

Resi. : 2586, Patkary Complex, Opp. Phule Market, Nashik 1

TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

Subject :

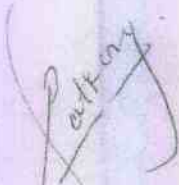
All that piece and parcel of the property bearing Plot No. 66 area adm. 262.71 sq.mtrs. and Plot No. 67 adm. 274.95 sq.mtrs. from and out of S. No. 6/1 situated at Village Wadala, Taluka and District Nashik within the limits of Nashik Municipal Corporation, Nashik, said plots are bounded by its four sides as per record of rights.

Name of the Owner : 1. M/s. Gaus Buildcon & Developers
Partners : Mrs. Taskeen Vilayat Khan
& Mr. Ashfaq Mushtaque Sayyed
2. Shri. Surinder G. Singh R/o. 503 /
505 Vastu Park, Evershine Nagar,
Link Road, Malad West, Mumbai.

That the aforesaid owners have approached me with a request to investigate into the title of aforesaid property for the period of last 30 years and for that purpose, produced before me the following documents

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- 1 7/12 extracts
- 2 6-d mutation entries explained below.
- 3 Copy of GPA dt. 29/8/2005 Sr. No. 3852
- 4 Copies of Development Agreement & GPA dt. 17/2/2007
Sr. No. 1426 and 1427/2007


ib Saleem Patkary

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- 5 N.A. Order dt. 8/8/2007
- 6 Copy of Cancellation Deed dt. 27/12/2011 Sr.No.15529
7. Layout permission dt. 23/1/2013
- 8 Copy of Sale deed dt. 16/8/2013 Sr. No. 8645/2013
9. Copy of Sale deed dt. 9/10/2013 Sr. No. 10775/2013
10. Copy of Sale deed dt. 26/12/2017 Sr. No. 2598/2017

On the basis of referred documents, my observations are as under :

a. It is seen from M. E. No. 1195 dt. 25/5/1970 that Dattu Bhika Kathe had purchased part of land from Shri. Karbhari Kashinath Khode as per Sale deed dt. 4/5/1969, accordingly S. No. 6/1A/1 shown in the name of purchaser Shri. Dattu Bhika Kathe while S.No. 6/1A/2 shown in the name of Shri. Karbhari Kashinath Khode.

b. It is seen from M.E. No. 2364 dt. 16/4/1987 that, Dattu Bhika Kathe has sold part portions of land S.No. 6/1A/1 to different purchasers which were renumbered as under ::

S.No.	Area	Purchaser
S.No.6/1A/1/2	00 H. 20 R.	Shantabai Khode
S.No.6/1A/1/3	00 H. 20 R.	Smt. Jaya Khode
S.No.6/1A/1/4	00 H. 20 R.	Ambadas Khode
S.No.6/1A/1/5	00 H. 20 R.	Ashok Khode
S.No.6/1A/1/6	00 H. 20 R.	Rajendra Khode
S.No.6/1A/1/7	00 H. 20 R.	Vijaya Khode
S.No.6/1A/1/8	00 H. 20 R.	Rajaram Vidhate

c. It is seen from M. E. No. 2371 dt. 29/4/1987 that, Dattu Bhika Kathe has sold part portions of land S.No. 6/1A/1 to different purchasers which were renumbered as under ::

S.No	Area	Purchaser
S.No.6/1A/1/9	00 H. 20 R.	Shakuntala Vidhate
S.No.6/1A/1/10	00 H. 20 R.	Vijay Vidhate
S.No.6/1A/1/11	00 H. 20 R.	Suman Tidke
S.No.6/1A/1/12	00 H. 20 R.	Kamiabai Kathe

d. It is seen from M. E. No. 2553 dt. 5/5/1988 that, Dattatray Bhika Kathe died on 29/2/1988 and names of his legal heirs Tulsabai Dattatray, Ramesh Dattatray, Balu Dattatraya, Bharat Dattatray, Yadav Dattatray Kathe were entered into record, while names of married sisters Shakuntala, Shantabai, Mandabai, Suman and Nandabai were deleted from other rights column of property S.No.6/1A/1.

e. It is seen from M.E.No. 2590 dt.11/8/1988 that charge of State Bank of India has been deleted from other rights column of land S. No. 6/1A/2 and other properties.

f. It is seen from M. E. No. 3477 dt. 2/10/1993 that, Dattu Bhika Khode, Ramesh Dattu Khode etc., have repaid the loan of State Bank of India, accordingly charge has been deleted from other rights column of land S. No. 6/1A/1 and S. No. 6/1A/2.

g. It is seen from record that as per application of Ramesh Dattu Kathe dt. 5/8/1994 for corrigendum to the earlier order u/s. 8(4) dated 23/8/1995 of ULC, Addl. Collector and Competent Authority ULC has issued an Order No. ULC / A 2 / 761 / 176 dt. 13/6/1995 declaring that the owners are entitled to retain 10000.00 sq.mtrs. of vacant land and excess area 525.00 sq.mtrs.

(Signature)
Dattatray

Shaleer Polkary
S.A. ULC

h. It is seen from M. E. No. 4392 dt. 10/11/1997 that, as per Hissa Form No. 12 sub divisions of land were made as under

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S.No.	Name.
6/1	Dattu Bhika Kathe
6/2	Karbhari Kashinath Kathe
6/3	Bhalchandra Vinayak Patil
6/4	Eknath Kashinath Khode.

