

TITLE REPORT

(TO WHOMSOEVER IT MAY CONCERN)

A] Description of the properties:-

1)All that piece & parcel of the FSI Property having an area of 187.00 Sq.Mts. out of 1123.00 Sq.Mts. of plot area alongwith 450.87 Sq.Mts. of FSI (totalling to 1573.78 Sq.Mts.) out of landed property bearing S.No.97/1A/5/1 bearing CTS No.6164 & 6165, admeasuring 1590.40 Sq.Mts., S.No.98A/1/1 bearing CTS No.6167 & 6168, admeasuring 1431.26 Sq.Mts., S.No.98A/1/2 bearing CTS No.6169, admeasuring 57.97 Sq.Mts. & S.No.97/1A/5/2 bearing CTS No.6166, admeasuring 364.17 Sq.Mts., situated at Nashik, Tal. & Dist. Nashik.

2)All that piece & parcel of the plot area of 561.50 Sq.Mts. alongwith the FSI Property having an area of 131.89 Sq.Mts. out of 1123.00 Sq.Mts. of plot area alongwith 450.87 Sq.Mts. of FSI (totalling to 1573.78 Sq.Mts.) out of the landed property bearing S.No.97/1A/5/1 bearing CTS No.6164 & 6165, admeasuring 1590.40 Sq.Mts., S.No. 98A/1/1 bearing CTS No.6167 & 6168, admeasuring 1431.26 Sq.Mts., S.No.98A/1/2 bearing CTS No.6169, admeasuring 57.97 Sq.Mts. & S.No.97/1A/5/2 bearing CTS No.6166, admeasuring 364.17 Sq.Mts., situated at Nashik, Tal. and Dist.Nashik.

3)All that piece & parcel of the plot area of 561.50 Sq.Mts. alongwith the FSI Property having an area of 131.89 Sq.Mts. out of 1123.00 Sq.Mts. of plot area alongwith 450.87 Sq.Mts. of FSI (totalling to 1573.78 Sq.Mts.) out of the landed property bearing S.No.97/1A/5/1 bearing CTS No.6164 & 6165, admeasuring 1590.40 Sq.Mts., S.No. 98A/1/1 bearing CTS No.6167 & 6168, admeasuring 1431.26 Sq.Mts., S.No.98A/1/2 bearing CTS No.6169, admeasuring 57.97 Sq.Mts. & S.No.97/1A/5/2 bearing CTS No.6166, admeasuring 364.17 Sq.Mts., situated, being & lying at Nashik, Tal. and Dist.Nashik.(Hereinafter referred to as the "said properties")

B]Names of Owners:-1)Shri.Jayant Jivrambhai Patel, 2)Shri. Kanjibhai Virjibhai Patel,3)Shri.Satish Harilal Patel, 4)Shri.Naresh Pravinbhai Patel,5)Shri.Aabjibhai Dharmisibhai Patel, 6)Shri.Uday Jivrajbhai Patel, 7)Shri.Govind Kanjibhai Patel, 8)Shri.Paresh Ramnikbhai Patel

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) C.T.S. record for the last 30 yrs.
- 4) Sale Deeds Dt. 6/12/1983, 3/11/1993, 6/5/1996, 28/12/1998,
- 5) Agreement For Sale Dt. 16/11/2013
- 6) Commencement Certificate Dt. 26/6/2014

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

1) All the properties described above were jointly owned by R.J.Pande & R.Y.Janorkar in the year 1964. Thereafter, as per the partition between the said two owners all the said properties went to the share & ownership of R.Y.Janorkar vide M.E.No.8819. The said properties were transferred to non-agricultural use as per the order of Addl.Collector, Nashik Dt.5/8/1961.

2) R.Y.Janorkar executed a will in respect of the said properties & gave parts of the said properties to various persons viz. Malti Madhav Janorkar & others. Accordingly Malti Madhav Janorkar became owner of CTS No. 6166 & 6167 and Smt.Madhuri Madhav Janorkar became owner of CTS No. 6164, 6165 & 6169. Accordingly the names of the said persons were mutated on 7/12 extract & City Survey Record.

3) Smt.Madhuri Madhav Janorkar sold 365.59 Sq.Mts. area out of CTS No. 6165 bearing S.No. 97/1A/5/1 to Shri.Suresh Gulabbhai Desai by a sale deed Dt.6/12/1983. Accordingly the name of Shri.Suresh Gulabbhai Desai was mutated on record of rights of the said area. Thereafter, Smt.Madhuri Madhav Janorkar also sold 278.67 Sq.Mts. area out of CTS No. 6165 bearing S.No. 97/1A/5/1 to Shri.Suresh Gulabbhai Desai by a sale deed Dt. 3/11/1993. Accordingly the name of Shri.Suresh Gulabbhai Desai was mutated on record of rights of the said area.

4) Mrs. Sharmila B.Desai purchased CTS.No. 6164, 6168 & 6169 from Madhuri Madhav Janorkar & Malti Madhav Janorkar. And Suresh G. Desai purchased CTS No. 6166 & 6167 from Madhuri Madhav Janorkar & Malti Madhav Janorkar by registered sale deed.

5) Both the owners of all the said properties i.e. Suresh G. Desai and Mrs. Sharmila B.Desai jointly got sanctioned a building plan on all the said properties from Nashik Municipal Corporation under the name & style as 'Gulab Baug'.. Accordingly, part of the said land was developed & buildings were constructed on it.

6) The remark of lease pendency in the other rights column of 7/12 extracts of all the said properties was deleted vide M.E.No.30816 and the name of one Giridharilala Sachade was deleted from the 7/12 extracts of all the said properties.

7) Shri.Suresh Gulabbhai Desai died hence the names of his legal heirs were mutated on record of rights of all his lands.

