

**TITLE REPORT - WHOMSOEVER IT MAY CONCERN**

Date:-24/07/2017

Sub:- Opinion Report or Title Report for the period of 30 years i.e. 1987 to 2017 on the basis of Documents produced before me for perusal, on the basis of Index II record, and available online index II record (vide receipt dated 22/07/2017) in respect of the property described as herein under.

DESCRIPTION OF PROPERTY:- All that piece and parcel of respect of the Survey Number – 226/B/1, Plot No.37 + 38 each Plot area adm. 187.00 Sq. Mtrs., i.e. total area adm. 374.00 Sq. Mtrs., and the Building under construction thereon named as “REGAL ASHTVINAYAK” the property situated at Mauze – Ambad Khurd, Tal. & Dist. Nashik. Within the local limits of Nashik Municipal Corporation Nashik. The said Plots are bounded as follows –
East – 9.00 Meter wide Colony Road.
West – Adj. Plot No. 31 and 32.
South – Adj. Plot No. 39.
North – Adj. Plot No. 36.
The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.

NAMES OF THE OWNER OF THE PROPERTY:-

- 1) Mr. Dilip Krushna Khutale
- 2) Mr. Sahebrao Baburao Jadhav
- 3) Mr. Ramkisan Yada Bhalerao
- 4) A) Smt. Shakuntala Sahebrao Tajanpure
B) Mr. Vaibhav Sahebrao Tajanpure
C) Mrs. Sarika Pradip Agale
D) Miss. Archana Sahebrao Tajanpure
E) Miss. Rachana Sahebrao Tajanpure
- 5) Mr. Vishvanath Namdeo Khairnar
- 6) Mr. Bhausahab Dattu Suryvanshi
- 7) Mr. Pandharinath Malhari Zade



Land owners through Developer and Power of Attorney Holder –
M/s. Aryan Developer through Prop. Mrs. Anuradha Shridhar Rao.

NAMES OF THE PERSON APPROCHED FOR THE CERTIFICATE:-

- 1) Mr. Dilip Krushna Khutale
- 2) Mr. Sahebrao Baburao Jadhav
- 3) Mr. Ramkisan Yada Bhalerao
- 4) A) Smt. Shakuntala Sahebrao Tajanpure
B) Mr. Vaibhav Sahebrao Tajanpure
C) Mrs. Sarika Pradip Agale
D) Miss. Archana Sahebrao Tajanpure
E) Miss. Rachana Sahebrao Tajanpure
- 5) Mr. Vishvanath Namdeo Khairnar
- 6) Mr. Bhausahab Dattu Suryvanshi
- 7) Mr. Pandharinath Malhari Zade

Land owners through Developer and Power of Attorney Holder –
M/s. Aryan Developer through Prop. Mrs. Anuradha Shridhar Rao.

As per the instructions given by the above named person, I have investigated the title on the basis of following documents –

- 1) Copies of 30 Years revenue record (7/12 extracts and Mutation Entries).
- 2) Copy of N.A. Order dated 06/01/1984.
- 3) Copy of Building Plan.
- 4) Copy of Commencement Certificate dated 13/05/2016.
- 5) Copy of Development Agreement dated 07/02/2015 along with the receipt of registration (NSK – 3, Reg. No. 852).
- 6) Copy of General Power of Attorney dated 07/02/2015 along with the receipt of registration (NSK – 3, Reg. No. 853).
- 7) Copy of TDR Sale Deed dated 01/12/2015 along with the receipt of registration (NSK -3, Reg. No. 7395).
- 8) Copy of General Power of Attorney dated 04/10/2016 along with the receipt of registration (NSK – 3, Reg. No. 8007).
- 9) Copy of Supplementary Development Agreement dated 04/03/2017 along with the receipt of registration (NSK -3, Reg. No. 1358).



