SAU. VIDYULLATA K. TATED

Advocat

Resi. : 5, Jeevan Swapna Co-op.Hsg. Sety, L.I.C.Colony Indira Nagar, Nashik- 9. Ph.: 2324769
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TITLE REPORT

I) **NAME & ADDRESS OF THE PERSON REQUESTING PERSON TO PREPARE TITLE REPORT :-**

Roongta Homes LLP having its office at :- Shree Tirumala Ashirwad Apartment , Pethe Nagar Road , Indira Nagar , Nashik **through their partner Mr. Akhil Lalit Roongta.**

II) **NAME & ADDRESS OF THE OWNERS OF THE PROPERTY :-**

M/s. Surana and Sons , a partnership firm having its office at :- Agora Complex, Canada Corner , Nashik. **through their partner Mr. Shrenik Shashikant Surana.**

III) **DESCRIPATION OF THE PROPERTY :-**

All that piece and parcel of land bearing **S. No. 807 / 1 / 2 / 5 to 7 ,Out of which plot no. 1C + 2 / A , admeasuring 3998.00 Sq. Mtrs. lying and being at Nasik Shiwar**, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik,which property is bounded as shown below :-

On or towards East	:	Plot no. 1 C + 2 / B & Open Space
On or towards West	:	Plot no.1 B
On or towards South	:	12 mts.Colony road
On or towards North	:	S.No. 806 / 2B / 1

IV) **OBJECT OF THE TITLE REPORT :-**

As per the reqest of the abovesaid Owners of the above said property.

V) **COVERAGE OF SEARCHES MADE :-**

1) 7/12 extracts from the year 1985 - 86 to 2016-17
2) Mutation Entries from form No. 6-D
3) Sale deed dated 20/03/2017 , 26/07/2017 ,16 /12 /2016 , & 13/10/2017
4) Confirmation deed dated 28/02/2011, 03/07/2017
6) Development Agreement dated 10/04/ 2003 , 20/10/2007, 29 / 02/ 2008
7) Power of Attorney dated 10/ 04/ 2003 , 20/10/2007 , 20/03/2010 & 11/ 12/ 2017

8) Revenue Sharing Agreement dated 11/ 12/ 2017

9) Vatan / Kavi / 32 / 2009/ Nashik dated 29/ 01/ 2009.

10) N. A. permission having No. Kra / Maha / Kaksh 3 / 4 / NA/ 80/ 2009/ Nashik, Dated 24/02/2010

11) Indenture of partial release deed dated 20/03/2017

12) Declaration of satisfaction of decree & Darkhast dated 23/ 04/2013

13) Lease Pendency cancellation deed dated 20/04/2013

14) Layout approvel Letter No. Ja No. / Namanapa / Nar/ B5/ 16 / 2016, dated 27/09/2016 & Ja. No. / Nagarrachana Vibhag / Final / A4 / 4 / 2016 dated 23/12/2016 & Ja/ Kra. / Naravi / Vashi / B - 5 / 22/ 2017 dated 26/09/2017

The said properties are part of Original S. No. 807/ 1 , admeasuirng about 14 Accar 36 Gunthe. Its tenure was Kazi Inam Class VI -(A) which belong to Kazi Chiraguddin Gayasuddin and others. The said tenure was abolished due to inforcement of the provisions of Bombay service Inams (Useful to comunity) abolation act 1953. As the Kazi familiy failed to pay occupancy price of the said property to the government before stipulated date , their names were deleted from the 7/12 extract of the said property. Subsequently as per the order dated 02/11/1972 of the Assistant Collator Nashik the said property was regranted to shri. Pundlik Ganpat Hirave on " New in partibla terms" being occupant and cultivator against payment of occupancy price on 14/03/1970.

It appears from M.E. No. 6500, dated 15-04-1954 that the said land property bearing S.No. 807/1 were declared as "Rayat Upayogi Inam" lands class-6-A vide order No. WTN / 54, dated 19-03-1954 of Mamlatdar, Nasik. Further order No. Vatan / 3346, dated 20-09-1954 the name of Government was entered above the line and below the line the names of owner of land Shri. Kazi Chiraguddin and others 13 were recorded into the revenue record.

It appears from M.E. No. 6854, dated 22/06/1956 that the charge of Meher amount Rs. 7,000/- was recorded in other rights column as per RCS no. 90/1951.

