Mr.Vasantrao Torawane
Advocate (M.Com, LLB)
113,Patel Chambers,
Near Z.P.,Nashik-422001.
Ph.No-0253-2501027.
M.No.94222 48371.

Title Report

To Whomsoever it may concern

1) **Description of Property:-**

That piece and parcel of land bearing **31/4+7, out of final layout (residential) bearing Plot No.7 & 8 each admg. about 382.00 Sq.mtrs,** both assessed at Rs. 382.00, situate lying & being within the limit of Wadala Village and also Nashik Municipal Corporation, Tal and District Nashik, Registration Sub District & District Nashik, having bounded is given below :

		Plot No.7	**Plot No-8**
East	:	Ad.S.No-119	Ad.S.No-119
West	:	Colony Road	Colony Road
South	:	Plot No-6	Plot No-7
North	:	Plot No-8	Ad.S.No-31/4

(Hereinafter called as the "said land" for short)

Owners:-

Of Plot No. 7 :-
1) Mrs. Sushama Arun Sonar & Mr. Arun Dattatray Sonar for area 191.00 Sq.mtrs area
2) Mrs. Sonali Suryakant Pawar & Mr. Suryakant Yashwant Pawar for area 95.50 Sq.mtrs
3) Mr. Suryakant Yashwant Pawar for area 95.50 sq.mtrs. All R/o. Nashik.

Of Plot No. 8 :-
1) Mr.Vishwasrao Jayvantrao Bhosale for area 191.00 Sq.mtrs.
2) Mr.Vikas Vishwasrao Deshmukh for area 191.00 Sq.mtrs.

Both R/o. Nashik.

(Hereinafter called as the "said owners" for short)

\0 TORAWANE
bers, Near Z P.,
2501027
1. 8605499947

At the instructions of the above owners and on the basis of documents & papers produced by them before me as well as searches through Index-II record taken by me, I find as under :

1) **Copy of register Sale Deed dated 12/03/1992 & 31/05/1993 :-**

This Sale Deed gives history of the subject land for last more than 60 years. It shows that original Survey **no. 31/7/1 (admg. about 40R.)** was owned by Nathu Bhiva Bankar who died on 07/04/1951 leaving behind 3 sons by name Ganpat, Dhondiram, Shankar. With their consent the name of Jankabai Nathu Bankar was entered in owners column of 7/12 extract of the said land. Thereafter on partition the said property came to the share of Mr. Dhondiram Nathu Bankar and hence his name was entered in owners column. Again partition took place in family members of Mr. Dhondiram and his 3 sons namely Waman, Haribhau & Nivruti. As a result, the said property came the share of Waman and his name was entered in owners column of the 7/12 extract of the said property. The said Mr. Waman Bankar sold the said land to Mr. Deoram Khanderao Khode by Sale Deed dt. 4/08/1990 whose name is entered in owners' column by **M.E. No. 2930.**

VASANTF
Patel C...
Nashik,
...9422248

2) The remaining **20R. portion** are aforesaid land went to the share of **Mr. Jayram Khanderao Khode** whose sold the same to **Mr. Vishawasrao J.Bhosale, Mr.Vikas Vishwasrao Deshmukh and other 13** whose names are entered on 7/12 extract in occupancy column by M.E. No. 3196, certified on 18/06/1992. The Said Sale Deed registered with office of Sub-Registrar of Assurance, Nashik-2, on dt. 12/03/1992, under No. 958/1992, on the same day. The names of this purchasers are noted on 7/12 extract of the said land by M.E. No. 3196.

3) By Sale Deed dated 31/05/1993 said **Mr. Deoram Khanderao Khode** sold the said property to **Mr. Arun Dattatreya Sonar and Mrs.Sushama Arun Sonar** and other 13 whose names are entered on 7/12 extract in occupancy column by M.E. No. 3196, certified on 18/06/1992. The said Sale Deed is registered with the office of the sub-Registrar of Assurances, Nashik-2, on dt.03/06/1993, under Sr.No. 1744/1993.

