

Mangal Sanjeev Tayade

Advocate

Resident : 4, Bageshree Apartment, Near Palika Garden, Tidke
Colony, Trimbak Road, Nashik

Date 06/03/2018

Title Report

To,

Viva Highways Ltd

Ashoka House, Ashoka Marg,
Wadala, Nashik

Description of property :

All that piece and parcel of property bearing Plot no.1 admeasuring 1393.62-50 Sq. mtrs. out of S. No. 11/1/1A/3 situated at Dasak Tal. & Dist. Nashik, bounded as follows:

On and towards :

- East :- Plot No. 2 & 3
- West :- 30 Mtrs. wide Road
- South :- S. No. 11/1B/3
- North :- Plot No.2 of S.No. 11/1/1A/2

(Hereinafter referred to as **Said Plot**)

I have been requested by the director of **Viva Highways Ltd** to inspect and verify the title of the above mentioned Plot and for that purpose information and following documents are given by the company.

1. 7/ 12 extract form 1985-86 to 2016-17 & 6D extracts (Mutation entries)
2. Following Xerox copies of sale Deed
 1. Copy of Sale Deed dtd. 31/07/1974 registered at Sr. No. 1549/74. in favour of Mr. Rus framrose Balapuriya,
 2. Copy of Sale Deed dtd. 18/01/1991 registered at Sr. No. 523/91. in favour of Mr. Vijay Tillumal Manghnani.
 3. Copy of Sale Deed dtd. 17/09/2003 registered at Sr. No. 4558/2003. in favour of Pride Plaza Co-OP- Housing Society ltd.

4. Copy of Sale Deed dtd. 19/11/2014 registered at Sr. No. 342/2015 in favour of M/s. Karda Construction Pvt. Ltd.
5. Copy of Sale Deed dtd. 30/03/2017 registered at Sr. No. 2063/2017 in favour of M/S. Viva Highways Ltd.
3. Copy of sanction Lay out letter No O.W/Town planning/ Final/116/ 1147 dt. 19/02/1998.
4. N.A. Order no. Maha/ kaksh/ N.A./ 690/ 1997 dated 12/3/1997 .

After going through the above documents and revenue records produced before me, my observations & findings are as follows:

1. It reveals from M.E. No. 2781 dated 17/12/1982 that Mr. Rus Framrose Balapuriya purchased area of Survey no. 11/1+2A/1/2A/1 situated at village Dasak from Mr. Dattu Gopala Borade, Mr. Sudam Dattu Borade, Mr. Bhagirath Dattu Borade for consideration on date 31/7/1974 after procuring permission under section 63 of BTNL Act vide order no. TNCUS/176/74 dated 12/07/1974. The said survey number was sub divided and accordingly Mr. Dattu Goapala Borade and others entitled an area admeasuring 00 H 65.00 Area of Survey No. 11/1+2A/1/2A/1/1A/1/1 and Mr. Rus Framrose Balapuriya became owner of the area admeasuring 00H 73.00 Are of Survey No. 11/1+2A/1/2A/1/1A/1/2.
2. It reveals from M. E. no. 3453 certified on 30/01/1987 that Gulbai Framrose Bala Puriya died on 18/01/1984 living behind 2 sons, 2 daughter I.e. Mr. Zubin Rus Balapuriya, Zaher Rus Balapuriya, Roshni R Kaul, Zareen Rus Balapuriya, Shrimati Vispi Rus Balapuriya as her only legal heirs and representative and accordingly names of his legal heirs were recorded on record of rights and name of deceased was deleted from the record of rights of the said land by certifying this Mutation Entry.
3. It reveals from M. E. No. 3531 dated that as per the application by Shri Rus Framrose Balapuriya and as per the order passed by Hon.ble Tahasildar Saheb dated 15/07/1987 the names were added in the record of rights of the said land 1.Vispy Rus Balapuriya, 2.Mrs. Roshni R. Kaul, 3. Ku. Zareen F. Balapuriya, 4. Zubin Rus Balapuriya, 5. Mr. Zaher Rus Balapuriya , 6. Mr. Rajeev T.

Kaul. 7. Ku. Roma R. Kaul, 8. Mr. Raj R Kaul accordingly this entry was certified to that effect.

4. It reveals from Me. No. 3999 dated 14/11/1989 that as per the application by Shri. Rus Framrose Balapuriya and the order pass by the Hon'ble Tahasildar Saheb vide no RTS/Vashi/1921/89 dated 08/08/1989 the names of Mr. Rajeev T. Kaul. Ku. Roma R. Kaul, Mr. Raj R Kaul were deleted from the record of right of the said land and accordingly M.E. No. 3999 certified to that effect.
5. It reveals from the M.E. No. 4325 dated 29/05/1991 that Mr. Ruse Framrose Balapuriya and other 5 has sold his land as under :

Sr. No.	Survey no.	Area H- Are	Date of sale deed	Name of purchaser
1	11/1+2A/1/2A /1/1A/1/2A,	0-25	18/01/91	Mr. Satish Nandlal Khandelwal
2	11/1+2A/1/2A /1/1A/1/2B	0-24	18/01/91	Mr. Vijay Tilumal Maghnani
3	11/1+2A/1/2A /1/1A/1/2C,	0-25	29/01/91	Mr. Chandrakant Pritamdas Manghnani

All above Sale Deeds are executed after procuring permission as per sec 63 of BTNL Act from Collector vide no. TNC/SR/19/90 to 20/90. Accordingly the names of purchasers were recorded in record of rights by certifying this mutation entry.

