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Date :-28-12-2013.

To,
M/S. SAI BUILDCON,
THROUGH PARTNER,
MR. KIRITKUMAR GOKULDAS CHAWADA,
3, Jayashri Residency, Govind Nagar,
Nashik- 422007.

Subject :-Investigation of title of the property bearing R.S. No.204/1+2+3, Plot No.4 admeasuring area 992.06 sq.mtrs of Village Mhasarul, Tal & Dist: - Nashik.

Sir,

The property bearing R.S. No.204/1+2+3, Plot No. 4 admeasuring area 992.02 sq. mtrs of Villge Mhasarul, Tal & Dist- Nashik. belonged to M/S Sai-Buildcon Through Partner Kiritkumar Gokuldas Chawada.

With the reference to the subject noted above, I have to state that, I have investigated the title of the above mentioned land and for that purpose, I have gone through the relevant revenue records and all other concerned papers. After going through the record, I am of the opinion that the abovesaid property has a clear & marketable title free from all encumbrances, subject to the observations made as under :-

(1) It appears that the property bearing R. S. No. 204 was Originally belonged to Budha Gopal Pagare on or before 1974. He died on 24-04-1974,and the names of his heirs were recorded as follows.

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| | | |
|---|---|---|
| 1) | Bansi Budha Pagare | Son |
| 2) | Bhagwat Budha Pagare | Son |
| 3) | Yashwant Budha Pagare | Son |
| 4) | Mrs. Manubhai Deoram Jaghav | Daughter |
| 5) | Mrs. Anusaya Pundlic Pawar | Daughter |
| 6) | Mrs. Janabai Budha Pagare | Daughter |
| 7) | Mrs. Durgabai Mohan Bachav | Daughter |
| 8) | Mrs. Aruna Budha Pagare | Wife |
| 9) | Mrs. Bebibai Budha Pagare | Wife |

This was effected vide M.E.No. 2992 dt- 21-4-74.

(2) Shri. Yashwant Budha Pagare & Other 9 has paid NAZARANA of Rs. 330/- on 16-4-85 & the S. No. 204 was re-granted on old tenure on certain terms & conditions.
This was effected vide M.E.No. 5614 dt- 2-6-85.

(3) Furher it appears that Shri. Yashwant Budha Pagare & others gave an application to add the following names as a commen owener / possesar - Bansi Budha Pagare, Bhagwant Budha Pagare, Bebibai Budha Pagare, Yashwant Budha Pagare, Aruna Budha Pagare, Janabai Budha Pagare, Manubai Devram Jadhav, Prabhakar Devram Jadhav, Prakash Devram Jadhav, Durga Mohan Bachav, Anusaya Pundalik Pawar, Chandrakant Pundalik Pawar, Shashikant Pundalik Pawar, Tarabai SamBhaji Pagare, Nivruti Sambhaji Pagare, Maruti Sambhaji Pagare, Kantabai Bhaskar Chandramore, Bhimabai Murlidhar Salve, Ramabai Chandrakant Riporte, Sadashiv Gopala Pagare, Hirabai Sadashiv Pagare, Sanjay Sadashiv Pagare, Dattu Sadashiv Pagare, Shantabai Ragunath Gangurde, Padmabai Ekanath Salve, Sarubai Prabhakar Barve, Bebi Popat Bagul, Chaya Gorakh Salve, Sonu Gopala Pagare, Dropadabai Sonu Pagare, Parvatabai Sonu Pagare, Kailas Sonu Pagare, Dadu Sonu Pagare, Balu Sonu Pagare, GnguBai Kasan Jadhav, Maya Kisan Salve, Nana Gopala Pagare, Indubai Nana Pagare, Ravkiran Nana Pagare, Bhausaheb Nana Pagare, Rajutai Dinkar Jadhav, Meena Ratan Salve, Shobha Shantaram Salve The names were included as per the order of the Sub-Divisional officer vide letter No.285/85 dt. 9-4-85.

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This was effected vide M.E.No. 5615 dt- 2-6-85.

4) Furher it appears that Smt. Sitabai Budhaji Pagare daid on 19-5-77 & the names of her heirs were recorded in revenue record.

| | | | |
|---|---|---|---|
| 1) | Bansi Budha Pagare. | Son | Age 54 |
| 2) | Manubai Deoram Jadhav. | Daughter | Age 52 |

This was effected vide M.E.No. 5594 dt- 29-3-85.

