

Mr. Balasaheb P. Matsagar
Advocate

Chamber no. 204, Building no. 2, District Court Compound Nashik

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TITLE REPORT

To,
WHOM SOEVER IT MAY CONCERN

A] DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of N.A. land bearing S. no. 274/2/2B, situated at Nashik within the limits of Nashik Municipal Corporation Nashik i.e.

1. Plot no. 15, admeasuring 135.00 Sq. Mtrs. assessed at N.A. assessment Rs. 65.00 Ps, bounded as under

East	-	Plot no. 16
West	-	Plot no. 14
South	-	6 Mtrs. colony road
North	-	7.5 Mtrs. colony road

2. Plot no. 16, admeasuring 131.00 Sq. Mtrs. assessed at Rs. 63.00 Sq. Mtrs. bounded as under

East	-	Plot no. 17
West	-	Plot no. 15
South	-	6 Mtrs. colony road
North	-	7.5 Mtrs. colony road

3. Plot no. 17, admeasuring 127.00 Sq. Mtrs. assessed at Rs. 62.00 Ps, bounded as under

East	-	Plot no. 18
West	-	Plot no. 16
South	-	6 Mtrs. colony road
North	-	7.5 Mtrs. Colony road

B] NAME OF THE OWNERS

1. Mr. Prashant Vinayak Amrutkar of plot no. 15,
2. Mr. Ravindra Ramkrushna Amrutkar of plot no. 16
3. Mrs. Kalpana Shirish Bhokare of plot n. 17

C] NAME OF THE DEVELOPERS.

Krishnadeep Builders & Developers, Partnership firm
 Add.1, Sancheti Heights, Opp. Telephone Exchange, Nashik
 Through its partners

1. Mr. Prashant Vinayak Amrutkar
2. Mr. Ravindra Ramkrushna Amrutkar
3. Mrs. Kalpana Shirish Bhokare
4. Mrs. Prajakta Sujit Amrutkar

Sir,

Mr. Prashant Vinayak Amrutkar, partner of Krishnadeep Builders & Developers, Partnership firm approached me and called upon me to issue my title report with respect to subject plots and for that purpose he has produced before me the following documents and revenue record, after scrutiny of those documents I am submitting my title report as under

D] DOCUMENTS STUDIED

1. Xerox copy of Development agreement executed by Mr. Prashant Vinayak Amrutkar, Mr. Ravindra Ramkrushna Amrutkar and Mrs. Kalpana Shirish Bhokare for plot no. 15, 16, and 17 out of S. no. 274/2/2B in favour of Krishnadeep Builders & Developers, Partnership firm. Through its partners 1. Mr. Prashant Vinayak Amrutkar, 2. Mr. Ravindra Ramkrushna Amrutkar, 3. Mrs. Kalpana Shirish Bhokare, 4. Mrs. Prajakta Sujit Amrutkar, registered in the office of Sub-Registrar Nashik 1 at sr. no. 10180 on 23.9.2013, consideration is finalized Rs. 33,00,000/- out of Rs. 3,00,000/- is paid and Rs. 30,00,000/- is to be paid within 18 months.

2. Xerox copy of General Power of Attorney executed by Mr. Prashant Vinayak Amrutkar, Mr. Ravindra Ramkrushna Amrutkar and Mrs. Kalpana Shirish Bhokare for plot no. 15, 16, and 17 out of S. no. 274/2/2B in favour of Krishnadeep Builders & Developers, Partnership firm. Through its partners 1. Mr. Prashant Vinayak Amrutkar, 2. Mr. Ravindra Ramkrushna Amrutkar, 3. Mrs. Kalpana Shirish Bhokare, 4. Mrs. Prajakta Sujit Amrutkar, registered in the office of Sub-Registrar Nashik 1 at sr. no. 10181 on 23.9.2013,
3. Xerox copy of sale deed for plot no. 15 executed by Smt. Mainabai Manohar Akolkar Gadadhar Manohar Akolkar, Mrs. Sitaram Manohar Akolkar, Mr. Pandurang Manohar Akolkar, and Mr. Shrikant Manohar Akolkar through their G.P.A. Mr. Chandrakant Trimbakrao Rajebahaddar in favour of Mr. Prashant Vinayak Amrutkar, registered in the office of Sub-Registrar Nashik 1 at sr. no. 11150 on 22.12.2010.
4. Xerox copy of sale deed for plot no. 16 executed by Smt. Mainabai Manohar Akolkar Gadadhar Manohar Akolkar, Mrs. Sitaram Manohar Akolkar, Mr. Pandurang Manohar Akolkar, and Mr. Shrikant Manohar Akolkar through their G.P.A. Mr. Chandrakant Trimbakrao Rajebahaddar in favour of Mr. Ravindra Ramkrushna Amrutkar, registered in the office of Sub-Registrar Nashik 1 at sr. no. 11152 on 22.12.2010.
5. Xerox copy of sale deed for plot no. 17 executed by Smt. Mainabai Manohar Akolkar Gadadhar Manohar Akolkar, Mrs. Sitaram Manohar Akolkar, Mr. Pandurang Manohar Akolkar, and Mr. Shrikant Manohar Akolkar through their G.P.A. Mr. Chandrakant Trimbakrao Rajebahaddar in favour of Mr. Prashant Vinayak Amrutkar, registered in the office of Sub-Registrar Nashik 1 at sr. no. 11153 on 22.12.2010.
6. N. A. order given by Collector Nashik vide order no. Maha/ Kaksh-3/ 4/ N.A. P. no. / 34/2007 dtd. 12.12.2007.