It further appears from M.E. No. 7476 dated 25-08-1959 that the above said owners namely Kazi Chiraguddin Shamshoddin and others 13 did not paid the amount of rights of possession of aforesaid land in time i.e. before 31/03/ 59 hence their names were deleted from the record of rights and said land was

wested with government.

It appears from M.E. No.7586 , dated 24-04-1960 that Kazi Khairuddin Shamshoddin was died on 08/03/1960 and his legal heirs son namely Kazi Mujonuddin Khiruddin wife namely Sahebunnisa mard Kazi Khairuddin and daughter rukaiyya were recorded in record of rights

Due to implementation of enforcement of weights and measurements Act & Indian coinage Act the measurements of the said land have been converted in to metric by way of certifying in M. E. No. 12378.

It further appears from M.E. No. 13539, dated 22/11/1972 that the said S. No. 807/ 1 & 807 / 3 was Inam land, class - 6 A. The Possession amount was not deposited in time limit hence the said land was Akari Padit . Hence Additional Collector Nashik vide their order no. 1494/ 72 dated 02/11/1972 had allotted the said land to Shri. Pundlik Ganpat Hirave on New tenuar under certain conditions.

It further appears from M.E. No. 14906, dated 20/09/1975 that Pundalik Ganpat Hirave had sold area out of S. No. 807 / 1 to Baburao Shankarrao Chavhan by registered sale deed dated 21/05/1975 & 23/05/1975 registered with the Sub-registrar of Nashik at Sr. No. 938 and 954 respectively . As per the said Sale deed the name of Pundlik Ganpat Hirave was deleted from record occupants column and the name of Baburao Shankarrao Chavhan was recorded in occupants column .

It further appears from M.E. No. 21206, dated 17/11/1984 that their was remark as illegal transaction for Baburao Shankarrao Chavhan and Suchita Baburao Chauvhan in other rights column. Out of the said property the following properties are regularised for certain reasons as -

S. No. Hissa no.	Area	Assessed	Reason	Name of the owner
807/ 3B / 1 / 7	2444.93	1.3	construction of House	Suchita Baburao Chauvhan
807/ 3B / 1	36499.86	14.89	Original Hissa	Suchita Baburao Chauvhan
807/ 1 / 1	43254.00	14.50	Original Hissa	Baburao Shankarrao Chauvhan

807/ 1/ 2	2653.00	1.71	Consturction of House	Cheif Promoter **********
807/ 1/ 3	13593.00	12.60	Consturction of House	Cheif Promoter **********

The said lands are regularised as per order of Collector Nashik dated 11/10/1984. Order no. 933/ 84.

It further appears from M.E. No. 21478 , dated 15/03/1985 that Smt. Ahamad Saheb Sayyad and others had purchsed area admeasuring 568.55 from Baburao Shankarrao Chauhan by registered sale deed dated 11/05/1983. As per the said Sale deed their was partition of S. No. 807 / 1 as S. No. 807/ 1 / 1 admeasuring 42685.45 sq. mtrs. owned by original owner.

It further appears from M.E. No 21650 , dated 12/04/1985 that Paradol Timappa Rai had purchsed area admeasuring 602.83 from Baburao Shankarrao Chauhan by registered sale deed dated 27/05/1983. As per the said Sale deed area admeasuring 42082.62 sq. mtrs. owned by original owner.

It further appears from M.E. No. 24031 , dated 01/12/1987 that The said S. No. 807 / 1 was in the name of Akbar Ali Samoshoddin. He was died on 15/ 01/1944. M. E. No. 6470 had been mututaed for record their legal heirs. But at that time the name of One son Mehmud Ali Akbar Ali Kazi was not recorded . Hence as per the order of Tahasildar vide their order no. Adhi / Abhi / Vashi / 3126 / 87 , Nashik, dated 16/11/1987 the name of Mehmud Ali Akbar Ali Kazi who was died on 27/10/1949 . Hence his legal heirs wife namely Rahima Begum Mehmud Ali Kazi , two sons namely Kazi Valliuddin Mehmud , Kazi Masud ali mehmud and daughter namely Sultana begum Mehmud were brought on record.