Pagare, Mrs. Manubhai Deoram Jadhav, Mrs. Anusaya Pundlik Pawar, Mrs. Janabai Budha Pagare, Mrs. Durgabai Mohan Bachav, Mrs. Aruna Budha Pagare, Mrs. Bebibai Budha Pagare were entered.

This was effected vide M.E.No. 5595 dt- 29-3-85.

(6) Shri Bhagwant Budha Pagare & other through their G.P.holder Ramesh Narhar Jakhadi gave an application & were & order of the urban Land ceiling Act order to Separate the 7/12 extract as follows.

| | S.No. | Area | Rate | Names |
|---|---|---|---|---|
| 1. | 204/1 | 3548-00 | 2-05 | 1.Meena Ratan Salve<br>2.Shobha Shantaram Bhalerao |
| 2. | 204/2 | 2025-00 | 1-14 | 1.Indubai Bansi Pagare<br>2.Rajesh Bansi Pagare<br>3.Gopichand Bansi Pagare<br>4.Sangita Bansi Pagare minor Gardian No.1 |
| 3. | 204/3 | 3548-00 | 2-05 | 1.Maruti Sambhaji Pagare<br>2.Chimabai Murlidhar Salve. |

(copy of the extract for the purpose)

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This was effected vide M.E.No. 10000 dt- 16-4-94.

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(7) The owners got the lay-out approved for S.No.204 Hissa No. 1+2+3 from Asst. Director, Townplanning Nashik Municipal Corporation vide No. LND/ws/225/99 dt 27-8-99 & the land was converted into N.A. for Residential purpose by the order of the Sub-Division officer Nashik vide letter No. 1415/95 dt 23-4-95 as per the sec 45 of land revenue code & Hence the 7/12 extract were separat plotwise S.No. 204/1+2+3 plot No. 4 area 992-06 sq.mtrs.

This was effected vide M.E.No. 11037 dt- 10-10-95.

(8) Further it appears that Anil Sakharam Pawar, Kalyani Anil Pawar, Ejaj Shahjor Patel, Snehal Rahul Sawale, Purchased the Plot No. 4 out S.no. 204/1+2+3 admeasuring area 992.06 sq.mtrs from Meena Ratan Salve & others for Rs. 26,00,000/- on 28-11-07. A permission V/S 26 (1) of U.L.C. Act was Obtained & hence the names the purchaser entered into revenue record.

This was effected vide M.E.No. 14008 dt- 14-12-07.

(9) Shri. Bhika Dharma Aher & Prasad Popatrav Jadhav purchased the said plot No. 4 out S. No. 204/1+2+3 from Anil Sakharam Pawar & Others for Rs. 32,00,000/- on 17-2-08. Hence the names of the purchase entered into revenue record.

This was effected vide M.E.No. 14130 dt- 18-02-08.

(10) M/S Sai-Buildcon Through Partner Kiritkumar Gokuldas Chawada purchased the said plot from Bhika Dharma Aher & Prasad Popatrav Jadhav for Rs. 81,36.000/- vide sale deed document No. 14197 dt. 3-9-13 & hence the names of the purchaser entered into revenue record.

This was effected vide M.E.No. 18274 dt- 12-09-13.

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(11) **SCHEDULE OF THE PROPERTY** :-

All that piece & parcel of land, lying and being at Village **MAHSRUL** within the limits of Nashik Muncipal Corporation & within the limits of Registration and Sub- Registration District of Nashik, bearing Survey No.204/1+2+3, Plot No. 4 admeasuring area 992.06 sq. mtrs and bounded as under :-

| | | |
|---|---|---|
| ON OR TOWARDS EAST | :- | Open Space. |
| ON OR TOWARDS WEST | :- | Plot No. 03A & 03B . |
| ON OR TOWARDS SOUTH | :- | 30 Meter wide D.P.Road. |
| ON OR TOWARDS NORTH | :- | Plot No. 13. |

12) For the reasons stated above, I am of the opinion that, M/S Sai-Buildcon Through Partner Mr. Kiritkumar Gokuldas Chawada, has a clear and marketable title, free from all encumbrances and reasonable doubts to the above mentioned property.

Place :- Nashik.
Date :- 28-12-2013.

P. R. GUJARATHI
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ADVOCATE.