

SAU. VIDYULLATA K. TATED

Advocate

Resi. : 5, Jeevan Swapna Co-op.Hsg. Scty, L.I.C.Colony Indira Nagar, Nashik- 9. Ph.: 2324769
Office :- 206, Damodhar Chambers, Kanherwadi, C. B. S. Nashik - 422 009. M. :- 9823133121.

TITLE REPORT

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

Padma Buildcon Partnership Firm , having its office at - B- 104,
Sharada Niketan , Near Shivram Nagar , Govind Nagar , Nashik - 422009. through
its partners Sau. Swati Chandrashekar Wani & Mr. Ramesh Chhotulal Sinkar.

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

Padma Buildcon Partnership Firm , having its office at - B- 104,
Sharada Niketan , Near Shivram Nagar , Govind Nagar , Nashik - 422009. through
its partners Sau. Swati Chandrashekar Wani & Mr. Ramesh Chhotulal Sinkar.

III) **DESCRIPTION OF THE PROPERTY :**

All that piece and parcel of land bearing S. No. 219/ B / 1 out of which
Plot No. 111 , admeasuring 280.25 sq. meters. Lying and being at Ambad Khurd
Shiwar, within the limits of Nashik Municipal Corporation Nashik and Registration
& Sub Registration District of Nashik Taluka & Dist.Nashik, which property is
bounded as follows :

Towards East	:	Plot no. 112
Towards West	:	7.62 Mtrs Colony Road
Towards South	:	Plot no. 113
Towards North	:	Plot No. 109

III) **OBJECT OF THE TITLE REPORT :**

As per the request of the abovesaid Owner.

IV) **COVERAGE OF SEARCHES MADE :-**

1. 7/12 extracts from the year 1984 -85 to 2015 - 16
2. Mutation Entries from form No. 6-D .
3. Sale Deed dated 30/04/1981 , 02/12/2014 ,20/02/2015 & 14 / 12 / 2015,
4. N. A. permission having No. RB / Desk. III / LNA / SR / 581 / 80, Nashik,
dated 13/01/1981.
5. Layout Blue Print & Approved letter.
6. Building plan and Commencement Certificate.

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It appears from M.E. No. 1194 , dated 29 /12 /1980 that M/s. Vasundhara Developers firm Nashik through Mr. Krushnarao Khanderao Mogal & others had prepared layout for S. No. 219 / B / 1 which was approved by Assistant Director Town Planning Nashik Municipal Corporation vide their letter no. RP/ Ambad Khurd / 2337, dated 19/10/1980. The said property was converted for Non Agricultural use u/s. 44 of Maharashtra Land Revenue Code 1966 vide their order no. RB / Desk. III / LNA / SR / 581 / 80, Nashik, dated 13/01/1981. As per the said layout separate 7 / 12 extracts of the plots were prepared .

It further appears from M.E. No. 1215 , dated 09 /05 /1981 that Mr. Prakash Sadashiv Joshi had purchased Plot no. 111 out of Survey no. 219 / B / 1 admeasuring 280.25 sq. mtrs. from M/s. Vasundhara Developers Nashik Registered firm through their partners 1)Mr. Krushnarao Khanderao Mogal, 2)Mr. Ranganath Rambhaji Date & 3) Mr. Ramnath Rambhaji Date through their power of attorney holder Mr. Prakash Shankarrao Mate , 4) Mr. Nishigandh Daji Patil , 5) Mr. Hiranman Bhila Pawar , 6) Mr. Sudhakar Daulatrao Bamare, No. 4 to 6 through their power of attorney holder Mr. Prataprao Narayan Sonawane by registered Sale Deed. The said Sale Deed was registered at Sr no. 1717, dated 30/04/1981 in Sub-registrar Office Nasik.

It further appears from M.E. No. 1570 , dated 04 /02 /1988 that As per Ka. Ja. Pa. S. No. 219 / B was converted from Agricultural to non agricultural use and hence area of agricultural land & its assessment was changed and S. No. 219 / A was Agricultural land.

