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TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

1) **SUBJECT :-** AS PER REQUEST OF **MR. KIRAN JAYANTILAL PATEL** I HAVE SUBMITTED TITLE SEARCH REPORT IN RESPECT OF NON-AGRICULTURAL LAND BEARING REVENUE SURVEY NO. 81(1/4)22/1 AREA ADMEASURING 1522.00 SQ.MTRS OUT OF WHICH PLOT NO.1 AS PER THE PT SHEET AREA ADMEASURING 507.33 SQ.MTRS WHICH IS OWNED BY **MR. KIRAN JAYANTILAL PATEL & PLOT NO. 81/(1/4)22/1 AREA ADMEASURING 1522.00 SQ.MTRS OUT OF WHICH PLOT NO.2 AS PER THE PT SHEET AREA ADMEASURING 507.33 SQ.MTRS WHICH IS POSSESSED BY MR.KIRAN JAYANTILAL PATEL BEING THE DEVELOPER & G.P.A HOLDER OF MR.JITENDRA DEVCHAND [DEVICHAND] PATEL + T.D.R. 154.00 SQ.MTRS + T.D.R.165.00 SQ.MTRS SITUATED LYING AND BEING AT NASHIK, TALUKA AND DISTRICT NASHIK, WITHIN THE LIMITS OF NASHIK MUNICIPAL CORPORATION, AND URBAN AGGLOMERATION LIMITS, OF NASHIK AND WITHIN THE LIMITS OF SUB REGISTRATION OFFICE NASHIK WHICH IS OWNED AND POSSESSED BY MR.KIRAN JAYANTILAL PATEL AS WELL AS THE G.P.A. HOLDER OF THE LAND OWNER MR. JETENDRA DEVCHAND (DEVICHAND) PATEL AND IN CAPACITY OF THE DEVELOPER OF THE SAID PROPERTY.**

2) **DETAILED DESCRIPTION OF PROPERTY (INCLUDING THE AREA OF THE PROPERTY, LOCATION, SURVEY.NO. AND BOUNDRIES ETC)**

ALL THAT PIECE AND PARCEL OF THE N.A .PLOT NON-AGRICULTURAL LAND BEARING REVENUE SURVEY NO. 81(1/4)22/1 AREA ADMEASURING 1522.00 SQ.MTRS OUT OF WHICH PLOT NO.1 AS PER THE PT SHEET AREA ADMEASURING 507.33 SQ.MTRS IS OWNED BY **MR. KIRAN JAYANTILAL PATEL & PLOT NO. 81/(1/4)22/1 AREA ADMEASURING 1522.00 SQ.MTRS OUT OF WHICH PLOT NO.2 AS PER THE PT SHEET AREA ADMEASURING 507.33 SQ.MTRS IS POSSESSED BY MR.KIRAN JAYANTILAL PATEL BEING THE DEVELOPER & G.P.A HOLDER OF MR.JITENDRA DEVCHAND [DEVICHAND] PATEL + T.D.R. 154.00 SQ.MTRS + T.D.R.165.00 SQ.MTRS SITUATED LYING AND**



BEING AT NASHIK, TALUKA AND DISTRICT NASHIK, WITHIN THE LIMITS OF NASIK MUNICIPAL CORPORATION, NASHIK AND WITHIN THE LIMITS OF SUB REGISTRATION OFFICE NASHIK TAL & DIST NASHIK. THE SAID PROPERTY WHICH IS BOUNDED AS PER APPROVED LAYOUT PLAN.