**FLOW OF TITLE :-**

- 1) The S. No.226/B owned and possessed by Mr. Keru Raghunath Ghule and others before the year 1984.
- 2) The land owners, Mr. Keru Raghunath Ghule and others prepared a lay – out of the said land, the same is approved by Nashik Municipal Corporation Nashik on 30/11/1983 thereby said land sub – divided in to various plots. Further it appears that, the Collector Nashik issued a permission to use the said land for Non – Agricultural purpose vide order no. R.B.D./Desk/III/LNA/SR/455/83 on 06/01/1984. The effect of same has been recorded to the revenue record vide Mutation Entry No. 1363 dated 18/06/1984.
- 3) Mr. Sahebrao Tukaram Tajanpure, Mr. Dilip Krushna Khutale, Mr. Dadaji Naru Borase, Mr. Sahebrao Baburao Jadhav purchased the Plot No. 37, by way of a Sale Deed from the owners Mr. Kacharu Raghunath Ghule and others on 17/12/1986. Thereby the purchasers acquired ownership rights of the said Plot and accordingly names of purchasers mutated to the owner's column of the property extract vide Mutation Entry No. 1519 dated 22/04/1987.
- 4) Mr. Baburao Savaliram Bhor and others purchased the Plot No. 38 by way of a Sale Deed from the owners Mr. Kacharu Raghunath Ghule and others on 02/06/1988. Thereby the purchasers acquired ownership rights of the said Plot and accordingly names of purchasers mutated to the owner's column of the property extract vide Mutation Entry No.1737 dated 13/03/1990.
- 5) One of the co owner's Mr. Bhagvat D. Waghchaure sold his $\frac{1}{4}$ share out of the Plot No.38, with the consent of other co owners to Mr. Mithailal Kedarnath Yadav and executed a Sale Deed on 24/10/1990 in favor of the purchaser. Thereby the purchaser i.e. Mr. Mithailal Kedarnath Yadav acquired ownership rights of the $\frac{1}{4}$ share out of the Plot No.38, and accordingly his name mutated to the owner's column of the property extract vide Mutation Entry No. 1869 dated 22/06/1991.
- 6) Mr. Vishwanath Namdeo Khairnar purchased area adm. 187.00 Sq. Mtrs., out of the Plot No. 38 from the owner Mr. Baburao Savaliram Bhor by way of a



Sale Deed which is registered in the office of Sub – Registrar Nashik, vide Sr. No. 2000 on 24/02/1999. Thereby the purchaser acquired ownership rights of the said plot area and accordingly name of purchaser mutated to the owners column of property extract vide Mutation Entry No. 2606 dated 29/09/1999.

- 7) The co owner of Plot No.37, Mr. Dadaji Naru Borase sold his share i.e. area adm.187.00 Sq. Mtrs., out of the Plot No.37 to Mr. Laxman Madhav Bhujade, the said Sale Deed is registered in the office of Sub – Registrar Nashik, on 17/02/1999 vide Sr. No.1731. Thereby the purchaser i.e. Mr. Laxman Madhav Bhujade acquired ownership rights of said Plot area and accordingly his name mutated to the owner's column of property extract vide Mutation Entry No. 2611 on 29/09/1999.
- 8) The owner of area adm. 187.00 Sq. Mtrs., out of the Plot No.38, i.e. Mr. Mithailal Kedarnath Yadav sold his share to Mr. Bhausahab Dattu Suryvanshi and executed a Sale Deed. The said Sale Deed is registered in the office of Sub – Registrar Nashik, vide Sr. No. 5576 on 22/06/1998. Thereby the purchaser Mr. Bhausahab Dattu Suryvanshi acquired ownership rights of the said Plot area and accordingly his name mutated to the owner's column of property extract vide Mutation Entry No. 2702 on 23/10/1999.
- 9) It appears from the record that, Mr. Pandharinath Malhari Zade purchased share area adm. 46.75 Sq. Mtrs., of Mr. Rajendraprasad Ramsurat Yadav by way of a Sale Deed. Thereby Mr. Pandharinath Malhari Zade acquired ownership rights of the said area/land and accordingly his name mutated to the owner's column of property extract vide Mutation Entry No. 3518.
- 10) Mutation Entry No. 4199 dated 01/08/2005 shows that, Mr. Nitin Subhash Nagtilak, Mr. Sachin Subhash Nagtilak purchased area adm. 46.75 Sq. Mtrs., land out of the Plot No. 37 to Mr. Sahebrao Baburao Jadhav, Mr. Dilip Krushna Khutale by way of a Sale Deed. Thereby the purchasers acquired ownership rights of the said land and accordingly name of the purchasers mutated to the owner's column of the property extract.
- 11) One of the co - owners of Plot No.37 and Plot No.38 Mr. Sahebrao Tukaram Tajanpure died on 30/01/2005, leaving behind heirs namely - wife Shakuntala,





son-Vaibhav, daughters-Sarika Agale, Archana Tajanpure, Rachana Tajanpure, and accordingly names of the above mentioned persons mutated to the owners column of the property extract vide Mutation Entry No. 4636 dated 23/02/2007.