It further appears from M.E. No.32105 , dated 12/08/1994 that as per order of collector Nashik vide their order no. 677/ 94 dated 18/06/1994 The names Rahima Begum Mehmud Ali Kazi , Kazi Valliuddin Mehmud, Kazi Masud ali mehmud , Sultana begum Mehmud which were added vide M.E. No. 24031 were deleted from record of rights .

The said Shri. Pundlik Hirave executed agreement to sale dated 12/ 08/1973 in favour of Smt. Sughrabi and others for Sale of 1 H. portion out of aforesaid land. But the said Shri. Hirave filed to execute final conveyance in favour of Smt. Sugrabi and others. Hence the said agreement to sale was enforced

through court Finally there was compramise It further appears that Sugrabi Shaikh Bibal and other 5 had purchsed 1H. area out of S. No. 807 /1 from Pundalik Ganpat Hirave by registered sale deed dated 16/09/1994. M.E. No.32106, dated 12/08/1994 had been mutuated to that effect.

It further appears from M. E. No. 42334 dated 11/07/ 2000 that Shri. Baburao Chauhan got revised layout approved due to which S. No. 807/ 1/ 1 subdivided into 3 parts . Area admeasruring 34764.34 sq. mtrs. given new S. No. 807/ 1 / 1 / A , Open spce area admeasuring 5531.32 sq. mtrs. allotted S. No. 807 / 1 / 1 / B and area admesuirng 1786 .96 sq. mtrs. reserved for school premises given S. No. 807/ 1 / 1 / C .

It further appears from M.E. No.45612 , dated 11/01/2002 that as per the order of minister of revenue dated 03-01-2002, there was status-quo for transfer of the said property. The said status-quo for transfer was recorded in other rights column of the said property. The said status-quo was deleted from record of rights vide order no. 0/3001, letter no. 370 / L / 6 of Minister of Revenue, State of Maharashtra, dated 28-10-2002 and order of Collector of Nasik vide their order no. Kaksha-4 / Vatan / Kavi / 1247 / 02, Nasik, Dated 26-12-2002 and order of Tahsildar of Nasik dated 10-01-2003, vide their order no. Vatan / Kavi / 1073 / 2002. The said status-quo for transfer was deleted from other rights column of the said property. M.E.No. 48085 dated 14-02-2003 was mutated to that effect.

Smt. Sugrabi Biban Shaikh , Raffique Biban Shikh , Iqbal Biban Shaikh, Mahendra Jagdish Agarwal , Narendra Jagdish Agarwal , Girish Jagdish Agarwarl & Shankar Ramnihay Yadav had executed Development agreement and Genral Power of Attorney in favour of Zeal Infraprojects Pvt. Ltd. on 20/10/2007 in respect of their 1 H. portion which documents are registered with Sub-registrar Nashik under Sr. No. 9774 & 9775 respectively.

It further appears from M.E. No.59145 , dated 01/09/2007 that is about noting of lease pendence notice regarding SCS no. 354 / 2007 filed by Sangeeta co - op. Housing society against Smt. Suchita & Miss Deepali Chauhan.

It further appears from M.E. No. 59538 , dated 12/10/2007 that the pencil entry of stay on sactioned of M.E. No. 32106 removed as S.D. O. Nashik Finally decided RTS Appeal no. 1 / 96 .

It further appears from M.E. No. 60849 , dated 05/03/2008 that Baburao Shankar Chavhan was died on 02/02/2005 and his legal heirs wife namely Sucheta Baburao Chavhan and daughter namely Deepali Baburao Chavhan were brought on record.

It further appears from M.E. No. 61952 , dated 03/07/2008 that it is regarding cancellation of lease pendance notice dated 30/06/2008 about the litigation of Sangeeta Co- op. Housing Soceity.

It further appears from M.E. No. 62908 , dated 23/10/2008 that the sale transaction in favour of Baburao Chauhan which was earliar declared as illgale being in brich of new impartial tearms was regulrised as per Government order no. Vatan / 02/ Pra.Kra. / 1008 / 4 dated 17/07/2008 and remark to that effect recorded on 7/12 extract Removed.

It further appears from M.E. No.63658 , dated 02/02/2009 that out of the S. No. 807/ 1 / 1 A area admeasuring 21884.00 sq. mtrs. , as per current market valuation 50 % Najarana Amount had been deposited thereafter Tahasildar Nashik had given permission vide their order no. Vatan / Kavi / 32/ 09 ,dated 29/01/2009. For conversion of said land for non agricultural use. Hence the new tenuare condition was deleted from other rights column for area admeasuring 21884.00 sq. mtrs.