3) COMPLETE DETAILS OF THE DOCUMENTS SCRUTINIZED BY ME :-

- 1] 7/12 EXTRACT SINCE -1987 TO 2017.
- 2] 6 D MUTATION ENTRIES.
- 3] XEROX COPY OF PARTITION DEED OF MR.KARASANBHAI AMBALAL PATEL AND 8 OTHERS BEARING SERIAL NO.3137/2013 DATED 25/03/2013.
- 4] XEROX COPY OF EXCHANGE DEED OF SMT. SHOBHA DILIP KOTHULE AND OTHERS BEARING SERIAL NO.3169/2013 DATED 25/03/2013.
- 5] XEROX COPY OF CONSENT DEED [NOTARISED] OF MRS. SHOBHA DILIP KOTHULE AND 8 OTHERS BEARING SERIAL NO.1275/2014 DATED 21/11/2014.
- 6] ORIGINAL RELEASE DEED OF. MR.MANISH JAYANTILAL PATEL AND MR.KIRAN JAYANTILAL PATEL BEARING SERIAL NO.3488/2014 DATED 11/04/2014.
- 7] N.A. ORDER ISSUED BY THE ORDER OF THE COLLECTOR, NASHIK BEARING NO.MAHA/KAKSH-3/BIN SHETI PRAKARAN/134/2010 DATED 30/07/2010.
- 8] COPY OF SANCTION OF BUILDING PLAN PERMIT AND COMMENCEMENT CERTIFICATE DATED 27/01/2017 WHICH IS SANCTIONED BY NASHIK MUNICIPAL CORPORATION VIDE THEIR LETTER NO. LND/BP/C1/719/6039 PLOT NO 1 + 2 SR.NO. 81(1/4)22/1 NASHIK. (
- 9] PAPER NOTICE PUBLISHED BY ADV. CHAITANYA SHAH 13/12/2011 IN DESHDOOT AND DIVYA MARATHI PAPER ON 15/12/2011.)
- 10] T.D.R. CERTIFICATE BEARING NO.LAND/WS/NASHIK/A-2/NO 111/5 DATED 30/01/2002.
- 11] ORIGINAL DEVELOPMENT AGREEMENT BETWEEN MR. JITENDRA DEVCHAND PATEL AND MR. KIRAN JAYANTILAL PATEL BEARING SERIAL NO. 4668/2017 DATED 3/07/2017 AND GENERAL POWER OF ATTORNEY BEARING SERIAL NO.4669/2017 DATED 03/07/2017 EXCUSED BY MR. JITENDRA DEVCHAND PATEL IN FAVOUR OF MR. KIRAN JAYANTILAL PATEL.

- 12] COPY OF GIFT DEED OF MR. JITENDRA PATEL & MR. ATUL DEVCHAND PATEL OF S.NO. 81(1/4)22/1) AREA ADMEASURING 1522.00 SQ.MTRS. OUT OF WHICH PLOT NO.2 AS PER THE PT SHEET AREA ADMEASURING 507.33 SQ.MTRS, SERIAL . NO. 3487/2014 DATED 11/04/2014.
- 13] COPY OF AMALGAMATION PLAN ON PLOT NO.1+2 S.NO. 81/22/1 SANCTIONED BY TOWN PLANNING N.M.C.OF NASHIK.
- 14] COPY OF T.D.R. SALE DEED OF MR. KIRAN JAYANTILAL PATEL BEARING SERIAL. NO. 6083/2014 DATED 08/07/2014 FOR C ZONE AREA ADMEASURING 165.00 SQ.MTRS.
- 15] COPY OF T.D.R. SALE DEED OF MR. KIRAN JAYANTILAL PATEL 5244/2014 DATED 12/06/2014 FOR C ZONE AREA ADMEASURING 154.00 SQ.MTRS.
- 16] ORIGINAL SALE DEED OF MR. LALLUBHAI AMBADAS PATEL AND OTHERS BEARING SERIAL NO. 2885/1983 DATED 23/07/1983.

