti.**

II) NAME & ADDRESS OF THE OWNERS OF THE PROPERTY :-

Shree Samarth Builders and Developers, a partnership firm, having its office at office no. 1, Kusumplaza apartment, Wadala Pathardi Road, Indiranagar, Nashik 422009, through its partners **Shri Mahesh Ghanysham Joshi, Narendra Sitaram Kulkarni, Shri Mukund Mohan Kurumbhatti, Shri Vivek Laxmikant Dhumal and Sau Madhavi Manoj Kurumbhatti.**

III) DESCRIPATION OF THE PROPERTY :-

All that piece and parcel of land bearing **S. No. 332/3/1 A /3 + 4, out of which Plot No. 3 + 4, admeasuring 637.14 Sq.Mtrs,having City S.No. 7715 lying & being at Pathardi Shivar,** within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik, which property is bounded as shown below:-

On or towards East	:	7.50 Mtr Colony Road
On or towards West	:	Adjacent Suvey No. 329
On or towards South	:	Plot No. 5
On or towards North	:	Plot No. 2

III) OBJECT OF THE TITLE REPORT :-

As per the instructions from the owners of the abovesaid property.

IV) COVERAGE OF SEARCHES MADE :-

1) 7/12 extracts from the years 1962-63 to 2012 -13.
2) Mutation Entries from form No. 6-D
3) N. A. Permission having No.Kra Maha / Kaksh - 3/ N. A. / 4 / 256/2003, Nashik, Dated 27/01/2004
4) Development agreement dated 12/04/2004
5) Power of attorney dated 12/04/2004 and 22/03/2006

6) Confirmation Deed Dated 22/03/2006
7) Layout Plan
8) Sale Deed Dated 08/05/2006, 31/02/2011, 01/11/2013 and 02/11/2013,
9) U.L.C. - U.L.C. / A1 / SR / 2546 / 79 and 2550 / 5 / 79, Nashik,Dated 04/ 01/2003, U.L.C. / A -2-2/ SR -26/624/2006, Nashik, dated 27/04/2006
10) Copy of Building Plan,
11) Commencement Certificate - LND / BP / CD / B 5 / 50 / 507, dated 27/04/2012. and LND / BP / B 5 / 408 / 4122/ 13, Dated 18/12/2013

After going through the mutation entries and 7/12 extracts for last 30 years my observations are as follows :-

It appears from M.E No. 1845, dated 12/10/1956 that the name of Ganpat Dagadu Mali as a ordinary tenant in other rights column for Survey No. 332/3. The said land is owned by Chandra Sudama through his guardian Mard Hari.

It further appears from M.E No. 2398, dated 16/08/1963 that Ganpat Dagadu was not in possession of the said Survey no. 332 /3 since 1958-59. Hence his name is deleted from other rights column.

It further appears from M.E. 2980 that Sakharam Kisan Donde and Bhikchand Haribhau Donde had purchased Survey No. 332/3 from Chandrya Sudama by registered sale deed.

It further appears that the Maharashtra State Weight Enforcement Act 1958 and Indian Coinage Act came into force and was implemented to entire village and the said survey number vide Mutation Entry Number 2747, dated 17/05/1970 made and certified by authority.

It further appears from M.E No. 4360, dated 20/10/1987 that Sakharam Kisan Donde and Bhimchand Haribhau Donde had prepared layout plan for the Survey No. 332 / 3 which was approved by Nashik Municipal Corporation Nashik vide their letter no. LND/ TS / Desk - 1/ 1, Nashik, dated 02/04/1987. The layout was converted for non-agrcultural purpose by order of Collector vide their letter no. RBD / III / LNSR/ 99 / 84, dated 27/08/1984. Separate 7/12 extracts for Survey no. 332 / 3 /1 , 332/3/ 2/1 and 332 / 3/2/10 were prepared accordingly. For Suarvey no. 332 / 3 /1 admeasuring 0 H 92 R + potkharaba 0 H 016 E, separate 7/12 extract was prepared.

