

43

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Advocate

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Date : 02/03/2013

TITLE REPORT

I) NAME & ADDRESS OF THE PERSON REQUESTING TO PREPARE TITLE REPORT :

Kalyan Toll Infrastructure Ltd , a company registered under Companies Act, 1956, having its office at - Kalyan House, infront of Maria Hospital, Bansilalnagar, Aurangabad .

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

Kalyan Toll Infrastructure Ltd , a company registered under Companies Act, 1956, having its office at - Kalyan House, infront of Maria Hospital, Bansilalnagar, Aurangabad .

III) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of land bearing S. No.58 / 1 + 2 / 1, Plot No. 30 and 32 admeasuring 633.70 Sq. mtrs. and 366.40 sq. mtrs respectively , totally admeasuring 1000.1 sq. mtrs , lying and being at Gangapur Shiwar, out of the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik, which property is jountly bounded as shown below:-

On or towards East	:	40 ft wide road and Plot no. 28 & 31
On or towards West	:	30 ft wide road
On or towards South	:	Plot no. 29- & 31
On or towards North	:	30 ft wide road

III) OBJECT OF THE TITLE REPORT :-

As per the instructions from the owners of the above said property.

IV) COVERAGE OF SEARCHES MADE :-

- 1) 7/12 extracts from the year 1977-78 to 2011-12.
- 2) Mutation Entries from form No. 6-D.
- 3) Sale deed dated 19/07/1997, 04/10/2001, 09/01/2008, 17/02/2011, 14/06/2011, 04/07/2011 , 28/09/2012 and 19/01/2013.

- 4) N. A. Permission having No.
 - a) for Plot no. 30- Kra. Maha / Kaksh - 3 / 4 / N.A / 63 / 2007, Nashik, dated 21/05/2007.
 - b) for Plot no. 32- Kra. Maha / Kaksh - 3 / N.A / 309 / 2011, Nashik, dated 05/01/2012.
- 5) Partnership Deed
- 6) Approved Layout.
- 7) Building Plan
- 8) Commencement certificate.

It appears from M. E. No. 1365 dated 03/02/1975 that Kashinath Nana Katad, Pandharinath Nana Katad, Dhondu Nana Katad and Rahi Mard Nana Katad had prepared layout for area of Survey No. 58 / 1 + 2 on the northern side admeasuring 5 H 00 R which was approved by Assistant Director Town Planning Jalgaon vide their order no. D. V / N.S.K / 4855, dated 20/12/1973. And the said area was converted for Non- agricultural use by Sub-divisional Officer, Nashik Division vide their order no. T.N.C / WS / 396 / 74, dated 19/06/1974. The said layout plan was approved by Collector, Nashik vide their order no. L.N.D / II / 1266 / 73, Nashik, dated 19/06/1974.

It further appears from M.E No. 1843, dated 08 / 01/1979 that Shri Anand Prabhakar Chitre had purchased the Plot no. 30 out of survey no. 58 / 1 + 2 from Kashinath Nana Katad, Pandharinath Nana Katad, Dhondu Nana Katad and Rahi Mard Nana Katad through their power of attorney holder Ramkumar Nathuram Giri and Suhas Ramkumar Giri by registered sale deed. The said Sale Deed was registered at Sr No. 1028, dated 27/09/1977 in Sub-registrar Office, Nashik.

It further appears from M.E No. 1940, dated 14/12/1979 that Shri Shamsundar Balbhim Chitnis had purchased plot no. 32 out of survey no. 58 / 1 + 2 from Kashinath Nana Katad, Pandharinath Nana Katad, Dhondu Nana Katad and Rahi Mard Nana Katad through their power of attorney holder Ramkumar Nathuram Giri and Suhas Ramkumar Giri by registered sale deed, dated 07/11/1977.

It further appears from M. E No. 6251, dated 16/08/1997 that Rajiv Sharad Kale had purchased the Plot no. 32 out of survey no. 58 / 1 + 2 / 1 from Shri Shamsundar Balbhim Chitnis through their Power of Attorney

Holder Meenakshi Abhijit Vaidya by registered sale deed. The said Sale Deed was registered at Sr No. 4713, dated 19/07/1997 in Sub-registrar Office, Nashik -1.