It further appears from M.E. No. 64350, dated 07/05/2009 that Taluka Nirikshak Bhoomi abhilekh Nashikvide their letter no. Kra. Bhumapan / Po Hi No. / 638 /09 dated 08/04/2009. The hissa from no. 12 was applicable to this land as per the order of Tahasildar dated 05/05/2009 the record of rights was as. Previous S. No 807 / 1 / 1 A admeasuring 3406.64 sq. mtr owned by Sugrabi Marc Shaikh Biban for S. No. 807 / 1 / 1 / A area admeasuring 1H. owned by them and Sucheta Baburao Chavhan & Deepali Baburao Chavhan. As per the Hissa namuna form no. 12 S. No. 807/ 1 / 2 admeasuring 1H. 88 R + Pot kharaba 0H. 04 R owned by Sugrabi Mard Shaikh Biban and others , Sucheta Baburao Chavhan & Deepali Baburao Chavhan & S. No. 807/ 1 / 2 admeasuring 0H. 16 R owned by Sucheta Baburao Chavhan & Deepali Baburao Chavhan & S. No. 807/ 1 / 5 admeasuring 0H 04 R owned by Sucheta Baburao Chavhan & Deepali Baburao Chavhan.

Previous S. No. 807 / 1 / 1B admeasuring 5531.32 sq. mtr owned by Nashik Municipal Corporation for S. No. 807 / 1 / 1 / C area admeasuring 1788.96 sq. mtrs. owned by Sucheta Baburao Chavhan & Deepali Baburao Chavhan. As per the Hissa namuna form no. 12 S. No. 807/ 1 / 6 admeasuring 0H. 25 R owned by Sucheta Baburao Chavhan & Deepali Baburao Chavhan & S. No. 807/ 1 / 7 admeasuring 0 H. 07 R owned by Sucheta Baburao

Chavhan & Deepali Baburao Chavhan & S. No. 807/ 1 / 3 admeasuring 3750.00 sq. mtrs. owned by Sucheta Baburao Chavhan & Deepali Baburao Chavhan. As a result description of S. No. change as mentioned there in and the perticular S. No. which are the subject matter of this title search report recived their present numbers.

It further appears from M.E. No. 64808, dated 30/06/2009 that as per hissa form no. 12 the M.E. No. 64350.00 had been mutuated, The said M.E. was not approved but their was tentetive layout was approved by Nashik Municipal Corporation as per jalgaon Town planning on 7/12 record open Space and school remark taken in other rights column. Open space and aminitiy space already trnasere to Nashik Municipal Corporation . Hence as per the gazzate from colletctor Nashik dated 20/02/2009. New hissas were prepared.

It further appears from M.E. No. 68224 , dated 12/07/2010 that Zeal Infraprojects Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain , Sun Infrastructures Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain had purchsed area admeasuring 13464 sq. mtrs. out of S. No. 807 / 1 / 2 , Plot no. 49 out of S. No. 807 / 1 / 3 , S. No. 807/ 1 / 5 S. No. 807 /1 / 6 and 807/ 1 / 7 from Baburao Shankarrao Chavhan deaceased through their legal heir Suchita Baburao Chavhan , Deepali Baburao Chavhan through their Power of Attorney holder Sun Infrastructures Pvt. Ltd. through their authorised person Mr. Sudip Rajendra Chhajed with consent of Sugrabi Biban Shaikh , Raffique Biban Shikh , Iqbal Biban Shaikh, Mahendra Jagdish Agarwal , Narendra Jagdish Agarwal , Girish Jagdish Agarwarl & Shankar Ramnihay Yadav through thier Power of Attorney holder Zeal Grape Winary Pvt. Ltd. through their authorised person Mr. Sudip Rajendra Chhajed by registered confirmation deed & Sale deed . The said confirmation deed & Sale deed was registered in Sub -Registrar office Nashik - 2 on 03/07/2010 at Sr. 7138 / 2010. The said land is under new tenuar and also Naukar Rayat Inama Class - 6 A. But the said land is purchased for agricultural use hence any permission is not taken. The said land is inculded in residential Zone of Nashik Municipal Corporation Development Plan. The said Sale deed is executed on 30/ 12/2009 and thereafter the order about Stamp Duty is taken and confirmation deed for the said sale deed was registered on 03/07/2010. Out of the said Sale deed area admeasuring 5536.00 sq. mtrs. out of 19000.00 sq. mtrs. out of S. No. 807/ 1/ 2 was transefer to Nashik Municipal corporation for

open Sapce. Hence the said area i.e. 5536.00 sq. mtrs. was deleted in the said sale deed .

