



ADVOCATE

Reg. No.: 2928/99 w.e.f. 15/06/1998

MRS. MINAL MANDJ KENGE
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Date -13/09/2017

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

I. SUBJECT -

Title Report regarding the property described as in the clause No. IV.

II. NAME OF THE OWNER -

The owner of the Property, more specifically described hereunder is **M/s Ashoka Infraways Limited**. The authorized person of the company asked me to investigate the title of the Property described in Clause No. IV & provided me following documents.

III. DOCUMENTS MADE AVAILABLE FOR SEARCH -

1. 7/12 extract from 1983 to Aug 2017
2. Mutation entries from the Year 1984 onwards.
3. Development Agreement dated 30/06/1999 bearing Registration No. 7001/1999.
4. Development Agreement dated 02/05/2002 bearing Registration No. 2328/2002.
5. Development Agreement dated 20/09/2007 bearing Registration No. 6650/2007.
6. Sale deed - Dated 25/04/2007 bearing Registration No. 2603/2007
7. Sale deed - Dated 02/06/2011 bearing Registration No. 5621/2011
8. NA Order No. - क्र. मह/कक्ष३/४/वि.शे.प्र.क्र.२५५/२००९ नाशिक दि. ३१/१२/२००९.
9. Tentative Layout Order No. - LND/WS/Tent/SAT/B2/39, dtd. 22/03/2013.

Thus the copies of above mentioned record & documents are made available to me. After the study & perusal of the available record my report of title is as under :-

IV. DESCRIPTION OF THE PROPERTY -

All that piece and parcel of land Situated at Village Chunchale, Tal and Dist. - Nashik, within the limits of Nashik Municipal Corporation bearing Block No. 99+100/D/2/A, City Survey No. 4545/2, admeasuring area as per 7/12 Extract **02H.40ARE (24,000**

Sq.mtrs), admeasuring area as per City Survey record 23,070.62 Sq.mtrs assessed at the rate Rs.90.00Ps bound as under :-

East	:	Canal
South	:	Part of Block No. 99+100/D/2 and 18 Mtrs DP Road,
West	:	Block No. 103
North	:	Block No. 99-100/D/1

(The above mentioned land is the subject matter of this Title Report and referred as 'Said Land' for convenience.)

V. BRIEF HISTORY -

1. As per available Revenue record prior to year 1989 the 7/12 Extract of Block No. 99 & Block No. 100/D were separate and seems to be amalgamated form the year 1989 - 1990.
2. The 7/12 Extract of Block No. 99 from the year 1984 to 1989 is made available to me which shows the Owner of the land as one Mr Gajiram Shivaji Kale. The total area of the Block No. 99 is 04H.00ARE.
3. The ME No. 1052 is regarding the Form No. 12 which shows that correction in the area and assessment of Block No. 99 & Block No. 100 is done as per the order by Assistant Consolidation Officer dated 01/05/1982. As per this Mutation Entry the area of Block No. 99 is 04H.00ARE & Area of Block No. 100 is 03H.85ARE as per correction, the Said Mutation Entry is certified on 26/07/1982.
4. The remark of Bailtagai (बैलतगाई) and Mortgage is deleted from the 7/12 Extract of Block No. 99.
5. The 7/12 Extract of Block No. 100/D from the year 1983 up to 1989 is made available to me on which the owners of the land are mentioned as Mr Jagannath Murlidhar Bhandhure, Durganath Murlidhar Bhandhure and Namdev Murlidhar Bhandhure.
6. As per the correction of Record made in ME No. 1052, the area admeasuring 01H.18ARE from Block No. 99 is added in Block No. 100. The Area admeasuring 02H.67ARE out of Block No. 100 is converted into non-agricultural use. As per the correction made by ME No. 1052, the area of Block No. 100 is corrected as 03H.85ARE. The area which is not converted into non-agricultural use remained in

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the name of Mr Jagannath Murlidhar Bhandhure and others, hence by this particular ME No. 1267 the record of Block No. 100 is closed and the area which is converted into non-agricultural use is renumbered as Block No. 100/A,B,C & the remaining area is renumbered as Block No. 100/D, thus it reveals that the 7/12 Extracts of Block No. 100/D is created by the Order of Tehsildar dated 17/10/1983 & effected on record by ME No. 1267.

