Mr. Pawan Pramod Chandratre (B.Com., LL.B.)

ADVOCATE

Office: 63, Ground Floor, Meghdoot Shopping Center, Opp. C.B.S., Nashik. Ph. (0253) 2311232

Resi. : Flat No. 1, Prasad Apt., Opp. Ananda Laundry, New Pandit Colony, Nashik – 422002.
Mob. 9890238747, Ph. 0253 - 2311231. Email ID : pawan_chandratre@yahoo.co.in

Date:- 14/12/2017

TITLE VERIFICATION REPORT

TO WHOMSOEVER IT MAY CONCERN

1) Name, Father's Name and Address of the Title holder:

M/s. Shreeji Reality, a Partnership Firm
R/o. Nashik

NAME OF THE PROJECT : "SHREEJI SKYGREENS"

2) Description of the Property:

All that piece and parcel of the property bearing **Plot No. 3+4/B** area adm. 2409.44 Sq. Mtrs. out of **S. No. 769/2** at village **Nashik,** Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik and bounded as follows:

On or Towards East	:	Plot No. 2
On or Towards West	:	Property of Adj. S. No. 1028
On or Towards South	:	Sub-division Plot No. 3+4/A & 9 Mtrs. Wide Road
On or Towards North	:	30 Mtr. Wide D. P. Road

3) **Documents Verified (Photocopies):**

a) Sale Deed registered at Sr. No. 6568/2012 on 25/06/2012 executed by Mr. Vikrant Suryakant Bagad and others in favour of Mr. Janardan Ramchandra Vanjari, Mrs. Surekha Janardan Vanjari & Mst. Akshay Janardan Vanjari
b) Sale Deed registered at Sr. No. 1427/2007 on 26/02/2007 executed by Mr. Harendra Bhikubhai Adhyaru and others in favour of Mr. Vikrant Suryakant Bagad
c) Special Power of Attorney Dt. 18/06/2012 executed by Mr. Vikrant Suryakant Bagad and others in favour of Mr. Rohan Rajendra Bagad &b Mr. Ajinkya Chandrakant Bagad
d) 7/12 Extract Dt. 18/10/2016
e) N.A. Tax Receipt Dt. 13/09/2017
f) Final Layout Order bearing No. Nagarrachana Vibhag/Antim/B3/41/12 Dt. 02/02/2012
g) Commencement Certificate by NMC bearing No. LND/BP/A3/78/10281 Dt. 08/12/2017
h) TDR Sale Deed registered at Sr. No. 2466/2017 on 02/12/2017 executed by Mr. Kanhaiyalal Chetandas Manwani, Mr. Dinesh Kanhaiyalal Manwani, & Mr. Vinod Kanhaiyalal Manwani in favour of M/s. Shreeji Reality, a Partnership Firm through its partner Mr. Anjan Hasmukhbhai Bhalodiya.
i) N. A. Order bearing No. Maha/Kaksha-3/4/N. A. Letter No. 189/2008 Dt. 26/06/2008
j) Development Agreement registered at Sr. No. 3039/2016 on 19/10/2016 executed by Mr. Janardan Ramchandra Vanjari, Mrs. Surekha Janardan Vanjari & Mst. Akshay Janardan Vanjari in favor of M/s. Shreeji Reality, a Partnership Firm through its partner Mr. Anjan Hasmukhbhai Bhalodiya.
k) Power of Attorney registered at Sr. No. 3040/2016 on 19/10/2016 executed by Mr. Janardan Ramchandra Vanjari, Mrs. Surekha Janardan Vanjari & Mst. Akshay Janardan Vanjari in favor of M/s. Shreeji Reality, a Partnership Firm through its partner Mr. Anjan Hasmukhbhai Bhalodiya.

4) Tracing of Title:

i. Previously **S. No. 769/2** at village **Nashik,** Tal. & Dist. Nashik was owned by Mr. Bhikubhai Harishankar Adhyaru in 1952 and before.

ii. It appears by M. E. No. 17830 Dt. 04/09/1980 that Bhikubhai Harishankar Adhyaru died on 15/07/1980. After his death, his legal heirs Harendra Bhikubhai Adhyaru, Upendra Bhikubhai Adhyaru, Ashok Bhikubhai Adhyaru, Anil Bhikubhai Adhyaru, Shirish Bhikubhai Adhyaru, Vasantika Jaykrushna Bhat, Pramila Leeladhar Gujrathi, Pramodini Ramanlal Joshi & Sulochana Vinod Adhyaru were brought on record of rights of the said property. Accordingly M. E. No. 17830 Dt. 04/09/1980 was made and certified.