It further appears from M.E. No. 68228 , dated 12/07/2010 that Zeal Infraprojects Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain , Sun Infrastructures Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain had purchsed area admeasuring 2989.34 sq. mtrs. out of S. No. 807 / 1 / 9 & S. No. 807 / 1 /48 from Baburao Shankarrao Chavhan deaceased through their legal heir Suchita Baburao Chavhan , Deepali Baburao Chavhan through their Power of Attorney holder Sun Infrastructures Pvt. Ltd. through their authorised person Mr. Sudip Rajendra Chhajed by registered confirmation deed & Sale deed . The said confirmation deed & Sale deed was registered in Sub -Registrar office Nashik - 2 on 03/07/2010 at Sr. 7139 / 2010. The said land is under new tenuar and also Naukar Rayat Inama Class - 6 A. But the said land is purchased for agricultural use hence any permission is not taken. The said land is included in residential Zone of Nashik Municipal Corporation Development Plan. The said Sale deed is executed on 31/ 12/2008 and thereafter the order about Stamp Duty is taken and confirmation deed for the said sale deed was registered on 03/07/2010.

Smt. Suchita and Deepali Chauhan have executed development agreement and General Power of Attorney in favour of Sun Infrastructures Pvt. Ltd. on 29/02/2008 in their remaining portion admeasuring about 24764.34 sq. mtrs.which are registered in the office of Sub- registrar Nashik 2 on 11/01/2010 at Sr. No. 2901 & 2902 respectively under confirmation deed . However Smt. Suchita and Deepali Chauhan and also Smt. Sugrabi Biban Shaikh , Raffique Biban Shikh , Iqbal Biban Shaikh, Mahendra Jagdish Agarwal , Narendra Jagdish Agarwal , Girish Jagdish Agarwal & Shankar Ramnihay Yadav sold their respective properties to Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. by registered Sale deeds mentioned above. The Development rights granted by them to Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. under aforesaid development agreements and Power of attorney are marched in the ultimate sale.

It further appears that Development agreement and General Power of Attorney in favour of Shri. Ujwal Tukaram Pawar registered with Sub-regitrar Nashik - 2 at Sr. No. 3430 & 3431 on 10/04/2003 in respect of

total area admeasuring 19255.00 sq. mtrs. (Comprised of plot no. 33 to 48 & 41 , Open Space , reserved space for school, Market , 25 ft. wide road , 30 ft. wide road etc. as per the said layout) forming part of S. No. 807/ 1 / 1 / A. However the said ujwal Tukarma Pawar and the heirs of late Shri. Baburao Chavhan And Shri. Keshav Jagale (Consenting party) have executed and registered consent / confirmation deed in Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. favour were by they thave confirmed the sale deed. The said Sale deed is regsitered with the office of Sub - registrar Nashik 2 on 28/02/2011 at Sr. No. 2642 .

It further appears that Zeal Infraprojects Pvt. Ltd. had filed civil suit no. 631 / 2011 against Nashik Municipal Corporation. The said suit was withdwal from court on 30/ 01/ 2013. Zeal Infraprojects Pvt. Ltd. had executed lease pendance cancellation deed in Sub-Registrar Office Nashik 4 at Sr.No. 4679 dated 20/04/2013.

It further appears from M.E. No. 92944 , dated 04/04/2014 that Mukund Dodhuji Khairnar had filed Suit Against Sakubai Pundalik Hirve and others 12. The said Special suit no. 451/2013 was recorded in other rights column for S. No. 807/ 1 / 1 admeasuring 4000.00 sq. mtrs.

Agreement dated 15/ 06 /1996 (unregistered) regarding Sale of 27 plots to shri Parasmal Chordiya. However, by assigriment deed dated 11/ 01 /2008 Shri. Chordiya has assigned his rights in the said plots in favour of Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. This documents is notarized on 11/01/2008. By the said deed m the rights for purchse of property vested in Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. and the said right Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. got for valuable amount where after Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. have purchased the said property under the Sale deed as above. Therefore, the ownership has already vested in Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. .