It further appears that Mr. Yogesh Bapurao Pakhale & Swati Chandrashekhar Wani had formed partnership firm in the name of Padma Buildcon. The said Partnership deed was registered in the office of Advocate. & Notary Prakash K. Sonawane at Sr. No. 720/2014 on 07/11/2014.

It further appears from M.E. No. 10357 , dated 03/12/2014 that Padma Buildcon Partnership firm through its partners Mr. Yogesh Bapurao Pakhale & Swati Chandrashekhar Wani had purchased plot no. 111 out of S. No. 219 / B / 1 admeasuring 280.25 sq. mtrs. from Mr. Prakash Sadashiv Joshi for Rs. 32,50,000/- by registered Sale Deed. The said Sale Deed was registered at Sr no. 3720, dated 02/12/2014 in Sub-registrar Office Nasik

It further appears that Padma Buildcon Partnership firm through its partners Mr. Yogesh Bapurao Pakhale & Swati Chandrashekhar Wani had purchased T.D.R. 25.00 sq. mtrs out of DRC no. 610 out of D zone from Umakant Tryambak Thorat and Sau. Sushila Dattatray Kalamkar by registered Sale Deed. The said Sale Deed was registered at Sr no. 1321, dated 20/02/2015 in Sub-registrar Office Nasik -5.

It further appears that Padma Buildcon Partnership firm through its partners Mr. Yogesh Bapurao Pakhale & Swati Chandrashekhar Wani had purchased T.D.R. 87.00 sq. mtrs out of DRC no. 648 out of D zone from Thakkars Developers Ltd through its director Mr. Jitendra Manohardas Thakkar by registered Sale Deed. The said Sale Deed was registered at Sr no. 1335, dated 20/02/2015 in Sub-registrar Office Nasik -5.

It further appears that Padma Buildcon Partnership firm had prepared building plan with T.D.R 112.00 Sq. mtrs for Plot no. 111 out of Survey no. 219 / B / 1 . The said building plan was approved by Nasik Municipal Corporation vide their letter no. LND / BP / B 4 / 483 /4346 , dated 17/03/2015.

It further appears that there was change in the partners of the Padma Buildcon Partnership firm the former partner Yogesh Bapurao Pakhale had resigned from the said partnership firm and Mr. Ramesh Chhotulal Sinkar was added as a partner in the said partnership firm and hence Bhagidari Badal Patra (A deed for change in partners of the partnership firm) was executed & registered in the office of Advocate. & Notary Sanjeevani B. Kamale at Sr. No. 11596/2015 on 14/12/2015. As per the said document Swati Chandrashekhar Wani & Mr. Ramesh Chhotulal Sinkar are the Partners of the Padma Buildcon Partnership firm.

It further appears from M.E. No. 10975, dated 17/12/2015 that Padma Buildcon Partnership firm through its partner Mr. Ramesh Chhotulal Sinkar had purchased area admeasuring 140.125 sq. mtrs, out of total area 280.25 sq. mtrs. of Plot no. 111 out of S. No. 219 / B / 1 from Padma Buildcon Partnership firm through its partner Mr. Yogesh Bapurao Pakhale & with consent of Padma Buildcon Partnership

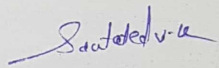


firm through its partner Swati Chandrashekhar Wani by registered Sale Deed. The said Sale Deed was registered at Sr no. 7829, dated 14/12/2015 in Sub-registrar Office Nashik -3.

From the records put before me and subject to the above findings the title of the S. No. 219/ B / 1 out of which Plot No. 111 , admeasuring 280.25 sq. meters. Lying and being at Ambad Khurd Shiwar, owned by Padma Buildcon Partnership Firm through its partners Swati Chandrashekhar Wani & Mr. Ramesh Chhotulal Sinkar is clear & Marketable.

Nashik.

Dated :- 10/05/2016.


Sau. Vidyullata K. Tated,
Advocate

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