Manish Vilas Lonari
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TITLE SEARCH REPORT

Date - 22/05/2018

TO WHOMSOEVER IT MAY CONCERN

Property : Survey No.769/2, Plot No.3+4/B, adm.2409.44 sq.mtrs., at village Nashik, Tal.&Dist. Nashik.

Owners :1) **SHRI. JANARDAN RAMCHANDRA VANJARI**
2) **SAU. SUREKHA JANARDAN VANJARI**
3) **KUMAR AKSHAY JANARDAN VANJARI**

Developer: **M/S SHREEJI REALTY,** a partnership firm through it's partner
SHRI. ANJAN HASMUKHBHAI BHALODIYA

Sir / Madam,

You have instructed me to investigate the title of the above mentioned property. I have perused relevant documents and revenue records for last 50 years, and my observations are as follows.....

1) The property S.No. 769/2 situated at villlage Nashik was owned by Shri Bhikubhai Harishankar Adhyaru.

2) Shri bhikubhai Harishankar Adhyaru died on 15/07/1980 and on his death, the names of his legal heirs 1) Harendra Bhikubhai Adhyaru, 2) Upendra Bhikubhai Adhyaru, 3) Ashok Bhikubhai Adhyaru, 4) Anil Bhikubhai Adhyaru, 5) Shirish Bhikubhai Adhyaru, 6) Vasantika jaikrishna Bhat, 7) Pramila Leeladhar Gujrathi, 8) Pramodini Ramanlal Joshi and 9) Sulochana Vinod Adhyaru have been mutated into the record of rights by M.E.No. 17830.

3) The said property 769/2 was declared as retention land as per the order of Additional Collector and Competent Authority, ULC, Nashik dated 27/06/1997 and accordingly the area of the

land has been mentioned in the names of the owners by M.E.No. 38487.

4) Shri Upendra Bhikubhai Adhyaru died on 02/11/1999, and on his death the names of his legal heirs1) Smt Manorama Upendra Adhyaru, 2) Mr. Pratish Upendra Adhyaru, 3) Sau Usha Deepak Dave, have been mutated into the record of rights by M.E. No. 41315.

5) Shri Harendra Bhikubhai Adhyaru and others sold the property part adm. 11822.50 sq. mtrs to Shri Vikrant Suryakant Bagad, Shri Prasad Eknath Bagad, Shri Deepak Ramchandra Bagad, Shri Sanjay Prabhakar Kothawade, Shri Pawan Suryakant Bagad, Shri Rohan Rajendra Bagad and Shri Anand Sanjay Bhatembrekar and accordingly a Agreement for Sale has been entered into between the owners and the purchasers and the entry of the said Agreement for Sale has been mutated into the other rights column of the said property S.No. 769/2 by M.E.No. 54821.

6) Shri Harendra Bhikubhai Adhyaru and others executed a Sale- Deed of the property part adm. 11822.50 sq. mtrs in favour of Shri Vikrant Suryakant Bagad, Shri Prasad Eknath Bagad, Shri Deepak Ramchandra Bagad, Shri Sanjay Prabhakar Kothawade, Shri Pawan Suryakant Bagad, Shri Rohan Rajendra Bagad and Shri Anand Sanjay Bhatembrekar on 26/02/2007. The said Sale-Deed has been registered in the office of Sub-Registrar, Nashik at serial No. 1427. Accordingly the names of the purchasers have been mutated into the record of rights by M.E.No. 57647.

7) Shri Vikrant Suryakant Bagad and others prepared a layout of the property part adm. 6656.27 sq. mtrs. out of S.No. 769/2. The said lay-out has been approved by the Nashik Municipal Corporation by it's letter no. Nagarrachana Vibhag/B-3/41/12 dtd. 02/02/2012. The Collector, Nashik granted the permission for non-

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agricultural use of the said plots by his order Maha/Kaksha-3/4/N.A. Case no./189/2008. Accordingly the entry regarding the plots have been made into the record of rights by M.E.No. 78255.

8) Shri Vikrant Suryakant Bagad and others made a Amalgamation and Sub division plan of Plot No. 3 and 4 out of the S.No. 769/2. The said Amalgamation and Sub Division Plan has been approved by the Nashik Municipal Corporation bearing No. Nagarrachana Vibhag/ Nashik/ Antim/ Cidco/ B-3/6 dated 18/ 05/2012. Accordingly the said plots have been amalgamated and sub divided as Plot No. 3+4/A area adm. 390 sq.mtrs. and Plot No. 3+4/B area adm. 2409.44 sq. mtrs. The entry to that effect has been mutated into the record of rights by M.E.No. 82798.

9) Shri. Vikrant Suryakant Bagad and others have sold the property bearing Plot No.3+4/B, adm.2409.44 sq.mtrs., out of S.No.769/2 to the owners Shri. Janardan Ramchandra Vanjari, Sau. Surekha Janardan Vanjari, and Akshay Janardan Vanjari by a Sale Deed dated 22/06/2012 and registered in the office of Sub Registrar Nashik at sr.no. 6568. Accordingly the names of the owners has been mutated into the record of rights by M.E.No.83318.

10) The owners Mrs Surekha Janardhan Vanjari and Kum. Akshay Janardhan Vanjari have granted a Power of Attorney regarding the said property in the name of Shri Janardhan Ramchandra Vanjari. The said Power of Attorney has been registered in the office of Sub-registrar, Nashik at serial No. 5243 on 18/07/2016.

11) The owners granted the rights to Develop the said property to the Developer M/S Shreeji Realty, a partnership, through partner Shri Anjan Hasmukhbhai Bhalodiya, and accordingly executed a Development Agremeent and Power of Attorney in favour of the Developer on 19/10/2016. The said Development

Agreement and Power of Attorney have been registered in the office of Sub-Registrar, Nashik at serial No.3039 and 3040 respectively on 19/10/2016 and accordingly the entry to that effect has been mutated into the record of rights.

12) The developer has purchased TDR from Shri. Kanhaiyalal Chetandas Manwani and others by a Sale-Deed dated 02/12/2017. The said Sale-Deed is registered in the office of Sub-Registrar, Nashik at serial No. 2466 on 02/12/2017.

13) The developer has prepared a plan for construction of building on the said property. The said building plan has been approved by the Nashik Municipal Corporation by it's sanction of building plan and commencement certificate No. LND/BP/A3/04/763, dated 16/04/2018.

14) I have taken search of Index-II registers from 1989 to 2018 and as per my search no adverse entries have been found in the available records.

15) The developer have obtained project loan on the said property from the State Bank of India and has issued a Encumbrance Certificate of the same.

On the above observations I am of the opinion that the owners have got a good, clear and marketable title to the said property Plot No. 3+4/B adm. 2409.44 sq. mtrs S.No. 769/2 and the developer M/S. Shreeji Realty have acquired all the rights to construct building on the said property and sell the built-up premises. The said Title Report has been issued on the basis of documents submitted to me.

Advocate