8) Thereafter, Shri.Jayant Jivrajibhai Patel, Shri.Kanjibhai Virjibhai Patel, Shri.Satish Harilal Patel & Shri.Naresh Pravinbhai Patel purchased 1140.075

-3-

Sq.Mts.plot area out of the total plot area from Sharmilaben Bhupatbhai Desai with the consent of Shri.Suresh Gulabbhai Desai by a sale deed registered with Sub-Registrar, Nashik at Sr.No. 12350 Dt.28/12/1998 and accordingly the names of Shri.Jayant Jivrajbhai Patel, Shri.Kanjibhai Virjibhai Patel, Shri.Satish Harilal Patel & Shri.Naresh Pravinbhai Patel were mutated on the revenue & City Survey record.

9) Shri.Aabjibhai Dharmasibhai Patel, Shri.Uday Jivrajbhai Patel, Shri.Govind Kanjibhai Patel & Shri.Paresh Ramnikbhai Patel have purchased CTS No.6165 (Part), CTS No.6166 and CTS No.6167(Part) from Shri.Sureshbhai Gulabbhai Desai with the consent of Sharmilaben Bhupatbhai Desai by a sale deed registered with Joint Sub-Registrar, Nashik at Sr.No. 12351 Dt.1998. Accordingly the names of these purchasers were mutated on the record of rights of 7/12 extract & City Survey.

10) Thereafter, Shri.Jayant Jivrajbhai Patel & others agreed to sell 187.00 Sq.Mts. FSI to Shree Uma Constructions through Partners Shri. Kamleshbhai Navinchandra Gardhariya & others and accordingly have executed an agreement for sale of the said FSI, in favour of Shree Uma Constructions through Partners Shri. Kamleshbhai Navinchandra Gardhariya & others which is registered with the Joint Sub-Registrar, Class-II, Nashik-1 at Sr.No.11970 Dt.16/11/2013.

11) Thereafter, Shri.Aabjibhai Dharmasibhai Patel & others agreed to sell 561.50 Sq.Mts. of plot area out of the remaining total plot area of the said land alongwith 131.89 Sq.Mts of FSI, to Shree Uma Constructions through Partners Shri. Kamleshbhai Navinchandra Gardhariya & others and accordingly have executed an agreement for sale of the said FSI, in favour of Shree Uma Constructions through Partners Shri. Kamleshbhai Navinchandra Gardhariya & others which is registered with the Joint Sub-Registrar, Class-II, Nashik-1 at Sr.No.11971 Dt.16/11/2013.

12) Thereafter, Shri.Aabjibhai Dharmasibhai Patel & others agreed to sell 561.50 Sq.Mts. of plot area out of the remaining total plot area of the said land alongwith 131.89 Sq.Mts of FSI, to Shree Uma Constructions through Partners Shri. Kamleshbhai Navinchandra Gardhariya & others and accordingly have executed an agreement for sale of the said FSI, in favour of Shree Uma Constructions through Partners Shri. Kamleshbhai Navinchandra Gardhariya & others which is registered with the Joint Sub-Registrar, Class-II, Nashik-1 at

Sr.No. 11972 Dt.16/11/2013.

13) Accordingly, Shree Uma Constructions through Partners Shri. Kamleshbhai Navinchandra Gardhariya & others have decided to construct a building on the abovesaid purchased plot area using the abovesaid purchased FSI & have accordingly got sanctioned a building plan from Nashik Municipal Corporation vide Commencement Certificate No. LND/BP/Panchavati/C-1/195/1024 Dt.23/6/2014. Shree Uma Constructions through Partners Shri. Kamleshbhai Navinchandra Gardhariya & others have got all the rights & powers to sell all the constructed premises from the said proposed building to third persons.

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 1)Shri.Jayant Jivrambhai Patel, 2)Shri. Kanjibhai Virjibhai Patel, 3)Shri.Satish Harilal Patel, 4)Shri.Naresh Pravinbhai Patel, 5)Shri.Aabjibhai Dharmisibhai Patel, 6)Shri.Uday Jivrajbhai Patel, 7)Shri. Govind Kanjibhai Patel & 8)Shri.Paresh Ramnikbhai Patel are the absolute owners of S.No.97/1A/5/1(P) bearing CTS No.6164(P) & 6165(P), S.No.98A/1/1(P) bearing CTS No.6167(P) & 6168(P), S.No.98A/1/2(P) bearing CTS No.6169(P), & S.No.97/1A/5/2(P) bearing CTS No.6166(P), S.No.97/1A/5/1(P) bearing CTS No.6164(P) & 6165(P), S.No. 98A/1/1(P) bearing CTS No.6167(P) & 6168(P), S.No.98A/1/2(P) bearing CTS No.6169(P) & S.No.97/1A/5/2(P) bearing CTS No.6166(P) AND S.No. 97/1A/5/1(P) bearing CTS No.6164(P) & 6165(P), S.No. 98A/1/1(P) bearing CTS No.6167(P) & 6168(P), S.No.98A/1/2(P) bearing CTS No. 6169(P) & S.No.97/1A/5/2(P) bearing CTS No.6166(P) [as described above in paragraph No. A)Description of Properties], situated at Nashik, Tal. & Dist. Nashik. and that all the said owners are having a clear & good marketable title to the said area out of the said plot, free from all types of encumbrances, whatsoever. And that, Shree Uma Constructions through Partners Shri. Kamleshbhai Navinchandra Gardhariya & others have got all the rights to purchase all the said properties from Shri.Jayant Jivrambhai Patel & others subject to the terms & conditions of the abovementioned agreements for sale.

Nashik Dt.05/08/2017



J.B.GHUMARE
(ADVOCATE)

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