Ansar Qasim Sayyed
Advocate

Office: First Floor, Above Hotel Priya,
Meghdoot Shopping Centre, C.B.S., Nashik-2

ADVOCATE

Date: 14/08/2014

TITLE REPORT

(TO WHOMSOEVER IT MAY CONCERN)

Subject: Residential project known as **"OZONE"** to be constructed by utilization of 'C' Zone Transferable Development Right (T.D.R.) admeasuring 263.00 SqMtrs out of Development Right Certificate No. 297 dated 08/06/2009 on **Plot No. 17 admeasuring 664.00 SqMtrs** out of Survey No. 7/1/1 to 8, situated at village Vadala, Tal.Dist. Nashik...

Sir / Madam,

M/s Amma Builders & Developers, a partnership firm through Partners Mr Ali Munir Ahmed Khan & Mrs Nadira Khatun Munir Ahmed Khan submitted concern revenue records and other relevant documents necessary for this report. Relying upon the said papers I am herewith submitting this report with respect to subject mentioned property as under:

(I) DESCRIPTION OF THE PROPERTY:

"OZONE" to be constructed by utilization of 'C' Zone Transferable Development Right (T.D.R.) admeasuring 263.00 SqMtrs out of Development Right Certificate No. 297 dated 08/06/2009 on **Plot No. 17 admeasuring 664.00 SqMtrs** out of Survey No. 7/1/1 to 8, situated at village Vadala, Tal.Dist. Nashik and bounded as under:

East –	07.50 Mtrs Colony Road
West –	Plot No. 18
South –	Plot No. 19 to 21
North –	Plot No. 02 & 03

(II) NAME OF THE OWNER / DEVELOPER:

M/s Amma Builders & Developers,
a partnership firm
Add. Aman Heights, Plot No. 04,
Survey No. 7/4/6, Jaydeepnagar, Nashik-6
through Partners Mr Ali Munir Ahmed Khan &
Mrs Nadira Khatun Munir Ahmed Khan,

dated 24/07/2014 (Sr.No. 1553/2014)

b. Copy of Sale Deed dated 24/07/2014 (Sr.No. 1552/2014)

c. Copy of Sale Deed dated 15/09/2005 (Sr.No. 5155/2005)

d. Copy of Non-Agricultural permission dated 15/05/1995

e. Copy of Final Layout approval Letter dated 12/02/1996

f. Copy of approved Building Plan

g. Copy of Commencement Certificate dated 03/07/2013

(IV) FINDINGS & OBSERVATIONS:

a. The 7/12 Extract dated 30/05/2014 of Plot No. 17 admeasuring 664.00 SqMtrs out of Survey No. 7/1/1 to 8 under reference, stands in the name of Mrs Farakh Taj Muzzammil Ather Khan and no charges or encumbrances whatsoever in nature are seen in other rights column.

b. Mutation Entry No. 1193 certified on 06/08/1970 is mutated as per provisions of The Bombay Weights & Measures (Enforcement) Act, 1958 and Indian Coinage (Amendment) Act, 1955 and thereby Metric System was made applicable to entire village Vadala.

c. Mutation Entry No. 1731 is mutated upon application dated 07/01/1980 as per Orders dated 03/07/1978, bearing No. Bunding Worksheet 91/78 & 92/78 and thereby charge of Bunding was created in other rights column of various survey numbers including survey number under reference.

d. Mutation Entry No. 1830 certified on 22/04/1981 is mutated as Mr Laxman Ramchandra Khode died on 09/10/1975 and therefore names of his legal heirs i.e. Minor-Daughter: Sangeeta and Widows: Kamalabai & Chandrabhagabai were brought on record of rights Survey No. 7/1, 7/3+4+5, 7/7(P), 64/2, 64/4, 64/5, 64/6, 65/2B+3B, 65/9, 65/14 & 65/15.

e. Mutation Entry No. 2130 though mentioned in 7/12 Extracts however it is pertaining to Plot No. 4 out of Survey No. 39/6B/1, hence irrelevant & not described.

f. Mutation Entry No. 2138 is mutated upon application dated 18/02/1985 as Mr Ganpat Ramchandra Khode obtained loan from State Bank of India, Old Agra Road Branch, Nashik and therefore charge of said bank has been created in other rights

g. Mutation Entry No. 2139 is mutated upon application dated 18/02/1985 as Mr Ganpat Ramchandra Khode repaid loan of Bunding and therefore charge of Bunding has been deleted from other rights column of Survey No. 7/1 & 7/3+4+5.