4) The said entire land admg. about 40R, is converted to Non Agricultural use for Residential purpose as per the order of Collector Nashik, bearing No. MAHA/Kasha-3/ Binsheti/122/1996, dt. 02/06/1996.

5) M.E. 6290, 7100 & 8343, do not pertain to plot No. 7 & 8 under investigation.

6) The Assistant Director Town Planning Nashik, has approved final layout of the said entire land admg. about 40R, by its letter No. Nagarrachana Vibhag/ Antim/A-4/02/11, dt. 18/04/2011. On the basis of these approvals, the said land is laid out into 10 plots of different area. The plots under investigation bearing no. **7 & 8** are of the same area i.e. **382 Sq.mtrs.** as per M.E.No. 10466, certified on 05/07/2011. Its noted from the said M.E. that the holders of the said land have made allotment of the laid out plots amongst themselves as per which the plots under investigation are allotted to the aforesaid owners i.e. Plot No. 7 is given to Mr.Vilas Thakur, Mr.Yashwantrao Pawar, Mrs.Sushma Arun Sonar & Mr.Arun Dattatry Sonar and plot 8 is given to Mr.Vishwasrao Bhosale & Mr.Vikas Vishwasrao Deshmukh. Accordingly separate 7/12 extract of the said plots are issued on which the names of the respective holders / owners are entered for respective area.

TORAWANE
Near Z.P.,
0805499947

7) **M.E.No. 14026, dt. 30/07/2015** shows that Mr. Vilas Vijaysing Thakur executed Gift Deed and there by bequeathed part of Plot No. 7, admg. about 95.50Sq.mtrs to Mrs.Sonali Suryakant Pawar & Mr. Suryakant Yashwanthrao Pawar. The said Gift Deed is registered with office of Sub-Registrar Nashik-1, on dt. 16/02/2015, under Sr.No. 1539. On the basis of the said Gift Deed the names of said Sonali Pawar & Suryakant Pawar are entered on the 7/12 extract of the said plot.

8) **M.E.No. 14084, dt. 17/08/2015** shows that Mr. Yashwant Maharu Pawar holder of 95.50Sq.mtrs. of plot no. 7, died on 20/01/2011 living behind following heirs 1) Shashikant Pawar, 2) Suryakant Pawar, 3) Varsha Vilas Thakur & 4) Sandya Yashwantrai Pawar, whose names are entered on 7/12 extract of the said plot for said area by this entry.

9) **Development Agreement dt. 04/09/2015.-** both the plots under investigation (i.e. Plots No. 7 & 8) have been given for development by their owners 1. Mrs. Sushama Arun Sonar, 2. Mr. Arun Dattatray Sonar, 3. Mrs. Sonali Suryakant Pawar, 4. Mr. Suryakant Yashwant Pawar, 5. Mr. Suryakant Yashwant Pawar, 6. Mr. Vishwasrao Jaywantrao Bhosale & 7. Mr. Vikas Vishwasrao Deshmukh to J.V. ASSOCIATES a partnership firm of Partner 1) Vinod Laxmanrao Desale, 2) Jitendra Shreeram Dusane & Individual Person Mr. Sachin Manohar Vadake by this Development Agreement & General Power Of Attorney which is registered with the office of Sub-Registrar Nashik-4, under Sr.No. 6476/ 2015, & Sr.No. 6477/2015 on dt 04/09/2015. This transaction is noted by M.E. No. 14137, on 7/12 extract in other rights column.

10) These the said **J.V.Associates Partnership Firm and Mr.Sachin Vadake** as Acquired development rights of the said plots under aforesaid Development Agreement from there aforesaid owners for a consideration of Rs. 1,35,41,000/- which to given in the form of constructed premises admg. about 585.45 Sq.mtrs. as mentioned in the said agreement.

OPINION :-

Form what is stated about and on the basis of above, I am of the opinion that the right title & interest of the said owners to the said plots of land are clear and marketable & hence the development rights of the aforesaid developer are also clear & transferable.

Hence, the Title Report.

Place: Nashik

Date :-14/12/2015.

Adv. VASANTRAO
115 Patel Chambers
Nashik.
Mob.9422246371