पुढीलप्रमाणे नोंदणी
ऑफिसमध्ये व नोंदणी
वॉच नं. २०४, दिनांक नं. २,
हा न्यायालय आज्ञा, नाशिक,
मो. - ९९९२२३४०००

7. Layout approved and sanctioned by Asst. Director Town Planning, Nashik Municipal Corporation Nashik vide order no. Nagar Rachana Vibhag/ Final/ Panchvati/C-1/12 dtd. 15.4.2008
8. Order given by Competent Authority ULC vide order no. ULC/A-1/141/2008 dtd. 10.10.2008 for deleting the remark of Talegaon Dabhade scheme, Section 20 of ULC act as the said plots are declared as retain land.
9. Xerox copy of General Power of Attorney executed by Smt. Mainabai Manohar Aklkar Gadadhar Manohar Aklkar, Mrs. Sitaram Manohar Aklkar, Mr. Pandurang Manohar Aklkar, and Mr. Shrikant Manohar Aklkar in favour of Mr. Chandrakant Trimbakrao Rajebahaddar with respect to S. no. 274/2 area 15,489.26 Sq. Mtrs. and other properties, dtd. 21.2.98 for which stamp duty is paid after impounding the same on 3.3.98 and certificate to that effect is given by Collector of Stamp on the said Power of attorney
10. 7/12 extract dtd. 10.6.2014 of plot no. 15 out of S. no. 274/2/2B name of Mr. Prashant Vinayak Amrutkar is shown as owner and possessor, no adverse entries are seen in other rights column
11. 7/12 extract dtd. 10.6.2014 of plot no. 16 out of S. no. 274/2/2B name of Mr. Ravindra Ramkrushna Amrutkar is shown as owner and possessor, no adverse entries are seen in other rights column
12. 7/12 extract dtd. 10.6.2014 of plot no. 17 out of S. no. 274/2/2B name of Mrs. Kalpana Shirish Bhokare is shown as owner and possessor, no adverse entries are seen in other rights column
13. Sanction of Building Permit and Commencement Certificate issued by Nashik Municipal Corporation Nashik vide permission no. LND/BP/ Panch/C-1/637/ 3643 dtd. 21.11.2013 along with TDR measuring 155 out of DRC no. 644 dtd. 3.7.2013.
14. Xerox copy of Deed of Partnership dtd. 12.8.2013 of Krishnadeep Builders & Developers, Partnership firm and partners are 1. Mr.

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महाराष्ट्र

Prashant Vinayak Amrutkar, 2. Mr. Ravindra Ramkrushna Amrutkar, 3. Mrs. Kalpana Shirish Bhokare, 4. Mrs. Prajakta Sujit Amrutkar, notarized before Notary Mr. B. P. Matsagar at sr. no. 270 on 12.8.2013.

E] TRACING OF TITLE ON THE BASIS OF MUTATION ENTRIES.

1. It seen from the revenue record that originally the land was owned by Mr. Manohar Laxman Akolkar prior to 1942 and his name is recorded in record of rights vide M.E. no. 3740 dtd. 11.8.42.
2. M.E. no. 249 dtd. 21.3.48 shows that the name of Yashwant Mahadu Nimse is recorded as tenant to the property S. no. 274/1
3. M.E. no. 6870 dtd. dtd. 27.7.56 shows that as per the order of Mamletdar Nashik the possession is handed over by the tenant to the owners hence the name of Yashwant Mahadu Nimse is deleted from other rights column
4. M. E. no. 6872 dtd. 2.8.56 shows that as per the order of Mamletdar area of S. no. 274/1 and 274/2, is corrected and as per actual position name of Manohar Laxman Akolkar is recorded of S. no. 274/2 and name of Gopal Anant Shivade is recorded for S. no. 274/1,
5. M.E. no. 27773 dtd. 16.2.91 is with respect to K. J. P. as area is acquired for canal
6. M.E. no. 35494 dtd. 24.1.97 shows that Mr. Manohar Laxman Akolkar got approved the Talegaon Dabhade scheme and area measuring 14710 Sq. Mtrs. is handed over to the Government out of S. no. 274/2, hence reference of Talegaon Dabhade scheme is taken in other rights column
7. M.E. no. 35674 dtd 25.2.97 shows that Mr. Manohar Laxman Akolkar die don 27.10.96 and left behind widow Mainabai Manohar Akolkar, sons Gadadhar, Sitaram, Pandurang and Shrikant Manohar Akolkar, daughters Kalindi Dattatray Velsare,

प्रमाणित करीत आहे
ऑटोमोबिल व मोटरी
१ नं. २०४, लिहिलेला नं. २,
पार्श्वान्वय आचार, नाशिक.
दिनांक - ११/११/२००७

Kalindi Narayan Joshi, Vasanti Ghansham Thite and Sandhya Prakash Ekbote.