- 12) One of the co owners of the Plot No.37 Mr. Nitin Subhash Nagtilak and Sachin Subhash Nagtilak sold their share area adm. 187.00 Sq. Mtrs., along with the construction thereon to Mr. Ramkisan Yada Bhalerao and executed a Sale Deed in favor of the purchaser on 18/11/2011. Thereby the purchaser i.e. Mr. Ramkisan Yada Bhalerao acquired ownership rights of the said Plot area and accordingly name of purchaser mutated to the owner's column of the property extract vide Mutation Entry No. 8125 on 10/12/2011.
- 13) There was charge of Shree Samarth Co. Op. Bank Ltd., over the Plot No. 37 (P). However the plot owners/ mortgagors have fully repaid the said loan and therefore the mortgagee i.e. Shree Samarth Co. Op. Bank Ltd., executed a Redemption of Mortgage Deed in favor of the owners/ Mortgagors in respect of the said Plot. The same is registered in the office of Sub – Registrar Nashik - 6, vide Sr. No. 895 on 12/02/2015. Thereby the charge of Shree Samarth Co. Op. Bank Ltd., has been redeemed from and over the said property vide Mutation Entry No. 10511 dated 06/03/2015.
- 14) The owners of the Plot No.37 and Plot No.38, Mr. Dilip K. Khutale, Mr. Sahebrao baburao Jadhav, Mr. Ramkisan Yada Bhalerao, Smt. Shakuntala Sahebrao Tajanpure, Mr. Vaibhav Sahebrao Tajanpure, Sarika Pradip Agale, Archana Sahebrao Tajanpure, Rachana Sahebrao Tajanpure, Vishvnath Namdeo Khairnar, Bhausahab Dattu Suryvanshi, Pandharinath Malhari Zade executed a Development Agreement and General Power of Attorney in favor of M/s. Aryan Developer through Prop. Mrs. Anuradha Shridhar Rao. The said Development Agreement and General Power of Attorney are registered in the office of Sub – Registrar Nashik - 3, vide Sr. No. 852 and 853 on 07/02/2015. Thereby M/s. Aryan Developer through Prop. Mrs. Anuradha Shridhar Rao acquired development rights of the said Plot and also acquired rights to do acts and deeds on behalf of the land owners as described in the power of attorney. It appears from the contents of the Development Agreement that, according to mutual decision of the parties the following Flats/Constructed



Units out of the proposed construction are confirmed to be allotted to the land owners as follows -

Sr. No.	Name	Floor No. & Flat No.
01.	Mr. Ramkisan Yada Bhalerao	First Floor Flat No.01
02.	Mr. Dilip Krushna Khutale	First Floor Flat No. 02
03.	Mr. Pandharinath malhari Zade	First Floor Flat No. 04
04.	Mr. Sahebrao Baburao Jadhav	Second Floor Flat No. 07
05.	Mr. Bhausahab Dattu Suryvanshi	Second Floor Flat No. 09
06.	a) Shakuntala Sahebrao Tajanpure b) Mr. Vaibhav Sahebrao Tajanpure c) Mrs. Sarika Pradip Agale d) Archana Sahebrao Tajanpure e) Rachana Sahebrao Tajanpure	Third Floor Flat No. 11 and Flat No.12
07.	Mr. Vishvnath Namdeo Khairnar	Third Floor Flat No. 14

- 15) The developer - M/s. Aryan Developer through Prop. Mrs. Anuradha Shridhar Rao purchased a TDR of area adm. 150.00 Sq. Mtrs., of "D" zone situated at Mauze Chehedi from the owners Mr. Akash Chandrakant Khode, Mr. Vishal Vikram Shah (HUF), and Mr. Vinit Hiralal Jain. The TDR Sale Deed is registered in the office of Sub – Registrar Nashik - 3, vide Sr. No. 7395 on 01/12/2015.
- 16) The owner /developer prepared a Building Plan for construction of a Building over the said Plots, the same is approved by Nashik Municipal Corporation Nashik vide letter no. LND/BP/B2/264/30 on 13/05/2016.
- 17) The owner /developer further executed a Supplementary Development Agreement which is also registered in the office of Sub – Registrar Nashik-3, on 04/03/2017 vide Sr. No. 1358. The owner /developer have revised/alterd the constructed units/flats out of the proposed construction over the Plot No.