4) FLOW OF TITLE OF THE PROPERTY:-

- 1] IT APPEARS FROM RECORDS THAT LAND BEARING S.NO.81/1 2022.00 SQ.MTRS LAND WAS PURCHASED BY MR.LALLUBHAI PATEL & OTHER 4 IN 1983 AND THE AREA WAS DISTRIBUTED EQUALLY BETWEEN 4 PARTNERS. THE SAID SALE DEED WAS REGISTERED IN THE OFFICE OF THE JOINT SUB-REGISTRAR NASHIK VIDE SERIAL NO.2885/1983 DATED 22/07/1983.
- 2] IT APPEARS FROM RECORD OF RIGHTS VIDE MUTATION ENTRY NO.64215 THAT MR.LULLABHAI PATEL SOLD HIS SHARE IN THE ABOVE MENTIONED PROPERTY TO MR.ISHWARLAL PATEL IN YEAR 1983.
- 3] IT APPEARS FROM RECORD OF RIGHTS VIDE MUTATION ENTRY NO. 67768 THAT MR.ISHWARLAL PATEL SOLD HIS SHARE IN THE ABOVE MENTIONED PROPERTY TO PHEONIX BUILDCON A PARTNERSHIP FIRM THROUGH ITS PARTNER MR.PRASHANT AHER & MR.ROHAN HIRE
- 4] IT APPEARS FROM RECORDS THAT THE 7/12 EXTRACT FOR AREA ADMEASURING 500.00 SQ.MTRS WAS SEPERATED FROM THE ABOVE MENTIONED SURVEY NO.81/22/2 AND THEREAFTER S.NO.81/22/1 AREA ADMEASURING 1522.00 SQ.MTRS WAS SHOWN IN THE RECORD OF RIGHTS.



- 5] IT APPEARS FROM RECORD OF RIGHTS VIDE MUTATION ENTRY NO. 27592 DATED 26/12/1990 THAT MR.JAYANTIBHAI PATEL EXIRED ON 20/09/1985 LEAVING BEHIND HIM THE FOLLOWING LEGAL HEIRS:-

NAME OF LEGAL HEIRS -

- 1 MR.MANISH JAYANTILAL PATEL [SON]
- 2 MR.KIRAN JAYANTILAL PATEL [SON]
- 3 MRS.PUSHAPABEN JAYANTILAL PATEL [WIFE]
- 4 MRS.CHETANA JAYANTILAL PATEL [DAUGHTER] ALIAS MRS.CHETANA KIRAN PATEL.

ACCORDINGLY THE NAME OF ALL THE ABOVE LEGAL HEIRS WERE RECORDED IN THE 7/12 EXTRACT OF THE SAID PROPERTY.

- 6] IT APPEARS FROM RECORD OF RIGHTS VIDE MUTATION ENTRY NO. 46666 THAT MR.DILIP KOTHULE HAVE PREPARED LAYOUT PLAN AND HAVE GOT IT SANCTIONED FROM NASHIK MUNICIPAL CORPORATION AND ACCORDINGY THE HISSAS WERE MADE OUT OF S.NO.81/1/2/2.

- 7] IT APPEARS FROM RECORD OF RIGHTS VIDE MUTATION ENTRY NO.67610 THAT MRS.CHETANA KIRAN PATEL ALIAS MRS.CHETANA KIRAN PATEL EXECUTED A RELEASE DEED IN FAVOUR OF :-

- 1 MR.MANISH JAYANTILAL PATEL [BROTHER]
- 2 MR.KIRAN JAYANTILAL PATEL [BROTHER]
- 3 MRS.PUSHAPABEN JAYANTILAL PATEL [MOTHER]

ON 22/04/2010 AND ACCORDINGLY HER NAME WAS REMOVED FROM THE RECORD OF RIGHTS OF THE SAID PROPERTY.

- 8] IT APPEARS FROM RECORD OF RIGHTS VIDE MUTATION ENTRY NO.84886 DATED 06/08/2012 THAT MRS. PUSHAPABEN PATEL EXPIRED ON 15/07/2012 LEAVING BEHIND HER FOLLOWING LEGAL HEIRS :-

NAMES OF LEGAL HEIRS -

- 1 MR.MANISH JAYANTILAL PATEL [SON]
- 2 MR.KIRAN JAYANTILAL PATEL [SON]
- 3 MRS.CHETANA JAYANTILAL PATEL [DAUGHTER] ALIAS MRS.CHETANA KIRAN PATEL.



