

TITLE SEARCH REPORT

Date-03/02/2018

TO WHOMSOEVER IT MAY CONCERN

OWNER : Shri. Anil Somnath Dhumal

DEVELOPER : INNOVATIVE VENTURES, through partners
1) Shri. Sanjay Beniram Wani,
2) Shri. Jitendra Babanrao Wani,
3) Shri. Rahul Uttam Patel

PROPERTY : Gat No.222/1A, Plot No.23, adm. 869.50
sq.mtrs., of village Ambad (khurd), Tal. &
Dist. Nashik.

Sir,

You have asked me to investigate into the title of the above mentioned property. I have inspected the revenue records for last 40 years and available Index II record for last 30 years and my observations are as follows....

1) The property Gat No.222 part was owned by Shri. Bankatlal Shankarlal Jaju, he has purchased the said property from the erstwhile owner Shri. Dagadu Kondaji Matale in the year 1973 and accordingly his name has been mutated into the record of rights by M.E.No.1069.

2) Shri. Bankatlal Shankarlal Jaju filed an application for entering the names of his brothers and son into the record of rights of the said property as the said property Gat No.222 part has been purchased with their help and hence the names of Shri. Radhkisan Shankarlal Jaju, Shri. Jaykisan Shankarlal Jaju, Shri. Somnath Shankarlal Jaju and Shri. Deepak Bankatlal Jaju have been mutated into the record of rights of the said property by M.E.No.1208.

3) Shri. Bankatlal Shankarlal Jaju and others prepared a lay out of the property Gat No.222/1A. The said lay out has

been approved by the Asstt. Director of Town Planning, Nashik by it's order dated 06/02/1981 and the Collector has granted the permission for the non agricultural use of the said property by order dated 23/03/1981. Accordingly the said property Gat No.222/1A has been laid into the plots and the said plots are partitioned within the owner as per their understanding. The entry to that effect has been mutated into the record of rights by M.E.No.1210.

4) Shri. Bankatlal Shankarlal Jaju and others have partitioned the plots out of Gat No.222/1A amongst the themselves by M.E.No.1632 and accordingly the said property Plot No.23 has been allotted to the share of Shri. Somnath Shanakarlal Jaju.

5) Shri. Somnath Shankarlal Jaju sold the said property to Shri. Anil Somnath Dhumal by a Sale Deed dated 31/07/1991 and accordingly the name of owner has been mutated into the record of rights by M.E.No.1885.

6) The owner granted the right to develop the said property to the developer by a Development Agreement dated 27/07/2016 and also appointed the developer as his attorney. The said Development Agreement and Power of Attorney have been registered in the office of Joint Sub Registrar Class-II, Nashik-1, at sr. no. 6520 and 6521 on 09/08/2016 and accordingly the name of developer has been mutated into the other rights column of the record of rights by M.E.No.11791.

7) The developer has purchased TDR from Shri. Sandeep Haribhau Jadhav by a Sale-Deed dated 27/09/2017. The said Sale-Deed is registered in the office of Sub-Registrar, Nashik at serial No. 5276 on 27/09/2017.

8) 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

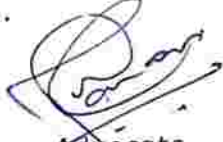

Mr. Mani

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sanction of building plan and commencement certificate No.
LND/BP/B2/552/14364 dated 25/01/2018.

9) The search of the Index II for the year 1988 to 2017
was conducted and on inspection no adverse entries
regarding the said property have been found in the
available record.

On the above observations I am of the opinion that
the owner has got a good, clear and marketable title to the
said property and the developers have further rights to
develop the same and sell the built-up premises.


Advocate
Mr. Manish V. Lonari
(Advocate)


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(Advocate)