iii. It appears by M. E. No. 38487 Dt. 01/08/1998 that as per application by Mr. Harendra Bhikubhai Adhyaru and as per Order Dt. 27/06/1997 by Upper Collector & Competent Authority, ULC, following land was declared as retention. Therefore, following area was mentioned before the names of the owners :-

Name	Area (Sq. Mtrs.)
Harendra Bhikubhai Adhyaru	1464.30
Upendra Bhikubhai Adhyaru	1464.30
Ashok Bhikubhai Adhyaru	1464.30
Anil Bhikubhai Adhyaru	1464.30
Shirish Bhikubhai Adhyaru	1464.30
Vasantika Jaykrushna Bhat	1464.30
Pramila Leeladhar Gujrathi	1464.30
Pramodini Ramanlal Joshi	1464.30
Sulochana Vinod Adhyaru	1464.30
Common for above owners	6521.30

Pawan P. Ch
B.Com., LL
Off.63,Meghdoot Sh
Above Hotel Priya

iv. It appears by M. E. No. 41315 Dt. 19/01/2000 that joint owner Upendra Bhikubhai Adhyaru died on 02/11/1999. After his death, his legal heirs Smt. Manorama Upendra Adhyaru, Mr. Pratish Upendra Adhyaru, Usha Deepak Dave were brought on record of rights of the said property. Accordingly M. E. No. 41315 Dt. 19/01/2000 was made and certified.

v. It appears by M. E. No. 54821 Dt. 21/01/2006 that Mr. Vikrant Suryakant Bagad, Mr. Pras Eknath Bagad, Mr. Deepak Ramchandra Bagad, Mr. Sanjay Prabhakar Kothawade, Mr. Pawan Suryakant Bagad, Mr. Rohan Rajendra Bagad & Mr. Anand Sanjay Bhatambrekar entered into Agreement for Sale in respect of **land** area adm. 11822.50 Sq. Mtrs. out of **S. No. 769/2** at village **Nashik,** Tal. & Dist. Nashik with Mr. Harendra Bhikubhai Adhyaru & Others. Therefore, name of the Purchaser was entered in other rights column of the said property. Accordingly M. E. No. 54821 Dt. 21/01/2006 was made and certified.

vi. It appears by M. E. No. 57647 Dt. 08/03/2007 and Sale Deed registered at Sr. No. 1427/2007 on 26/02/2007 that Mr. Vikrant Suryakant Bagad, Mr. Prasad Eknath Bagad, Mr. Deepak Ramchandra Bagad, Mr. Sanjay Prabhakar Kothawade, Mr. Pawan Suryakant Bagad, Mr. Rohan Rajendra Bagad & Mr. Anand Sanjay Bhatambrekar purchased **land** area adm. 11822.50 Sq. Mtrs. out of **S. No. 769/2** at village **Nashik,** Tal. & Dist. Nashik from Mr. Harendra Bhikubhai Adhyaru & Others. Accordingly M. E. No. 57647 Dt. 08/03/2007 was made and certified.

vii. It appears by M. E. No. 78255 Dt. 03/02/2012 that land owners made layout of **land** area adm. 6656.27 Sq. Mtrs. out of **S. No. 769/2** at village **Nashik,** Tal. & Dist. Nashik. Asst. Director, Town Planning, NMC approved Layout bearing No. Nagarrachana Vibhag/B-3/41/12 Dt. 02/02/2012. Collector of Nashik granted NA permission bearing No. Maha/Kaksha-3/4/N.A. Case No. /189/2008 Dt. 26/06/2008. As per approved layout said land was subdivided into **1 to 6** plots and

Plot No. 3 & 4 was shown in the name of Mr. Vikrant Suryakant Bagad, Mr. Prasad Eknath Bagad, Mr. Deepak Ramchandra Bagad, Mr. Sanjay Prabhakar Kothawade, Mr. Pawan Suryakant Bagad, Mr. Rohan Rajendra Bagad & Mr. Anand Sanjay Bhatambrekar. Accordingly M. E. No. 78255 Dt. 03/02/2012 was made and certified.

