SUSHIL R. JAIN
ADVOCATE
OFFICE - OFF.NO.3, ANAND-BHAKTI SANKUL, NEAR DATTA-MANDIR STOP, NASHIK ROAD, NASHIK.
CHAMBER NO. 120, MARUTI CHAMBER, DISTRICT COURT COMPOUND, NASHIK.

ef.No.:

Date : 27/ 1/ 2018

TITLE INVESITGATION REPORT

TOWHOMSOEVER IT MAY CONCERN

Subject: Investigation into the title of property bearing **Plot no. 3 area adm. 1119.25 sq. mtrs. out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik** within the local limits of Nasik Municipal Corporation & within the limits of Sub-Registration of Dist. Nasik.

I. Description of Property :-

All that piece and parcel **Plot no. 3 area adm. 1119.25 sq. mtrs out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik** within the local limits of Nasik Municipal Corporation & within the limits of Sub-Registration of Dist. Nasik which is bounded as per approved building plan.

II. Applicant :-

On the verbal request of **M/s Sparsh Buildcon Partnership Firm through its partners 1. Mr. Sandeep Sriniwas Kalantri and 2. Mr. Abhijit Chandrashekhar Dayma** to issue Title Certificate with respect of the property and for that purpose they have produced for my perusal the following documents & relying upon the documents, I am submitting my Title Certificate. The documents are as under:

a. 7/12 Extract.

b. Mutation entries.

c. Copy of NA order vide no. Maha/Kaksh-3/B.S.P.K/187/1995 dated 29/04/1995.

d. Copy of Copy of Layout order vide no. Ja. No. Naravi/Final//33(Panchvati) dated 13/07/2000

e. Copy of Sale Deed executed by Mr. Gorbachansingh

Narendra Popatrao Pagar and other 3 of **Plot no. 3 area adm. 1119.25 sq. mtrs. out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik** in favour of Laurel Co-op. Hsg. Society Ltd. registered at Sr. No. 875/1994 on 30/06/1993.

f. Copy of Transfer Deed executed by 1. Laurel Co-op. Hsg. Society Ltd. through its Chairman Mr. Girish Ratilal Patel, 2. Mr. Jayant amrutlal Bhayani with consent of Mr. Rajendra M. Developers and Builders Pvt. Ltd. through its Director Mr. Mr. Jitendra Manohardas Thakkar, 2. Pramila Narayan Wani and Mr. Rajesh M. Bora of **Plot no. 3 area adm. 1119.25 sq. mtrs. out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik** in favour of M/s. Ravi Construction Partnership Firm through its Partner Mr. Ravindra Mahadu Patil and Sunil Bhatu Dahide registered at Sr. No. 4758/2003 on 14/10/2003.

g. Copy of Transfer Deed executed by M/s. Ravi Construction Partnership Firm through its Partner Mr. Ravindra Mahadu Patil and Sunil Bhatu Dahide of **Plot no. 3 area adm. 1119.25 sq. mtrs. out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik** in favour of 1. Mr. Rohan Rajaram Sonawane, 2. Mr. Amit Sahebrao Bhadane and 3. Smt. Sandya Jayant Thakare registered at Sr. No. 219/2006 on 09/01/2006.

h. Copy of Transfer Deed executed by 1. Mr. Rohan Rajaram Sonawane, 2. Mr. Amit Sahebrao Bhadane and 3. Smt. Sandya Jayant Thakare of **Plot no. 3 area adm. 1119.25 sq. mtrs. out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik** in favour of Laxmi Associates, Partnership Firm through its Partner Mr. Pankaj Prakash Jadhav, 2 Mr. Rahul Prakash Jadhav and Mr. Girish Anil Naik registered at Sr. No. 3821/2015 on 20/07/2015.

i. Copy of Development Agreement and GPA by M/s Laxmi Associates, Partnership Firm through its Partner Mr. Pankaj Prakash Jadhav, 2 Mr. Rahul Prakash Jadhav and 3. Mr. Girish Anil Naik of **Plot no. 3 area adm. 1119.25 sq. mtrs. out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik** in favour of **M/s Sparsh Buildcon Partnership Firm through its partners 1. Mr. Sandeep Sriniwas Kalantri and 2. Mr. Abhijit Chandrashekhar Dayma** at sr. no. 6946/2017 and 6947/2017 dated 30/10/2017.

j. Copy of T.D.R. sale deed by Mr. Hiraman Kashinath Lamkhade of area adm. 1021.30 sq. mtrs. of Nashik in favour of

M/s Sparsh Buildcon Partnership Firm through its partners 1. Mr. Sandeep Sriniwas Kalantri and 2. Mr. Abhijit Chandrashekhar Dayma at sr. no. 7190/2017 dated 16/12/2017.

k. Building Commencement Certificate vide LND/BP/C2/599/1270 dated 09/01/2018.

l. Building Plan.

III. Observations and Findings :-

From the documents produced for my perusal, I from the following opinion as follows.