It further appears from M.E No. 4563, dated 12/09/1988 that Bhimchand Haribhau Donde was died on 04/08/1988 and hence his legal heirs wife namely Shakuntala Bhimchand Donde, two sons namely Prakash Bhimchand Donde, Gautam Bhimchand Donde, two daughters namely Suvarna Bhimchand Donde, Smita Bhimchand Donde and mother namely Shantabhai Haribhau Donde were brought on record.

It further appears from M.E No. 5093, dated 25/03/1991 that as per order of Additional Collector and Competent Authority the remark of excess land was taken in other rights column. For Survey no. 332 / 3 P area admeasuring 5125.00 Sq. Mtrs was declared as excess land vide order no. ULC / A-1 / 2546/ 79, Nashik, dated 22/03/1991.

It further appears from M.E No. 6077, dated 08/02/1995 that Sakharam Kisan Donde was died on 16/10/1994 and his legal heirs wife namely Gitabai Sakharam Donde, one son Gopichand Sakharam Donde, four daughters Sumanbai Devram Pawar, Vimal Somnath, Lilabai Sampat Bhalerao and Vatsalabai Sampat Bhalerao were brought on record.

It further appears from M. E. No. 6595, dated 19/12/1996 that the names of Shantabai Haribhau Donde and other 1 were recorded for excess land towards north-east side admeasuring 4250.00 sq. mtrs out of total area admeasuring 0 H. 92 R + potkharaba 0 H 16 R of Survey no. 332 /3/1. Sau Sumanbai Yashawantrao Patil had filed Special Civil Suit no. 303/1989 against Shantabai Haribhau Donde and other 1 and hence lis pendency notice under Section 52 of Transfer of Property Act is registered in Sub-registrar Office Nashik at Sr No. 5911 on 04/10/1996. Hence the lis pendency remark was taken in other rights column.

It further appears from M.E No. 7069, dated 13/02/1998 that Shantabai Haribhau Donde was died on 04/12/1996. Her son was died and he had legal heirs daughter-in-law namely Shakuntala Bhimchand Donde,two grandsons namely Prakash Bhimchand Donde, Gautam Bhimchand Donde, two grand daughters namely Smita Bhimchand Donde and Suvarna Bhimchand Donde. As per Mutation entry no. 4563 the names of legal heirs were already on record and hence by this mutaion entry the name of deceased was deleted from record.

It further appears that Shakuntala Bhikchand Donde and others filed a return before Additional Collector and Competant Authority U.L.C Nashik for to the said ceiling statement corrigendum is issued by Additional Collector and Competant Authority U.L.C Nashik vide their order no. ULC / A-1/ SR / 2546/ 79 and 2550/ 5/ 79, Nashik dated 04/01/ 2003. As per the said order 4367.00 sq. mtrs land was declared as retention land and 1679 sq.mtrs land was declared as excess land out of total land admeasuring 6046.00 sq.mtrs out of Survey n. 332/3/1. For to the said retention land separate hissas were created as Survey No. 332/3/1 A admeasuring 4367.00 .sq.mtrs. and Survey no. 332/3/1 B for excess land admeasuring 1679.00 sq.mtrs.

It further appears that Shri Gopichand Sakharam Donde, Gitabai Sakharam Donde, Sumanbai Devram Pawar, Vimal Somnath More, Lilabai Sampat Bhalerao, Shakuntala Bhikachand Donde, Prakash Bhikachand Donde, Gautam Bhikachand Donde, Suvarna

Bhikachand Donde, Smita Bhikachand Donde, Ratnabai Baburao Kale, Sarla Chandrakant Gade, Vatsalabai Sampat Bhalerao through their power of attoreny holder Ravikumar Eknath Shinde had executed a Development Agreement and Power of Attorney in favour of Shri Vikrant Prakash Mate for area admeasuring 6046 sq. mtrs from western side of Survey no. 332 / 3 / 1. The said Development Agreement and power of Attorney were registered in Sub-registrar office Nashik 2 on 12/04/2004 at Sr no. 2003 and 2004 respectively.