Rahimabegum Mehmudali Kazi , Kazi waliyoddin mehmud, Kazi asudali mehmud and sutanabegum Mehmud executed agreement in the form of advance receipt dated 18/11/1968 in favour of Shri. Gopalrao Gulawe & Vinod Mathur for Sale of 35000.00 sq. mtrs. area. They in turn executed similar document in favour of Shri. Vinayak Mayekar in 1990. Smt. Bhagirathibai Eknath Hirave (Legal heir of Late Shri. Parashuram Hirave

youngr brother of Pundlik Hirave) and others were claiming 1/4 share in the said land which according to them was HUF property and had filed RCS No. 248 / 1975 for partition and possession. They also executed two separate GPA in favour of Shri. Vinayak Mayekar and Shri. Rajesh Mayekar which were registered in the office of sub -registrar Nashik 1 on 04/11/1996 authorising them to deal with the said property for the purpose of Development and sell. However the said suit is dismissed on 08/03/2000. Said Shri. Mayekar Subsequenty executed agreement to sale of 20,000/- sq. mtrs. area. out of above 35000.00 sq. mtr portion to Anil H. Bhandari (HUF) . Thereafter shri Bhandari and Shri. Mayekar executed agreement to Sale in favour shri. Dilip Bankar and others and received part consideration. However the said Shri. Anil Bhandari has executed indeminity Bond on 12/02/2010 undertaking to indemnify Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. incase their rights title and interest in the said property are affected adversely by the claim of anybody who have entired into above mentioned doucuments. The said bond is registered with Notary at Sr. No. 12/10 the remaning area is with Deepali co- op housing society .

Agreement dated 27/05/1975 (inregistered and confirmation deed dated 03/09/2003 in favour of Sangeeta co-op housing Society regarding 31 post total admeasuring about 14313.940 sq mtrs. However the heirs of the promoters of the said society have executed Cancellation deed on 18/06/2008 which is notarized under Sr. no. 83 / 2008. whereby they have confirmed cancellation of aforsaid agreement to sale & confirmation deed. The said society has withdrawn SCS no. 354 / 2007 unconditionally which has been disposed of by the court on 26/06/2008. Accordingly Lis pendance notice is cancelled on 30/06/2008 and documents to that effect is registered with Sub - Registrar of Assurances, Nahik - 5 on 01/07/2008 under Sr. No. 5978. The said society is wound up on the order of deputy registrar of Co- op. society in 2008

Agreement of sale dated 25/10/1991 in favour of Arvind kumar Manilal Vhora. For specific performance of hte said transaction , SCS no. 100 / 1995 was filed by the heirs of late shri. Arvind kumar Vhora in Nashik Court wherein the court passed order on 08/10/2002 and issued decree, for which Darkhast no. 3 / 03 is pending in Nashik court. According to that the vendor is directed to pay 3,20,000/ -to th heirs of late Vhora. The decree holders have executed agreement on 03/01/2003 in favour of Mayuresh

Saraf and other 2 for Sale of the said property. They in turn, have executed GPA on 03/01/2003 in favour of Prashant Avhad which is notrized. Thereafter all the aforesaid persons have executed deed of assignment of decree on 26/08/2007 in favour of Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. which doucument is notrised under Sr. No. 6100/ 2007. The said document should have been registered was finalised as satisfaction of the claim. The said special Darkhast No. 3/2003 was disposed- of by civil Judge sinior Division Nashik on 28/07/2010.

It further appears that additional collector and competant authority had given no objection certificate for transfer the said area admeasuring 14300.00 sq. mtrs. out of S. No. 807/ 1 / 1 A (which was declared excess under order no. ULC / A -4 /3871 / 224, dated 30/11/1981) vide their order no. ULC / A -2 - 2 / Kavi /64/ 2008, Nashik Dated 11/07/2008.

It further appears from M.E. No. 94386 , dated 12/08/2014 that as per order of collector of stamps Nashik in Case no. 27/14 , in order no. 1913 / 2014 dated 07/08/2014 . The charge of Rs. 10,45,035/- for Stamp Duty was recorded in other rights column for S. No. 807 / 1 / 1 / A for Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain.