It further appears from M. E No. 8006, dated 01/03/2002 that Shri Rajesh Bapusaheb Gunjal had purchased the Plot no. 30 out of survey no. 58 / 1 + 2 / 1 from Shri Anand Prabhakar Chitre through their power of attorney holder Santosh Maharu Nikam by registered sale deed. The said Sale Deed was registered at Sr No. 9096, dated 04/10/2001 in Sub-registrar Office, Nashik -2

It further appears from M. E No. 10803, dated 11/01/2008 that Umesh Madhav Dhopeswarkar had purchased the Plot no. 30 out of survey no. 58 / 1 + 2 / 1 from Shri Rajesh Bapusaheb Gunjal by registered sale deed. The said Sale Deed was registered at Sr No. 00355, dated 09/01/2008 in Sub-registrar Office, Nashik -5

It further appears from M. E No. 13075, dated 19/05/2011 that Vijay Vasudev Lalwani and Narsingh Mavaji Mawani had purchased the Plot no. 30 out of survey no. 58 / 1 + 2 / 1 from Umesh Madhav Dhopeswarkar by registered sale deed. The said Sale Deed was registered at Sr No. 1972, dated 17/02/2011 in Sub-registrar Office, Nashik -4.

It further appears from M. E No. 13183, dated 24/06/2011 that Shrinathji Developers Partnership Firm through their Partner Shri Pankaj Kailash Parashrampuriahad purchased the Plot no. 30 out of survey no. 58 / 1 + 2 / 1 from Vijay Vasudev Lalwani and Narsingh Mavaji Mawani by registered sale deed. The said Sale Deed was registered at Sr No. 7236, dated 14/06/2011 in Sub-registrar Office, Nashik -2.

It further appears from M. E No. 13244, dated 07/07/2011 that Shri Kailash Satyanarayan Parashrampuriahad purchased the Plot no. 32 out of survey no. 58 / 1 + 2 / 1 from Rajiv Sharad Kale by registered sale deed. The said Sale Deed was registered at Sr No. 8261, dated 04/07/2011 in Sub-registrar Office, Nashik -2.

It further appears from M. E No. 14544, dated 12/10/2012 that Kalyan Toll Infrastructure Pvt Ltd through Sunil Madangopal Kejariwal had purchased the Plot no. 30 and 32 out of survey no. 58 / 1 + 2 / 1 from Shrinathji Developers Partnership Firm through their Partner a) Shri Kailash Satyanarayan Parashrampuriah, b) Shri Pankaj Kailash Parashrampuriah, c) Promod Kailash

Parashrampur and Shri Kailash Satyanarayan Parashrampur by registered sale deed. The said Sale Deed was registered at Sr No. 8341, dated 28/09/2012 in Sub-registrar Office, Nashik -5.

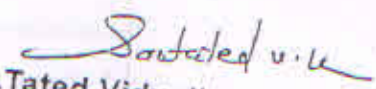
It further appears that Kalyan Toll Infrastructure Pvt Ltd through Sunil Madangopal Kejariwal had purchased T.D.R of 350.00 sq. mtrs out of D.R.C No. 561 from D Zone from Shri Nitin Maganlal Karnevat by registered sale deed. The said sale deed was registered at Sr. No.764, dated 19/01/2013 in Sub-registrar Office Nashik - 5.

It further appears that Kalyan Toll Infrastructure Pvt Ltd through Sunil Madangopal Kejariwal had prepared building plan along with T.D.R admeasuring 350.00 sq.mtrs which is approved by Nashik Municipal Corporation vide their commencement certificate no. LND / BP / Satpur / B 1 / 559 / 6242, dated 26/02/2013

From the records put before me and subject to the above findings title of the S. No.58 / 1 + 2 / 1, Plot No. 30 and 32 admeasuring 633.70 Sq. mtrs. and 366.40 sq. mtrs respectively, totally admeasuring 1000.1 sq. mtrs, lying and being at Gangapur Shiwar owned by Kalyan Toll Infrastructure Ltd is free from any encumbrances, clear and markatable.

Nasik.

Date :- 02/03/2013


Sau. Tated Vidyullata Kantilal
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