h. Mutation Entry No. 2302 certified on 17/11/1986 is mutated as per Hissa Form No. 4 & Order dated 1192/86 issued by Assistant District Inspector, Land Records, Nashik and thereby certain changes were made to the records of survey number under reference. Thereby Survey No. 7 Hissa No. 3+4+5, 4, 5 & 1 admeasuring H 06.37 R + Pot Kharaba H 00.23 R, H 04.76 R + Pot Kharaba H 00.13 R, H 01.72 R + Pot Kharaba H 00.08 R & H 01.74 R + Pot Kharaba H 00.11 R respectively shown in the name of Mr Ganpat Ramchandra & others.

i. Mutation Entry No. 2332 certified on 21/02/1987 is mutated as Mr Kisan Ramchandra Khode & Mr Ganpat Ramchandra Khode repaid loan of Vadala Vividh Karyakari Sahakari Society Ltd. and therefore charge of said society has been deleted from other rights column of Survey No. 7/1A & 7/1A+4+5.

j. Mutation Entry No. 3653 certified on 26/06/1994 is mutated as Mr Laxman Khunna Vishwakarma, Mr Munna Laxman Vishwakarma, Mr Acchaivar Sahdev Vishwakarma, Mr Babulal Chandulal Shah, Mr Manoj Babural Shah, Mr Kailas Babulal Shah, Mr Shailesh Babulal Shah, Miss Sapna Chandrakant Shah & Miss Pinky Chandrakant Shah area admeasuring H 01.74 R + Pot Kharaba H 00.01 R out of Survey No. 7/1 under reference from Mr Ganpat Ramchandra Khode, Mr Kisan Ramchandra Khode, Mrs Sangeeta Laxman Khode, Smt Kamalabai Laxman Khode, Smt Chandrabhagabai Laxman Khode, through General Power of Attorney Holder Chandrashekhar Babulal Shah, by way of Sale Deed dated 27/07/1989. Therefore names of said purchasers were entered in the records of said survey number for above mentioned area.

k. Mutation Entry No. 3675 certified on 25/08/1994 is mutated as Mr Laxman Khunna Vishwakarma, Mr Munna Laxman Vishwakarma, Mr Acchaivar Sahdev Vishwakarma, Mr Babulal Chandulal Shah, Mr Manoj Babural Shah, Mr Kailas

Chandrakant Shah & Miss Pinky Chandrakant Shah affected partition of area admeasuring H 01.75 R (including Pot Kharaba) out of Survey No. 7/1 by Partition Deed dated 31/05/1994. Thereby area admeasuring 2508.64 SqMtrs bearing Survey No. 7/1/1 came to share of Mr Laxman Khunna Vishwakarma; each area admeasuring 2399.12 SqMtrs bearing Survey No. 7/1/2, 7/1/3 & 7/1/4 came to share of Mr Munna Laxman Vishwakarma, Mr Acchaivar Sahdev Vishwakarma, Mr Babulal Chandulal Shah respectively; each area admeasuring 1921.12 SqMtrs bearing Survey No. 7/1/5, 7/1/6 & 7/1/7 came to share of Mr Manoj Babural Shah, Mr Kailas Babulal Shah, Mr Shailesh Babulal Shah respectively and area admeasuring 2030.64 SqMtrs bearing Survey No. 7/1/8 came to share of Miss Sapna Chandrakant Shah & Miss Pinky Chandrakant Shah.

l. Mutation Entry No. 4029 certified on 16/05/1996 is mutated as Mr Laxman Khunna Vishwakarma & others obtained approval of Layout from Nashik Municipal Corporation, Nashik by Letter dated 12/02/1996, bearing No. LND/WS/442, coupled with Non-Agricultural permission dated 15/05/1995, bearing No. 54/1995, with respect to Survey No. 7/1/1 to 8 total area admeasuring 15368.50 SqMtrs Thereby said survey numbers were laid into various plots – including Plot No. 17 admeasuring 664.00 SqMtrs under reference.