M. E. No. 3154 dated 13/09/1979 reveals that Mr. Gorbachansingh Bantasingh Gogna had prepared tentative layout of area adm. 5254.00 sq. mtrs. and same is approved by Nashik Municipal Corporation vide order no. LND/WS/232/5279 dated 23/11/1993 and further it appears that said land has been converted into non agriculture used purpose of residential used by order of collector of Nashik vide order no. Maha/Kaksh/B.S.P.K./187/1995 dated 29/04/1995. That so also competent authority or ULC Nashik has issued the order ULC-C-1/Sec.+1. 20(1)(9)/T and D/206/93 dated 04/06/1993 by this order Talegaon Dabhade Scheme has been implemented and after that final layout prepared vide order no. Ja.No./Naravi/Final/33(Panchvati) dated 13/07/2000.

M. E. No. 3155 reveals that, the said land has been sub-divided into two parts and after division S. No. 501/1 area adm. 01 H 29 R came to share of Mr. Gorbachansingh B. Gogana and S. No. 505/2/9 area adm. 00 H 20 R came to share of Laurel Co-op. Hsg. Society Ltd.

M. E. No. 6775 dated 05/12/2003 reveals M/s. Ravi Construction through its Partner Mr. Ravindra M. Patil & Mr. Sunil B. Dahide had purchased the **Plot no. 3 area adm. 1119.25 sq. mtrs. out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik** from the Laurel Co-op. Hsg Society Ltd. through Mr. Kundan B. Dhomse and others by registered transfer deed at sr. no. 4758/2003 dated 14/10/2003 and accordingly the name of purchaser entered to R/R.

M. E. No. 8033 dated 10/01/2006 reveals 1. Mr. Rohan Rajaram Sonawane, 2. Mr. Amit Sahebrao Bhadane and 3. Smt. Sandya

sq. mtrs. out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik from the Thakare M/s. Ravi Construction through its Partner Mr. Ravindra M. Patil & Mr. Sunil B. Dahide by registered transfer deed at sr. no. 219/2006 dated 09/01/2006 and accordingly the name of purchaser entered to R/R.

Further that the owner M/s Laxmi Associates, Partnership Firm through its Partner Mr. Pankaj Prakash Jadhav, 2 Mr. Rahul Prakash Jadhav and 3. Mr. Girish Anil Naik had purchased the **Plot no. 3 area adm. 1119.25 sq. mtrs. out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik** from the 1. Mr. Rohan Rajaram Sonawane, 2. Mr. Amit Sahebrao Bhadane and 3. Smt. Sandya Jayant Thakare by registered transfer deed at sr. no. 3821/2015 dated 20/07/2015 dated 09/01/2006 and accordingly the name of purchaser entered to R/R.

Further that the owner M/s Laxmi Associates, Partnership Firm through its Partner Mr. Pankaj Prakash Jadhav, 2 Mr. Rahul Prakash Jadhav and 3. Mr. Girish Anil Naik executed development agreement and GPA of **Plot no. 3 area adm. 1119.25 sq. mtrs. out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik** in favour of **M/s Sparsh Buildcon Partnership Firm through its partners 1. Mr. Sandeep Sriniwas Kalantri and 2. Mr. Abhijit Chandrashekhar Dayma** for consideration of 50% of commercial area i.e. area adm 116.07 sq. mtrs. and 45 % of Residential area 45 % i.e. area adm. 855.54 sq. mtrs. and said agreement is registered at sr. no. 6946/2017 and 6947/2017 dated 30/10/2017.

Further that the M/s Sparsh Buildcon Partnership Firm through its partners 1. Mr. Sandeep Sriniwas Kalantri and 2. Mr. Abhijit Chandrashekhar Dayma purchased T.D.R. area adm. 1021.30 sq. mtrs. of Nashik from Mr. Hiraman Kashinath Lamkhade by sale deed and same is registered at sr. no. 7190/2017 dated 16/12/2017.

Further that the M/s Laxmi Associates, Partnership Firm through its Partner Mr. Pankaj Prakash Jadhav, 2 Mr. Rahul Prakash Jadhav and 3. Mr. Girish Anil Naik through their GPA holder **M/s Sparsh Buildcon Partnership Firm through its partners 1. Mr. Sandeep Sriniwas Kalantri and 2. Mr. Abhijit Chandrashekhar Dayma** applied and obtained building permission from Nasik Municipal Corporation and constructed a building vide Building Commencement

Certificate vide LND/BP/C2/599/12701 on 09/01/2018 and started the construction as per the Plan.

IV. Opinion

Relying upon the documents, I am of the opinion that by virtue of registered Sale Deed, the titles of **Laxmi Associates, Partnership Firm through its Partner Mr. Pankaj Prakash Jadhav, 2 Mr. Rahul Prakash Jadhav and Mr. Girish Anil Naik** with respect of **Plot no. 3 area adm. 1119.25 sq. mtrs. out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik** is negotiable, marketable & free from all encumbrances.

Further by the virtue of Registered Development Agreement and GPA, the titles of developer, **M/s Sparsh Buildcon Partnership Firm through its partners 1. Mr. Sandeep Sriniwas Kalantri and 2. Mr. Abhijit Chandrashekhar Daymawith** respect to **Plot no. 3 area adm. 1119.25 sq. mtrs. out of S. No. 505/2 situated at Adgaon, Tal. & Dist. Nasik** is negotiable, marketable & free from all encumbrances.

Thanking you

Yours faithfully

Advocate
Sushil R. Jain
Advocate
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