viii. It appears by M. E. No. 82798 Dt. 22/05/2012 that Mr. Vikrant Suryakant Bagad & Others made amalgamation and Sub Division plan of **Plot No. 3 &4** out of **S. No. 769/2** at village **Nashik,** Tal. & Dist. Nashik. NMC approved plan bearing No. Nagarrachana Vibhag/Nashik /Antim/ CIDCO/B-3/6 Dt. 18/05/2012. As per approved layout said land was subdivided as Plot No. 3+4/A area adm. 390.00 Sq. Mtrs. and **Plot No. 3+4/B area adm. 2409.44 Sq. Mtrs.** Accordingly M. E. No. 82798 Dt. 22/05/2012 was made and certified.

ix. It appears by M. E. No. 83318 Dt. 03/07/2012 and Sale Deed registered at Sr. No. 6568/2012 on 25/06/2012 that Mr. Janardan Ramchandra Vanjari, Mrs. Surekha Janardan Vanjari & Mr. Akshay Janardan Vanjari purchased **Plot No. 3+4/B** area adm. 2409.44 Sq. Mtrs. out of **S. No. 769/2** at village **Nashik,** Tal. & Dist. Nashik from Mr. Vikrant Suryakant Bagad, Mr. Prasad Eknath Bagad, Mr. Deepak Ramchandra Bagad & Mr. Sanjay Prabhakar Kothawade. Accordingly M. E. No. 83318 Dt. 03/07/2012 was made and certified.

x. It appears by Power of Attorney registered at Sr. No. 5243/2016 on 18/07/2016 that Mrs. Surekha Janardan Vanjari & Mr. Akshay Janardan Vanjari gave Power of Attorney to Mr. Janardan Ramchandra Vanjari in respect of **Plot No. 3+4/B** area adm. 2409.44 Sq. Mtrs. out of **S. No. 769/2** at village **Nashik,** Tal. & Dist. Nashik.

nandratre
.B., Advocate
opping Centre
CBS, Nashik-2

xi. It appears by Development Agreement registered at Sr. No. 3039/2016 and Power of Attorney registered at Sr. No. 3040/2016 on 19/10/2016 that M/s. Shreeji Reality, a Partnership Firm through its partner Mr. Anjan Hasmukhbhai Bhalodiya entered into Development Agreement with Mr. Janardan Ramchandra Vanjari, Mrs. Surekha Janardan Vanjari & Mr. Akshay Janardan Vanjari in respect of **Plot No. 3+4/B** area adm. 2409.44 Sq. Mtrs. out of **S. No. 769/2** at village **Nashik,** Tal. & Dist. Nashik

xii. It appears by TDR Sale Deed registered at Sr. No. 2466/2017 on 02/12/2017 that M/s. Shreeji Reality, a Partnership Firm through its partner Mr. Anjan Hasmukhbhai Bhalodiya purchased TDR from Mr. Kanhaiyalal Chetandas Manwani, Mr. Dinesh Kanhaiyalal Manwani, & Mr. Vinod Kanhaiyalal Manwani.

xiii. It appears that Mr. Janardan Ramchandra Vanjari, Mrs. Surekha Janardan Vanjari & Mr. Akshay Janardan Vanjari through GPA holder M/s. Shreeji Reality, a Partnership Firm through its partner Mr. Anjan Hasmukhbhai Bhalodiya decided to develop the said plots and obtained Commencement Certificate by NMC bearing No. LND/BP/A3/78/10281 Dt. 08/12/2017.

5) Tax & Revenue Receipts:

Taxes appear to be paid.

6) Application of Ceiling Act:

This property being constructed, the said Act is not applicable to it.

7) Encumbrance:

As per the documents produced before me, I am of the opinion that there is no encumbrance on the said property.

8) Searches:

I have verified available Index-II registers from 2005 to 2017. Much Record books are not available for verification as it is in the binding process. Some record is in torn condition. Out of the available record No adverse entry is found in respect of the said property.

9) Opinion:

After perusal of the documents provided to me and assuming that the said documents are true and genuine, I am of the opinion that title to the immovable property stated above is clear and marketable and **M/s. Shreeji Reality, a Partnership Firm** has a legal and valid rights to Develop the said plot and has valid rights to sell the units in the said project. I have given this report on the strength of the documents provided to me.

Thanking You

Yours Faithfully,

Advocate
Pawan P. Chandratre
B.Com., LL.B., Advocate
Off.63,Meghdoot Shopping Centre
Above Hotel Priya CBS, Nashik-2