It further appears from M.E. No. A- 815, dated 17/03/2016 that the remark of lease pendant for special civil suit no. 451/ 2013 was deleted as there was compramise between Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. through their director Anand Keshav Rajegaonkar as plaintiff with defendant.

It further appears from M.E. No. A- 3111, dated 21/11/2016 that s per order of collector of stamps Nashik vide their letter no.Ja. kra. / Kaksh-3 / Stha T A / 8/ 9 to 9 / 10, Abhi pra. Kra. / 278 /9 / 10 / 2016 / 2098 dated 04/10/2016 . The charge of Rs. 10,45,035/- for Stamp Duty was deleted in other rights column for S. No. 807 / 1 / 1 / A for Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain.

It further appears that Zeal Infraprojects Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain , Sun Infrastructures Pvt. Ltd. through their director Anand Keshav Rajegaonkar

and Mr. Anil Bhavarlal Jain had executed a Sale deed for area 0 H. 04 R out of S. No. 807 / 1 / 5 , area admeasuring 0 H. 07 R out of S. No. 807 / 1 / 7 and open space area 5536 sq. mtrs. out of S. No. 807 / 1 / 2 totally admeasuring 1 H.90 R to Nashik Municipal Corporation by registered Sale deed. The Said Sale deed was registered in sub registrar office Nashik 5 at Sr. no. 7377 dated 16 /12 / 2016.

It further appears that Smt. Sugrabi Mard Shaikh Biban & others had deposited the amount of najarana for S. No. 807 / 1 / 1 A out which area admeasuring 21884 .20 sq. Mtr out of area 34767.34 sq. mtrs. theirafter Tahasildar Nashik had given permission for non agricultural use vide their order no. Vatan / Kavi / 32 / 2009/ Nashik dated 29/ 01/ 2009, On certain conditions.

The Non-Agricultural Permission under section 44 of M.L.R.C. Act was granted by Upper Tahsildar of Nashik for the above said property vide their order No. Kra / Maha / Kaksh 3 / 4 / NA/ 80/ 2009/ Nashik, Dated 24/02/2010.

It further appears that Zeal Infraprojects Pvt. Ltd. & SunInfrastructures Pvt. Ltd had prepared layout for S.No. 807 / 1 / 2 / 5 to 7 which was tentetively approved by Nashik Municipal Corporation vide their Letter No. Ja. No. / Namanapa / Nar/ B5/ 16 / 2016, dated 27/09/2016 . The said layout was finally approved by Nashik Municipal Corporation after 50 % amount of Najarana was deposited vide their Letter No. Ja. No. / Nagarrachana Vibhag / Final / A4 / 4 / 2016 dated 23/12/2016. As per the said layout separate 7 / 12 extracts were prepaired. M.E. No.400074 dated 15/05/2017 had been mutuated to that effect.

It further appears that Sicom Ltd had executed indenture of partial release deed in favour of Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. & others for area admeasuring 2500.00 sq. mtrs out of Plot no. 1 B , area admeasuring 2234.50 sq. mtrs. out of Plot no. 2 out of S. No. 807 / 1 / 2 (P) Forming part of S. No. 807 / 1 / 1 A and Plot no. 1 C admeasuring 3435.50 sq. mtrs. out of S. No. 807/ 1/ 2 (P) forming part of S. No. 807/ 1 / 1 A. The indeture of partial release deed was registered in sub registrar office Nashik 1 at Sr. no 1802 dated 20 /03 / 2017.

It further appears that Sicom Ltd had executed indenture of partial release deed in favour of Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. & others for area admeasuring 2500.00 sq. mtrs out of Plot no. 1 B , area admeasuring 2234.50 sq. mtrs. out of Plot no. 2 out of S. No. 807 / 1 / 2 (P) Forming part of S. No. 807 / 1 / 1 A and Plot no. 1 C admeasuring 3435.50 sq. mtrs. out of S. No. 807/ 1/ 2 (P) forming part of S. No. 807/ 1 / 1 A. The indeture of partial release deed was registered in sub registrar office Nashik 1 at Sr. no.1802 dated 20 /03 / 2017.