It further appears from M.E No. 10438, dated 19/01/2006 that Shakuntala Bhimchand Donde and others had prepared layout for area admeasuring 4367.00 sq. mtrs for retention land out of area admeasuring 10800.00 sq.mtrs out of survey no. 332 /3/ 1 which was approved by Assistant Director, Town Planning, Nashik Municipal Corporation vide their letter no.Nagarrachana Vibhag / Final / 50 / 4691, dated 31/12/2005. The said layout was converted for non-agricultural purpose under Section 44 of Maharashtra Land Revenue Code, 1966 by collector vide his order no. Kra Maha / Kaksh - 3/ N. A. / 4 / 256/2003, Nashik, Dated 27/01/2004. As per the said M.E separate 7/12 extracts of plots were prepared as per final approved layout.

It further appears from M.E No. 10571, dated 24/03/2006 that Sumanbai Devram Pawar was died on 28/02/2002 at Cidco, Nashik and her legal heirs 3 sons namely Sharad Devram Pawar, Sanjay Devram Pawar, Balasaheb Devram Pawar, 4 daughters namely Mandabai Popat Shrisath, Kalpanatai Kondiram Gaikwad, Ujwala Vijay Bhalerao and Sangita Nanasaheb Borade were brought on record as per M.E.No. 10338. But in the M.E. No. 10338 the survey number was not mentioned by mistake and hence new mutation entry was certified for rectifying the said mistake.

It further appears from M.E. No. 10572, dated 24/03/2006 that Vatsalabai Sampat Bhalerao was died on 13/01/2001 at Wadala Village and her legal heir son namely Yogesh Sampat Bhalerao was brought on record by mutation entry no 10344. But in the said mutaion entry Survey number was not mentioned by mistake. Andhence new mutation entry was certified for rectifying the said mistake.

It further appears that legal heirs of Sumanbai Devram Pawar and Vatsalabai Sampat Bhalerao viz Devram Malhari Pawar, Sharad Devram Pawar, Sanjay Devram Pawar, Balasaheb Devram Pawar, Mandabai Popat Shrisath, Kalpanatai Kondiram Gaikwad, Ujwala Vijay Bhalerao and Sangita Nanasaheb Borade, Sampat Tavaji Bhalerao, Yogesh Sampat Bhalerao had executed a Confirmation deed for Development Agreement and Power of Attorney in favour of Shri Vikrant Prakash Mate for area admeasuring 6046 sq. mtrs from western side of Survey no. 332 / 3 / 1. The said Development Agreement and power of Attorney were registered in Sub-registrar office Nashik 2 on 22/03/2006

at Sr no. 1789 and 1790 respectively.

It further appears from M.E. No. 10669, dated 19/05/2006 that plot no. 3 and 4 out of Survey no. 332 / 3 / 1 A admeasuring 324.45 sq. mtrs and 312.69 sq. mtrs respectively were purchased by Rahul Keda Deore from Gopichand Sakharam Donde, Gitabai Sakharam Donde, Vimal Somnath More, Lilabai Sampat Bhalerao, Shakuntala Bhikachand Donde, Prakash Bhikachand Donde, Gautam Bhikachand Donde, Suvarna Bhikachand Donde, Smita Bhikachand Donde, Ratnabai Baburao Kale, Sarla Chandrakant Gade, Devram Malhari Pawar, Sharad Devram Pawar, Sanjay Devram Pawar, Balasaheb Devram Pawar, Mandabai Popat Shrisath, Kalpanatai Kondiram Gaikwad, Ujwala Vijay Bhalerao and Sangita Nanasaheb Borade, Sampat Tavaji Bhalerao, Yogesh Sampat Bhalerao through their power of attorney holder Vikrant Prashant Mate by registered sale deed. The said sale deed was registered in Sub-registrar office Nashik- 1 at Sr No. 3038 on 08/05/2006 . This property is under Urban Land Ceilling Act. Hence before purchacing the said land the above said purchaser had takan permission from competant authority vide there letter number U.L.C. / A -2-2/ SR -26/624/2006, Nashik, dated 27/04/2006.