8. M.E. no. 35675 dtd. 25.2.97 shows that daughter Mr. Manohar Laxman Akolkar released their rights in favour of their brother and mother hence their names are deleted from record of rights.
9. M.E. no. 49481 dtd. 14.10.2003 shows that as per the application given by Mainabai Manohar Akolkar and other through their G.P.A. Mr. Vilas Rasiklal Shah area of S. no. 274/2part is corrected.
10. M.E. no. 51001 dtd. 31.5.2004 shows that as per the order of Addl. Collector and Competent authority ULC , order u/s. 8(4) and 9(3) is corrected and names of the Mainabai Manohar Akolkar and others area recorded for 14610.87 Sq. Mtrs. and area measuring 99.87 Sq. Mts. is surrendered to the Government.
11. M.E. no. 61205 dtd. 16.4.2008 shows that Smt. Mainabai Manohar Akolkar and other through their G.P.A. Holder Mr. Vilas Rasiklal Shah laid layout and also N.A. order is obtained from Collector Nashik with respect to area under Talegaon Dabhade scheme and 7/12 extracts separated plotwise.
12. M.E. no. 63805 dtd 12.2.2009 shows that as per the order of the Addl. Collector and Competent Authority ULC dtd 10.10.2008 the remark of Talegaon Dabhade scheme and excess land mentioned in other rights column is deleted as the said area is declared retain area of Akolkar family.
13. M.E. no. 64227 dtd. 25.4.2009 shows that charge of The Janlaxmi Co. Op. Bank for Rs. 25,00,000/- is recorded in other rights column of plot on. 13 to 17 with respect loan availed by Mrs. Kashmira Rajendra Shah with the consent of Mainabai Manohar Akolkar and others.
14. M.E. no. 69719 dtd. 22.12.2010 shows that charge of The Janlaxmi Co. Op. Bank of Rs. 25,00,000/- is deleted from other

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rights column of 7/12 extract of plot nos. 14 to 17, as Mrs. Kashmira Rajendra Shah repaid the loan amount

15. M. E. no. 70580 dtd. 16.3.2011 shows that Mr. Prashant Vinayak Amrutkar purchased plot no. 15 and Mr. Ravindra Ramkrushna Amrutkar purchased plot no. 16 from Smt. Mainabai Manohar Akolkar Gadadhar Manohar Akolkar, Mrs. Sitaram Manohar Akolkar, Mr. Pandurang Manohar Akolkar, and Mr. Shrikant Manohar Akolkar through their G.P.A. Mr. Chandrakant Trimbakrao Rajebahaddar by separate sale deeds dtd. 22.12.2010
16. M.E. no. 7-956 dtd. 20.4.2011 shows that Mrs. Kalpana Shirish Bhokare purchased plot no. 17 from Smt. Mainabai Manohar Akolkar Gadadhar Manohar Akolkar, Mrs. Sitaram Manohar Akolkar, Mr. Pandurang Manohar Akolkar, and Mr. Shrikant Manohar Akolkar through their G.P.A. Mr. Chandrakant Trimbakrao Rajebahaddar by sale deed dtd. 22.12.2010.

F] INDEX II SEARCH:-

Sub-Registrar Office of Nashik is situated at five different places, hence it is not possible to take physical search of the Index II record also some registers are in torn condition, some registers are sent for the binding, some registers are in loose papers, hence Index II search is taken only in the office of Sub-Registrar of Nashik -1 on the available record. No adverse entries are seen with respect to subject plots.

G] CERTIFICATE:-

As per the documents and revenue record placed before me which I have enlisted herein before, I hereby CERTIFY that the ownership of Mr. Prashant Vinayak Amrutkar with respect to plot no. 15, Mr. Ravindra Ramkrushna Amrutkar with respect to plot no. 16 and Mrs. Kalpana Shirish Bhokare with respect to plot no. 17 is free, clear, marketable and free from encumbrances

पुणे निकासाय मसुदा
ऑफिसियल व नोटरी
द्वारा नं. २०२, मिळविले नं. २.
महाराष्ट्र शासन, नाशिक.
२०२२/२०२३/२०२४

Development rights of Krishnadeep Builders & Developers, Partnership firm Through its partners, 1. Mr. Prashant Vinayak Amrutkar, 2. Mr. Ravindra Ramkrushna Amrutkar, 3. Mrs. Kalpana Shirish Bhokare, 4. Mrs. Prajakta Sujit Amrutkar legal, valid and they have right to sale the constructed premises to prospective purchasers.

Thanking you,

Nashik

Dtd.

18/4/16

Balasaheb P. Matsagar

Advocate & Notary

श्री. बाळासाहेब पुंडलिकराव मत्सागर
अडव्लोकेट व नोटरी
ऑफिस- चेंबर नं. २०४, बिल्डींग नं. २,
नाशिक जिल्हा न्यायालय आवारा, नाशिक.
मोबा.-९९२२१३४०८७