6. It reveals from M.E. No. 4366 dated 19/8/1991 that as per the order of the Thasildar Saheb, Nashik vide order No. CTARK/ RTS/ VASI/ 422/91 dated 15/07/1991 effected a partition amongst owners and hence Mr. Chandrakant Pritamdas Manghnani became owner of an area admeasuring 0 H 25 Are of Survey No. 11/1+2A/1/ 1A/ 1A/1/2 Hissa No. 1, Mr. Satish Nandlal Khandelwal became owner of an area admeasuring 0 H 24 area of Survey No. 11/1+2A/1/ 1A/ 1A/ 1/2 Hissa No. 2 & Mr. Vijay Tillumal Manghnani became owner of an area admesuring 0 H 24 Area of Survey No. 11/1+2A/1/ 1A/ 1A/1/2 Hissa No. 3 and accordingly the M.E. no. 4366 certified to that effect.

7. It appears from the Mutation Entry No. 5278 that on 17/11/1995 measurement of Survey No. 11/1+2A/1/

1A/1A/1/2/1, Survey No. 11/1+2A/1/1A/1A/1/2/2 & Survey No. 11/1+2A/1/1A/1A/1/2/3, were carried out by T.L.R. Department vide (मो.र.नं.) Mo. R. No. 238 to 240. As per the said measurement sheet following are changes are recorded and separate 7/12 extract are created.

Old S. No.	New S. No.	Area H- R.	Name of Kabjedar
11/1+2A/1/1A/1A/1/2/1	11/1/1A/2	0-25	Mr. Chandrakant Pritamdas Manghnani
11/1+2A/1/1A/1A/1/2/2	11/1/1A/1	0-24	Mr. Jagdish Pritamdas Maghnani
11/1+2A/1/1A/1A/1/2/3	11/1/1A/3	0-24	Shri. Vijay Tillumal Mangahnani.

8. It is observed from M.E. No. 6522 that Shri. Vijay Tillumal Mangahnani. owner of the land bearing Survey No. 11/1/1A/3 obtained permission from Dy. Collator, Nashik to change use of land into the Non Agricultural purpose vide order no. Maha/ kaksh/ N.A./ 690/ 1997 dated 12/3/1997 and also obtain sanction of lay out from Assistant Director, Town Planning Nashik Municipal Corporation, Nashik vide letter no. O.W/Town planning/ Final/116/ 1147 dt. 19/02/1998. In view of this fact land bearing survey no 11/1/1A/1 subdivided into plots as per sanction lay out plan as under:

Plot Not.	Area Sq. mtrs.	Name
1	1393-62	Shri.Vijay Tillumal Mangahnani.
2	351-75	Shri.Vijay Tillumal Mangahnani.
3	335-68	Shri.Vijay Tillumal Mangahnani.
4	293-95	D.P.Road
5	25.00	M.S.E.B.

Accordingly Mutation Entry no. 6522 is certified and separate 7/12 extract for each plot was came into existences.

9. It reveals from M.E. No. 7991 that Shree Pride Plaza Co-Operative Housing Society through its Chairman Mr. Pramod Chandrakant Jagle has purchased plot no. 1 an area admeasuring 1393.60 Sq. Mtrs of Survey no 11/1/1A/3 from Mr. Vijay Tillumal Mangahnani on 17/09/2003 by way of Sale Deed which is registered at the office of Sub Registrar, Nashik at Sr. No. 04558/2003 and accordingly name of purchaser was recorded in ownership

अॅड.सौ.मंगल
रजि.नं. १००
४, बागेश्री अपार्टमेंट,
विडके कॉलनी,
मो.: ९८८०००००

right column of 7/12 extract by M.E. No. 7991 on 06/10/2003.

10. It reveals from the M.E. No. 14694 that Karda Constructions Pvt. Ltd. through it's Director Mr. Naresh Jagumal Karada has purchased plot no. 1 area admeasuring 1393.60 Sq. Mtrs of Survey no 11/1/1A/3 from Shree Pride Plaza Co-Operative Housing Society through its Chairman Mr. Trilokchand Tejandas Kalani on 12/01/2015 by way of Sale Deed which is registered at the office of Sub Registrar, Nashik at Sr. No. 342/2015 and accordingly name of purchaser was recorded in ownership right column of 7/12 extract by M. E. No. 14694 on 16/02/2015.
11. It is observed from M. E. No. 15819 that M/s. Viva Highways Ltd. i.e. present owner has purchased the Non Agricultural plot no. 1 an area admeasuring 1393.62 Sq. Mtrs. out of Survey no 11/1/1A/3 from Karda Constructions Pvt. Ltd. through it's Director Mr. Naresh Jagumal Karada on 07/04/2017 vide Sale Deed which is registered at the office of Sub Registrar, Nashik at Sr. No. 2063/2017, hence name of present owner i.e. M/s. Viva Highways Ltd. is entered into the record of Rights by vertu of this Mutation Entry No. 15819.

Thus Viva Highways Ltd is absolute owner and possessor of the said Plot no. 1 admeasuring 1393.62 Sq. mtrs. out of survey no. 11/1/1A/3 situated at village Dasak, Taluka and District Nashik.

OPINION:

I have studied and scrutinized the record which is made available to me to verify the title of the said plot. After perusing all relevant record and documents pertaining to said Plot I do not found any adverse entry or any encumbrances upon the said Plot. Therefore, I came to the conclusion that Viva Highways Ltd. owns and possess free, fair, clear and marketable title to the said plot.

Hence this Title Report



Advocate

(Mangal S. Tayade)

अॅड.सौ.मंगल संजीव तायडे

रजि.नं.महा. 930 / 99

4, बागेश्री अपार्टमेंट, पालिका गार्डन समोर,

लिडके कॉलनी, त्र्यंबकरोड, नाशिक.

मो.:9881564650

संजीव
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पालिका गार्डन समोर,
त्र्यंबकरोड, नाशिक.
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