7. ME No. 3319 is sanctioned on 23/04/1998 which is regarding correction done in the Revenue record as per judgment pronounced by Honourable High Court in Writ Application No. 4930/1995 dated 25/11/1997 and Government decision No. CTS-3094/OR-43/41/OR-39/94Mumbai dated 25/08/1995. The said ME is certified as per the Letter received from Taluka Inspector of Land Record bearing No. SR468/98 dtc 23/04/1998 and the correction is done by which the names of the owners of Block No. 100/D are changed. If we go through this ME No. 3319, the name of Legal Heirs of deceased Gajiram Bhikaji Kale are entered as owners of Block No. 100/D and the list of the owners of Block No. 100/A, B & C is recited as it is. As per this Mutation Entry, Plot No. 1 to 57 are mentioned under Block No. 100/A and Block No. 100/B is regarding open space and Block No. 100/C is regarding the Area which is allocated towards Road area. This Mutation Entry reveals that the Area under Block No. 100/A to C is the Area which is converted into non-agricultural purpose whereas the area under Block No. 100/D is shown in the name of Legal Heirs of Gajiram Bhikaji Kale. Thus, from the year 1998 the Legal Heirs of Gajiram Bhikaji Kale became the Owner of Block No. 99+100/D (ME No. 1267 indicates that the area admeasuring 01H18ARE out of Block No. 99 is merged in Block No. 100 & the area admeasuring 02H 67ARE out of Block No. 100 is converted into non-agricultural use, hence the area which is not converted into non-agricultural purpose is renumbered as Block No. 100/D. The ME No. 1267, ME No. 1052 & ME No. 3319 are interlinked). The 7/12 extract from the year 1998 shows the number of the said Block as 99+100/D/2 but I did not found any reference as to how the number '2' is added in this Block No. 99+100/D. The said query remained unanswered.

8. As per ME No. 1888, which is sanctioned and certified on 29/06/1992 the legal heirs of Owner of Block No. 99 i.e. Mr Gajiram Shivaji Kale were entered in the record of right due to date of Mr Gajiram on 11/05/1992 as under : -


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- i. Sonubai Gajiram Kale (Wife)
- ii. Uttam Gajiram Kale (Son)
- iii. Deelip Gajiram Kale (Son)
- iv. Vilas Gajiram Kale (Son)
- v. Indubai Hari Bhalerao (Daughter)
- vi. Lilabai Antu Kharikade (Daughter)
- vii. Mandabai Bhagwan Nikam (Daughter)

Thus, the names of legal heirs of deceased Gajiram were entered in the Revenue record. The names of married Daughters were entered in the other rights coloum and names of other Legal Heirs were entered in the Owner's right coloum.

9. ME No. 3367 reveals that, as per the circular issued by Government of Maharashtra dated 19th March 1998 the names of Legal Heir Daughters of the deceased owners are shifted in the Owner's right coloum from other right coloum. The said entry is certified for Block No. 1 to 117 of the Village Chunchale.
10. ME No. 3389 reveals that, the Partner of Partnership Firm Bhikubhai Land Developers and Builders Mr Sunil Kisanrao Bagul purchased Northern side Agricultural area admeasuring 01H.18ARE from the owners of Block No. 99+100/D i.e. Mr Uttam Gajiram Kale and other six. The said Sale Deed is registered at Serial No. 6514 dated 20/07/1998 & accordingly ME No. 3389 is Certified on 28/08/1998.
11. ME No. 4364 reveals that, in the year 2001, one Mr Jayant Shivaji Sanap filed SCS No. 514/1998 for the area 02H.00ARE out of Block No. 99+100/D and the remark regarding the interim injunction was entered in the other right coloum by ME No. 4354 in which area was not specified, hence correction regarding the area which is subject matter of litigation is done by the order of Tehsildar Nashik dated 23/01/2001.
12. ME No. 4365 reveals that, one Mr Pannalal Dhondiram Lohade purchased 00H.40ARE area which was not subject matter in SCS No. 514/1998 from Mr Uttam Gajiram Kale and others by Sale Deed dated 24/01/2001 registered at Serial No. 1126. The name of the purchaser is entered in the Revenue record by this ME No. 4365 which is certified on 10/05/2001.
13. ME No. 4783 which is certified on 16/07/2003 reveals that, Mr Jayant Shivajirao Sanap and Smt Yogini Shreeram Katkade purchased the area admeasuring



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02H.00ARE from Mr Uttam Gajiram Kale and other six by registered Sale Deed bearing No. 13996 dated 17/10/2001 hence the name of the purchaser is entered in the Revenue Record.