37 and Plot No.38. Thereby the distribution of Units/Flats has been revised /altered as follows -

Description of Flats/ Units which are agreed to be allotted to the developer -

Sr. No.	Flat No.	Floor
01.	Flat No.02A	First Floor
02.	Flat No. 04	First Floor
03.	Flat No. 05A	Second Floor
04.	Flat No. 06	Second Floor
05.	Flat No. 07	Second Floor
06.	Flat No. 09	Third Floor
07.	Flat No.10	Third Floor
08.	Flat No.11	Fourth Floor
09.	Flat No.11A	Fourth Floor
10.	Flat No.12	Fourth Floor
11.	Flat No. 13A	Fourth Floor

Description of Flats/ Units which are agreed to be allotted to the land owners -

Sr. No.	Flat No.	Floor
01.	Flat No.01	First Floor
02.	Flat No. 02	First Floor
03.	Flat No. 03	First Floor
04.	Flat No. 5	Second Floor
05.	Flat No. 6A	Second Floor
06.	Flat No. 8A	Third Floor
07.	Flat No. 8	Third Floor
08.	Flat No. 10 A	Third Floor

- 18) The owner /developer have executed title deeds like Agreement to Sale and etc in respect of some flats, out of the Building "REGAL ASHTVINAYAK" constructed over the Plot No. 37 + 38 each Plot area adm. 187.00 Sq. Mtrs., i.e. total area adm. 374.00 Sq. Mtrs., out of the Survey Number - 226/B/1. There is therefore it can be assumed that, the respective Flats purchasers have created charge over the said Flats of any Bank or Financial Institution.



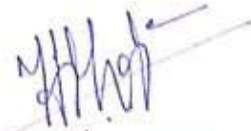
- 19) From the above discussion it can be said that, the title of the said property i.e. Survey Number – 226/B/1, Plot No. 37 + 38 each Plot area adm. 187.00 Sq. Mtrs., i.e. total area adm. 374.00 Sq. Mtrs., and the Building under construction thereon named as “REGAL ASHTVINAYAK” the property situated at Mauze – Ambad Khurd, Tal. & Dist. Nashik is clear and marketable, subject to the charge created by the Flat purchasers on their respective Flats. Mr. Dilip Krushna Khutale, Mr. Sahebrao Baburao Jadhav, Mr. Ramkisan Yada Bhalerao, Smt. Shakuntala Sahebrao Tajanpure, Mr. Vaibhav Sahebrao Tajanpure, Mrs. Sarika Pradip Agale, Miss. Archana Sahebrao Tajanpure, Miss. Rachana Sahebrao Tajanpure, Mr. Vishvanath Namdeo Khairnar, Mr. Bhausahab Dattu Suryvanshi, Mr. Pandharinath Malhari Zade acquired ownership rights of the said property, and M/s. Aryan Developer through Prop. Mrs. Anuradha Shridhar Rao acquired development rights of the said property.

OPINION

All that piece and parcel of respect Survey Number – 226/B/1, Plot No. 37 + 38 each Plot area adm. 187.00 Sq. Mtrs., i.e. total area adm. 374.00 Sq. Mtrs., and the Building under construction thereon named as “REGAL ASHTVINAYAK” the property situated at Mauze – Ambad Khurd, Tal. & Dist. Nashik the property more particularly described hereinbefore in schedule, can be drawn and it can be said that the title of the said property is clear and marketable, subject to the charge created by the Flat purchasers on their respective Flats. Mr. Dilip Krushna Khutale, Mr. Sahebrao Baburao Jadhav, Mr. Ramkisan Yada Bhalerao, Smt. Shakuntala Sahebrao Tajanpure, Mr. Vaibhav Sahebrao Tajanpure, Mrs. Sarika Pradip Agale, Miss. Archana Sahebrao Tajanpure, Miss. Rachana Sahebrao Tajanpure, Mr. Vishvanath Namdeo Khairnar, Mr. Bhausahab Dattu Suryvanshi, Mr. Pandharinath Malhari Zade acquired ownership rights of the said property, and M/s. Aryan Developer through Prop. Mrs. Anuradha Shridhar Rao acquired development rights of the said property.

Nashik.

Date: - 24/07/2017



MANISH S. CHINDHADE

ADVOCATE