It further appears from M.E No. 17535, dated 09/02/2011 that Shree Samarth Builders and Developers, a partnership firm, through its partners Shri Mahesh Ghanysham Joshi, Narendra Sitaram Kulkarni, Shri Mukund Mohan Kurumbhatti, Shri Vivek Laxmikant Dhumal and Sau Madhavi Manoj Kurumbhatti had purchased plot no. 3 and 4 from Rahul Keda Deore by registered sale deed. The said sale deed was registered in Sub-registrar office Nashik 4 at Sr No. 1235 on 31/01/2011.

It further appears from M.E No. 21918, dated 01/10/2013 that Shree Samarth Builders and Developers, a partnership firm, through its partners Shri Mahesh Ghanysham Joshi, Narendra Sitaram Kulkarni, Shri Mukund Mohan Kurumbhatti, Shri Vivek Laxmikant Dhumal and Sau Madhavi Manoj Kurumbhatti had prepared a building plan for the said plot no. 3 and 4 which was approved by Nashik Municipal Corporation vide their commencement certificate no. LND / BP / CD / B 5 / 50 / 507, dated 27/04/2012. As per the said building plan and commencement Certificate plot no. 3 and 4 were amalgamated as plot no. 3 + 4.

It further appears that Shree Samarth Builders and Developers, a partnership firm, through its partners Shri Mahesh Ghanysham Joshi and Narendra Sitaram Kulkarni had purchased T.D.R of 35.00 sq. mtrs out of D zone from D.R.C No. 455 from Shri Kiran Sitaram Chavan by registered sale deed. The said sale deed was registered in Sub-registrar office Nashik 3 at Sr No. 9289 on 02/11/2013.

It further appears that Shree Samarth Builders and Developers, a partnership firm, through its partners Shri Mahesh Ghanysham Joshi and Narendra Sitaram Kulkarni had purchased T.D.R of 220.00 sq. mtrs out of D zone from D.R.C No. 647 from Shri

Shivaji Khanderao Matale by registered sale deed. The said sale deed was registered in Sub-registrar office Nashik 5 at Sr No. 12432 on 01/11/2013.

It further appears that Shree Samarth Builders and Developers, a partnership firm, through its partners Shri Mahesh Ghanysham Joshi, Narendra Sitaram Kulkarni, Shri Mukund Mohan Kurumbhatti, Shri Vivek Laxmikant Dhumal and Sau Madhavi Manoj Kurumbhatti had revised the building plan with T.D.R 255.00 sq. mtrs which was approved by Nashik Municipal Corporation vide their commencement certificate no. LND / BP / B 5 / 408 / 4122/ 13, Dated 18/12/2013

From the records put before me and subject to the above findings title of the S. No. 332/3/1 A /3+ 4 out of which Plot No. 3 + 4, admeasuring 637.14 Sq.Mtrs,having City S No. 7715 lying & being at Pathardi Shivar, owned by Shree Samarth Builders and Developers, a partnership firm, through its partners Shri Mahesh Ghanysham Joshi, Narendra Sitaram Kulkarni, Shri Mukund Mohan Kurumbhatti, Shri Vivek Laxmikant Dhumal and Sau Madhavi Manoj Kurumbhatti is free from any encumbrances, clear and markatable.

Nasik.
Date :- 25-01-2014

Sd/-

Sau.Tated Vidyullata Kantilal
Advocate

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