Out of above four sub-divisions, different partition, sale transactions have been made, accordingly corrections in hissa numbers were carried out and after implementation of Hissa Form No. 12, S.No. 6/1/1/1/1 to 6/1/1/1/12 were shown into record of rights in place of old S.No. 6/1A/1 and S. No. 6/1A/1/2 to 6/1A/1/12.

i. It is seen from M. E. No. 5493 dt. 15/1/2001 that, charge of stamp duty assessment as per order of District Registrar Nashik Class 1 has been entered in other rights column of land S. No. 6/1A/1 and other property.

j. It is seen from M. E. No. 6762 dt. 15/11/2003 that, S.No. 6/1/1 to 6/1/12 which were separated at the time of measurements, have been consolidated as per No Objection Certificate of T. I. L. R. accordingly S. No. 6/1 totally adm. 2 H. 43 R. has been shown in the names of Tulsabai Dattu Kathe etc. 16 persons.

k. It is seen from M. E. No. 7059 dt. 20/7/2004 that, as per letter of Vadala VKS Society charge of society dt. 26/10/93 has been deleted from S. No. 6/1/1 to 6/1/12

l. It is seen from M. E. No. 7310 dt. 11/5/2005 that, land S. No. 6/1 being Inam land of Patil Inam Class 6B, the owners have paid Nazarana amount to Govt. on 31/12/2004, accordingly Tahasildar Nashik

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has issued Order bearing No. Letter/Kavi/74/15 dt. 9/2/2005 and allowed to use the land of N.A. purpose after taking permission u/s. 44 of MLRC from Collector Nashik.

m. It is seen from record that, Smt. Tulsabai Dattu Kathe etc. 20 persons have executed General Power of Attorney in favour of Suyojit Infrastructre Ltd., Director Mr. Anant Keshav Rajegaonkar, Vaishali Anil Jain and Kondaji Raoji Avhad on 29/8/2005, registered in the office of SRO Nashik at Sr. No. 3852/2005.

n. It is seen from record that, Smt. Tulsabai Dattu Kathe etc. 20 persons have executed Development Agreement and General Power of Attorney in favour of Suyojit Infrastructre Ltd., Director Mr. Anant Keshav Rajegaonkar, Vaishali Anil Jain and Kondaji Raoji Avhad on 28/12/2006, registered in the office of SRO Nashik at Sr. Nos. 1426 and 1427 respectively on 17/2/2007.

o. It is seen from record that, a Cancellation Deed has been executed and registered in the office of SRO Nashik 2 at Sr. No. 15529 on 27/12/2011 by *Shri. Kondaji Raoji Avhad with respect to the General Power of Attorney dt. 29/8/2005 Sr.No.3852 and the Development Agreement and General Power of Attorney executed by Smt. Tulsabai Dattu Kathe etc. 20 persons on 28/12/2006, registered in the office of SRO Nashik at Sr. Nos. 1426 and 1427 respectively on 17/2/2007. As such Suyojit Infrastructre Ltd., Director Mr. Anant Keshav Rajegaonkar and Vaishali Anil Jain remained as a Sole developer of the said properties.*

p. It is seen from M. E. No. 12396 dt. 7/2/2013 that, Collector Nashik has granted N.A. permission to land S.No.6/1 adm. 24300.00 sq. mtrs.to the land owners Smt. Tulsabai Dattu Kathe etc., as per

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Order No. Mah / Kaksha 3 / 4 / Bi.She.Pa.Kra. / 189 / 2005 dated 8/8/2007. A Joint layout of has been approved by Nashik Municipal Corporation Nashik as per Letter Javak No. / Nagar Rachana Vibhag / Final / 314 / 14 / 13 dated 23/1/2013, accordingly S.No. 6/1 (old S. No.6/1A/1 to 12) laid into Plot Nos. 1 to 67 and shown in the names of its owners.

q. It is seen from M.E.No. 12993 dt. 13/12/2013 that, Mr. Pradeep P. Banka has purchased Plot No. 66 and Shri. Surinder Singh has purchased Plot No. 67 under subject from Tulsabai Dattu Kathe etc. 16 through Suyojit Infrastructure Pvt. Ltd., Director Anant Keshav Rajegaonkar and Vaishali Anil Jain through Gpa Anil Bhavarlal Jain, respectively as per Sale deed dt. 9/10/2013 Sr. No. 10775 and Sale deed dt. 16/8/2013 registered in the office of SRO Nashik 1 at Sr. No. 8645/2013 accordingly their names have been entered into record of rights.

r. It is seen that M. E. No. 14858 has been incorporated into record of rights to tally the computerised revenue record on 7/12 extracts, accordingly corrections in revenue record have been carried out for various properties.

s. It is seen from record that, M/s. Gaus Buildcon & Developers Partners : Mrs. Taskeen Vilayat Khan & Mr. Ashfaq Mushtaque Sayyed have purchased Plot No. 66 from Shri. Pradeep P. Banka as per Sale deed dt. 21/12/2017 registered in the office of SRO Nashik 6 at Sr. No. 2598/2017. The said purchaser has submitted application to enter their names in to record of rights, the same is in process and pencil entry no. 15580.