14. The remark of Litigation and Injunction Order entered in the other right column by ME No. 5258 is deleted as the compromise took place between the parties in SCS No. 514/1998, the lis-pendence remark is deleted by ME No. 5258 on 05/05/2003.
15. M/s Gaurav Constructions through Proprietor Mr Nandkumar Bhagirath Jadhav purchased Northern side area admeasuring 02H.00ARE out of Block No. 99+100/D/2 from Mr Jayant Shivajirao Sanap and Yogita Shreeram Katkade by registered Sale Deed dated 08/10/2003; hence name of the Purchaser is entered in the Owner's right column by ME No. 5370.
16. ME No. 6870 reveals that, Mr Dilip Karchardas Sanklecha purchased Northern side 02H.00ARE area and 00H.40ARE area i.e. total 02H.40ARE area from M/s Gaurav Constructions through Proprietor Mr Nandakumar Bhagirath Jadhav and Mr Pannalal Dhondiram Lohade through GPA Holder M/s Gaurav Constructions, Proprietor, Nandkumar Bhagirath Jadhav. The said Sale Deed is registered on 26/04/2007 at Serial No. 2603/2007 thus the name of Purchaser Mr Dilip Kachardas Sanklecha is entered in the Owner's right column by ME No. 6870 for the area admeasuring 02H40ARE. (this area is the subject matter of this report.)
17. ME No. 6919 reveals that, one Mr Dilip Motiram Nere purchased admeasuring area 01H56ARE + Potkharaba 00H04ARE = 01H60ARE from the owners Mr Uttam Gajiram Kale and other six by registered Sale Deed dated 12/04/2007, hence, his name is entered in the Owner's right column of the 7/12 Extract.
18. ME No. 8088 is regarding final layout plan of the area 01H60ARE by Mr Dilip Motiram Nere. The Owner of said 01H60ARE area i.e. Mr Dilip Nere obtained sanction of Layout for residential use and accordingly the said NA Plot area is separated from Block No. 99+100/D/2 and renumbered as 99+100/D/2/B.
19. The area admeasuring 02H40ARE is renumbered as 99+100/D/2/A which was owned by Mr Dilip Kachardas Sanklecha as mentioned earlier and the independent 7/12 extract for this 02H40ARE area is created from the year 2008-2009.


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20. ME No. 9734 reveals that, M/s Ashoka Infraways Pvt Ltd, a registered Company purchased the said 02H.40ARE area bearing Block No. 99+100/D/2/A from its Owner Dilip Kachardas Sanklecha. The said Sale Deed is registered in the Office of Sub-registrar Nashik at Serial No. 5621/2011 dated 05/07/2011. M/s Green Estates through Mr M M Prabhakar, V. Prasad, Vilaskumar Palresha has given consent to the Said transaction, hence, they were added consenting party in the Sale Deed. Thus, M/s Ashoka Infraways Pvt Ltd., become the Legal Owner of the said 02H.40ARE land. ME No. 13826 reveals that, the name of the owner company i.e. Ashoka Infraways Pvt. Ltd is changed as 'Ashoka Infraways Ltd' and correction is done on the record accordingly.
21. The order bearing No. 255/2009, issued by Honourable Collector Nashik dated 31/12/2009 indicates that, the said 02H40ARE land is converted into residential non-agricultural purpose by its previous Owner Mr Dilip Kachardas Sanklecha, ME No. 13772 is certified accordingly.
22. M/s Ashoka Infraways Pvt Ltd., obtained the sanction of tentative layout plan upon the Said non-agricultural area for residential purpose by letter No. LND/WS/TENT/SAT/B2/39 dtd. 22/03/2013.
23. Encumbrances of litigation as well as mortgages are deleted by Revenue Record. Now there is no remark of any kind of encumbrance / mortgage upon the Revenue Record of the said land. The owner is having clear title.

OPINION

After the scrutiny of the available record, documents and permissions I found that the owner **M/s Ashoka Infraways Ltd.** of **Block No. 99+100/D/2/A** (City Survey No. 4545/2) admeasuring area of 24000 Sq.mtrs. as per 7/12 Extract and admeasuring area of 23,070 Sq.mtrs. as per City Survey record is having clear and marketable Title. I do not found any adverse entry.

Hence this Title Report.

Nashik

Date: 13/09/2017


Mrs. Minal Manoj Kenge
Advocate

ADV. MINAL M. KENGE
(Reg No. MH/2028/1999 w.e.f. 15/08/1998)