ACCORDINGLY THE NAME OF ALL THE ABOVE LEGAL HEIRS WERE RECORDED IN THE 7/12 EXTRACT OF THE SAID PROPERTY.

- 9] IT APPEARS FROM RECORD OF RIGHTS VIDE MUTATION ENTRY NO.87142 THAT MRS.CHETANA KIRAN PATEL ALIAS MRS.CHETANA KIRAN PATEL EXECUTED A RELEASE DEED IN FAVOUR OF :-

1 MR.MANISH JAYANTILAL PATEL [BROTHER]

2 MR.KIRAN JAYANTILAL PATEL [BROTHER]

AND ACCORDINGLY HER NAME WAS REMOVED FROM THE RECORD OF RIGHTS OF THE SAID PROPERTY.

- 10] IT APPEARS FROM RECORD OF RIGHTS VIDE MUTATION ENTRY NO. 88605 DATED 26/03/2013 THAT A PARTITION DEED WAS EXECUTED BETWEEN MR.KARSANBHAI AMBALAL PATEL, MR.ATULKUMAR DEVCHAND PATEL, MR.MANISH JAYANTILAL PATEL, MR.KIRAN JAYANTILAL PATEL ALONG WITH MRS.SHOBHA DILIP KOTHULE & OTHERS. THE SAID DEED WAS DULY REGISTERED VIDE SERIAL NO.3167/2013 DATED 25/03/2013. AS PER THE SAID PARTITION DEED THE FOLLOWING AREA WAS DIVIDED TO THE FOLLOWING PEOPLE :-

1. MR. KARSANBHAI JAYANTILAL PATEL - 507.33 SQ.MTRS.

2. MR. ATULKUMAR JAYANTILAL PATEL - 507.33 SQ.MTRS.

3. MR. MANISH JAYANTILAL PATEL & MR. KIRAN JAYANTILAL PATEL - 507.33 SQ.MTRS.

- 11] IT APPEARS FROM RECORD OF RIGHTS VIDE MUTATION ENTRY NO. 88606 THAT SMT.SHOBHA DILIP KOTHULE, SHANTA RAJENDRA KOTHULE & ASHOK GOPAL KOTHULE PURCHASED AN AREA ADMEASURING 507.33 SQ.MTRS OUT OF S.NO. 81/(1/4)22/1 VIDE SALE DEED DATED 26/03/2013 REGISTERED VIDE SERIAL NO. 3168/2013 FROM MR.KARASANBHAI PATEL WITH CONSENT OF MR.ATULKUMAR PATEL, MR.MANISH PATEL & MR.KIRAN PATEL.

- 12] IT APPEARS FROM RECORD OF RIGHTS VIDE MUTATION ENTRY NO. 8807 THAT AN EXCHANGE DEED WAS REGISTERED BETWEEN SMT. SHOBHA DILIP KOTHULE AND OTHERS - 1 PART EXCHANGED THEIR SOUTH-PART WITH WESTERN-NORTH SIDE OF PARTY NO. 2 FOR SAME AREA ADMEASURING 507.33 SQ.MTRS.

ALONG WITH MR. MANISH PATEL & MR. KIRAN PATEL = 2 PART
THE SAID EXCHANGE DEED IS REGISTERED VIDE SERIAL NO.
3169/2013 DATED 26/03/2013.