It further appears that Sicom Ltd had executed indenture of reconveyance deed in favour of Zeal Infraprojects Pvt. Ltd. & Sun Infrastructures Pvt. Ltd. & others for S. No. 807 / 1 / 2 (P) admeasuring 8526 .00 sq. mtrs. S. No. 80/ 1/ 3 admeasuring 375.00 sq. mtrs. S. No. 807/ 1/ 6 admeasuring 2500.00 sq. mtrs S. No. 807/ 1 / 1 admeasuring 1600.00 sq. mtrs. The indenture of reconveyance deed was registered in sub registrar office Nashik 1 at Sr. no.2813 dated 25 /04 / 2017.

It further appears that Zeal Infraprojects Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain , Sun Infrastructures Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain had executed a Sale deed for Plot no. 1 C out of S. No. 807 / 1 / 2 /5 to 7 admeauring 3435.50 sq. mtrs. to M/s. Surana and Sons , a partnership firm throught their partner Mr. Shrenik Shashikant Surana by registered Sale deed. The Said Sale deed was registered in sub registrar office Nashik 3 at Sr. no. 1743 dated 20 / 03 / 2017.

It further appears that Zeal Infraprojects Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain , Sun Infrastructures Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain had executed a Sale deed for Plot no. 2 out of S. No. 807 / 1 / 2 /5 to 7 admeauring 2234.50 sq. mtrs. out of which 562.5 sq. mtrs. to M/s. Surana and Sons , a partnership firm throught their partner Mr. Shrenik Shashikant Surana by registered Sale deed. The Said Sale deed was registered in sub registrar office Nashik 3 at Sr. no. 5143 dated 26 /07 / 2017.

It further appears that Zeal Infraprojects Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain , Sun Infrastructures Pvt. Ltd. through their director Anand Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain had executed a Sale deed for Plot no. 2 out of S. No. 807 / 1 / 2 /5 to 7 admeauring 2234.50 sq. mtrs. out of which 1672.00 sq. mtrs. to Roongta Homes LLP throught their partner Mr. Nikhil Lalit Roonta by registered Sale deed. The Said Sale deed was registered in sub registrar office Nashik 3 at Sr. no. 5141 dated 26 /07 / 2017.

It further appears that Roongta Homes LLP throught their partner Mr. Nikhil Lalit Roonta & M/s. Surana and Sons , a partnership firm throught their partner Mr. Shrenik Shashikant Surana had prepared joint amalgamation and sub division plan for plot no. 1 C & Plot no.2 out of S. No. 807/ 1 / 2 / 5 to 7 . The said amalgamation and sub division plan was approved by Nashik Municipal Corporation vide their letter no. Ja/ Kra. / Naravi / Vashi / B - 5 / 22/ 2017 dated 26/09/2017 As per the said amalgamation and sub division plan Plot no. 1 C / 2/ A admeasuring 3998.00 sq. mtrs and plot no. 1 C + 2+ B admeasuring 1672.00 sq. mrs. are prepared.

It further appears that Roongta Homes LLP throught their partner Mr. Aikhil Lalit Roongta had Purchased TDR 311.77 sq. Mtrs From TDR Cetificate no. 766 from Shri. Ashok Shravan Sonje and Shri. Nilesh Ashok sonje by registered Sale deed. The Said Sale deed was registered in sub registrar office Nashik 5 at Sr. no. 5708 dated 13 /10./ 2017.

It further appears that M/s. Surana and Sons , a partnership firm throught their partner Mr. Shrenik Shashikant Surana had executed a Revenue Sharing Agreement in Favour of Roongta Homes LLP throught their partner Mr. Aikhil Lalit Roonta. The said Revenue Sharing Agreement & General Power of Attorney was registered in sub registrar office Nashik 5 at Sr. no. 6985 & 6986 respectivaly dated 11 /12/ 2017.

From the records put before me & subject to the above findings the title of the **S. No. 807 / 1 / 2 / 5 to 7 ,Out of which plot no. 1C + 2 / A , admeasuring 3998.00 Sq. Mtrs. lying and being at Nasik Shiwar,** within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik owned by M/s. Surana and Sons , a partnership firm through their partner Mr. Shrenik Shashikant Surana is clear and marketable and on the strenght of the Revenu Sharing and General Power of attorney Roongta Homes LLP throught their partner Mr. Aikhil Lalit Roongta have been right to Sale the consturcted area subject to the codition mention in revenue sharing agreement .

Nashik.

DATE : 16/12/2017

Sau. Vidyullata K. Tated,

Advocate

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