m. Mutation Entry No. 6550 certified on 30/05/2003 is mutated as Mr Javed Qasim Shaikh purchased Plot No. 17 under reference from Mr Laxman Khunna Vishwakarma & others, through their General Power of Attorney Holder Mr Vilas Rasiklal Shah, through General Power of Attorney Holder Mr Chandrashekhar Babulal Shah, by way of Sale Deed dated 30/04/2003. The entry further reveals that the requisite permission under Section 26 of Urban Land (Ceiling & Regulation) Act, 1976 was also obtained for the said sell transaction. Therefore name of said purchaser was entered in the records of said plot as owner & possessor.

n. Mutation Entry No. 7630 certified on 06/12/2005 is mutated as Mr Javed Qasim Shaikh sold Plot No. 17 under reference to Mrs Farakh Taj Muzzammil Ather Khan, by way of Sale Deed

Section 26(1) of Urban Land (Ceiling & Regulation) Act, 1976. Therefore name of said purchaser was entered in the records of said plot as owner & possessor.

Besides above mutation entries following documents / copies of documents are also shown to me.

a. Collector, Nashik has issued Non-Agricultural permission by Order dated 15/05/1995, bearing No. 54/1995, with respect to Survey No. 7/1/1 to 8 total admeasuring 15368.50 SqMtrs for Residential purpose under Section 44 of Maharashtra Land Revenue Code, 1966.

b. Nashik Municipal Corporation, Nashik has sanctioned Final Layout of Survey No. 7/1 comprising of Plot No. 01 to 29, by Letter dated 12/02/1996, bearing No. Nagarrachana Vibhag/ Antim/Nashik/442/51/96.

c. Nashik Municipal Corporation, Nashik has sanctioned Building Plan & issued Commencement Certificate dated 03/07/2013, bearing No. LND/BP/A4/121/1608/13.

d. On 15/09/2005, Mr Javed Qasim Shaikh executed Sale Deed in favour of Mrs Farakh Taj Muzzammil Ather Khan, with respect to Plot No. 17 under reference. The said Sale Deed is duly registered at the office of Joint Sub-Registrar, Class 2, Nashik-2, at Sr.No. 5155/2005.

   In the above mentioned Sale Deed it is mentioned that Mr Javed Qasim Shaikh purchased Plot No. 17 under reference from Mr Laxman Khunna Vishwakarma & others, through their General Power of Attorney Holder Mr Vilas Rasiklal Shah, through General Power of Attorney Holder Mr Chandrashekhar Babulal Shah, with consent of M/s Meenal Enterprises & Mr Shailesh Ramniklal Shah, by way of Sale Deed dated 28/04/2003, which is duly registered at the office of Sub-Registrar, Nashik-2, at Sr.No. 2079/2003 dated dated 30/04/2003.

e. On 24/07/2014, Mrs Farakh Taj Muzzammil Ather Khan executed Sale Deed in favour of M/s Amma Builders & Developers, a partnership firm through Partners Mr Ali Munir Ahmed Khan & Mrs Nadira Khatun Munir Ahmed Khan, with respect to Plot No. 17 under reference. The said Sale Deed is

Nashik-6, at Sr.No. 1552/2014.

f. On 24/07/2014, Mrs Farakh Taj Muzzammil Ather Khan executed Sale Deed of Transferable Development Right (T.D.R.) in favour of M/s Amma Builders & Developers, a partnership firm through Partners Mr Ali Munir Ahmed Khan & Mrs Nadira Khatun Munir Ahmed Khan, with respect to 'C' Zone Transferable Development Right (T.D.R.) admeasuring 265.00 SqMtrs out of Development Right Certificate No. 297 dated 08/06/2009. The said Sale Deed of Transferable Development Right (T.D.R.) is duly registered at the office of Joint Sub-Registrar, Class 2, Nashik-6, at Sr.No. 1553/2014.

The above documents are in order.

(V) OPINION:

On the basis of above observations, I am of the opinion that title **M/s Amma Builders & Developers, a partnership firm through Partners Mr Ali Munir Ahmed Khan & Mrs Nadira Khatun Munir Ahmed Khan**, with respect to **Plot No. 17 admeasuring 664.00 SqMtrs** out of Survey No. 7/1/1 to 8, situated at village Vadala, Tal.Dist. Nashik, is clear & marketable and free from all encumbrances or charges whatsoever in nature and the said partnership firm has every right to construct a residential project known as **"OZONE"** by utilization of 'C' Zone Transferable Development Right (T.D.R.) admeasuring 263.00 SqMtrs out of Development Right Certificate No. 297 dated 08/06/2009 thereon.

Nashik

Date: 14/08/2014

Ansar Qasim Sayyed

Advocate

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