- 13] IT APPEARS FROM RECORD OF RIGHTS VIDE MUTATION ENTRY
NO. 93203 THAT MR. ATULKUMAR DEVCHAND PATEL HAS GIFTED
HIS SHARE OUT OF S.NO.81[1/4]22/1 AREA ADMEASURING
507.33 SQ.MTRS TO HIS BROTHER MR.JITENDRA DEVCHAND
PATEL. THE SAID GIFT DEED IS DULY REGISTERED VIDE
SERIAL NO.3487/2014 DATED 11/04/2017.
- 14] IT APPEARS FROM RECORD OF RIGHTS VIDE MUTATION ENTRY
NO.93124 THAT MR. MANISH JAYANTILAL PATEL HAS GIFTED
HIS SHARE OUT OF S.NO.81[1/4]22/1 PLOT NO.1 AREA
ADMEASURING 507.33 SQ.MTRS TO HIS BROTHER MR.KIRAN
JAYANTILAL PATEL. THE SAID RELEASE DEED IS REGISTERED
ON 11/04/2014 VIDE SERIAL NO.3488/2014.
- 15] IT APPEARS FROM RECORDS THAT MR.KIRAN JAYANTILAL PATEL
HAS PURCHASED T.D.R VIDE SALE DEED BEARING SERIAL. NO.
6083/2014 DATED 08/07/2014 FOR C ZONE FOR AN AREA
ADMEASURING 165.00 SQ.MTRS.
- 17] IT APPEARS FROM RECORDS THAT MR.KIRAN JAYANTILAL PATEL
HAS PURCHASED T.D.R VIDE SALE DEED BEARING SERIAL. NO.
5244/2014 DATED 12/06/2014 FOR C ZONE FOR AN AREA
ADMEASURING 154.00 SQ.MTRS.
- 18] IT APPEARS FROM RECORDS THAT MR.KIRAN JAYANTILAL PATEL
ENTERED INTO AN DEVELOPMENT AGREEMENT OF THE SAID
PROPERTY BEARING PLOT NO.2 OWNED BY MR.JITENDRA
DEVCHAND PATEL AND THE SAID DEVELOPMENT AGREEMENT &
GENERAL POWER OF ATTORNEY IS REGISTERED VIDE SERIAL
NO.4668/2017 DATED 03/07/2017 AND GENERAL POWER OF
ATTORNEY BEARING SERIAL NO.4669/2017 DATED 03/07/2017.

7] OPINION:-

AFTER PERUSAL OF REVENUE RECORD PRODUCED BEFORE ME, I AM OF
THE OPINION THAT, TITLE OF ALL THAT PIECE AND PARCEL OF
NON-AGRICULTURAL LAND BEARING REVENUE SURVEY NO.
81(1/4)22/1 AREA ADMEASURING 1522.00 SQ.MTRS OUT OF WHICH
PLOT NO.1 AS PER THE PT SHEET AREA ADMEASURING 507.33



SQ.MTRS WHICH IS OWNED BY MR. KIRAN JAYANTILAL PATEL & PLOT NO. 81/(1/4)22/1 AREA ADMEASURING 1522.00 SQ.MTRS OUT OF WHICH PLOT NO.2 AS PER THE PT SHEET AREA ADMEASURING 507.33 SQ.MTRS WHICH IS POSSESSED BY MR.KIRAN JAYANTILAL PATEL BEING THE DEVELOPER & G.P.A HOLDER OF MR.JITENDRA DEVCHAND [DEVICHAND] PATEL + T.D.R. 154.00 SQ.MTRS + T.D.R 165.00 SQ.MTRS SITUATED LYING AND BEING AT NASHIK, TALUKA AND DISTRICT NASHIK, WITHIN THE LIMITS OF NASHIK MUNICIPAL CORPORATION, AND URBAN AGGLOMERATION LIMITS, OF NASHIK AND WITHIN THE LIMITS OF SUB REGISTRATION OFFICE NASHIK WHICH IS OWNED AND POSSESSED BY MR.KIRAN JAYANTILAL PATEL AS WELL AS THE G.P.A. HOLDER OF THE LAND OWNER MR. JITENDRA DEVCHAND (DEVICHAND) PATEL AND IN CAPACITY OF THE DEVELOPER OF THE SAID PROPERTY.

AND TITLE OF SAID PROPERTY IS CLEAR & MARKETABLE. HENCE THIS TITLE REPORT.

NASHIK

DATE :- 19/07/2017

Suyog Adv.



ADV. SUYOG CHANDULAL SHAH

S. Adv.
A partial circular blue ink stamp, showing the text 'SUYOG SHAH & ASSOCIATES' and 'NASHIK'.