PRASAD DIPAK NAGARE
B.Com., D.T.L., LL.B.
ADVOCATE
Mob. 9922447202, 9403494566
Email : adv.prasad804@gmail.com
Office 1 : FB-8, Thakkar Buzzar, Nr. Sakal News Office, New CBS, Nashik - 2
Office 2 : A-2, Meghdoot Shopping Center, Near Chetna Dining Hall, Opp. CBS, Nashik – 1

Outward No. PDN/PVT/01/2018/001

Date : 12/02/2018

TITLE / SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

1) **Name of the person who requested me to prepare Title Report:-** M/s. Gajanan Heights Co. Op. Housing Society, Ltd. through its Chairman Mr. Vikram Madhukar Pawar R/o. Nashik.

2) **Description of the Property:-** All that Piece and Parcel of a property bearing **Plot No. 35 area adm. 258.86 Sq. Mtrs., Plot No. 36 area adm. 257.42 Sq. Mtrs.& Plot No. 37 area adm. 255.36 Sq. Mtrs., total area adm. 771.64 Sq. Mtrs.,** Out of **S. No. 13/2/1 to 12,** Situated at **Wadala,** Tal. & Dist. **Nashik,** within the limits of Nashik Municipal Corporation, Nashik & collectively bounded as under –

Boundaries
On or towards –
East - Open Space
West - Plot No. 34
South - 9.00 Mtrs., Colony Road
North - Hissa No. 1 out of S. No. 13

3) **Documents Verified:-**
1. Photocopy of 7/12 Extract dtd. 12/02/2018 & Mutation Entries.
2. Photocopy of N.A. Order dtd.18/06/2010.
3. Photocopy of N.A. Tax Receipt up to 2017-18.
4. Photocopy of Layout letter dtd. 30/09/2011.
5. Photocopy of Society Registration Certificate dtd.15/11/2017.
6. Photocopy of Sale Deed No. NSN-2-7750/2017 dtd. 02/12/2017.
7. Photocopy of Sale Deed No. NSN-3-3373/2017 dtd. 20/05/2017.
8. Photocopy of Sale Deed No. NSN-3-3372/2017 dtd. 20/05/2017.
9. Photocopy of Sale Deed No. NSN-3-3369/2017 dtd. 20/05/2017.
10. Photocopy of Partition Deed No. NSN-3-531/2017 dtd.25/01/2017.
11. Photocopy of Power of Attorney No. NSN-4-8426/2010 dtd.13/09/2010.
12. Photocopy of GPA No. NSN-4-8427/2010 dtd.13/09/2010.
13. Photocopy of Sale Deed No. NSN-2-3026/1995 dtd. 29/06/1995.

On the basis of above said documents which are available for my inspection I am submitting my title report as under-

a) The land bearing S. No. 13/2 was previously owned & possessed by Mr. Salauddin Kutubuddin Kokani & others before the year 1995.

b) Mrs. Noorbano Salauddin Kokani & others purchased the land area adm. H. 00 – 68 R. + Pot Kharaba H. 00 – 05 R. out of S. No. 13/2 from Mr. Salauddin Kutubuddin Kokani & others by way of Sale Deed. The said Sale Deed is registered in the office of Sub-registrar Nashik -2 at Sr. No. 3026/1995 dtd. 28/06/1995. Hence the names of purchaser were entered into revenue record vide M. E. No. 3484 dtd. 29/06/1995.

ADV. PRASAD D. NAGARE

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c) Mr. Salauddin Kutubuddin Kokani & others made partition with respect to S.No. 13/2 among themselves as follows.

S.No.	Name	Survey No.	Area adm. in H.R.
1	Noorbano Salauddin Kokani	13/2/1	0.22.75
2	Naheda Iftekhar Kokani	13/2/2	0.22.75
3	Imran Iftekhar Kokani through Natural Guardian Rahana Tamij Kokani	13/2/3	0.22.75
4	Jafar Iqbal Ejaj Kokani through Natural Guardian Mohammadi Mujffar Kokani	13/2/4	0.22.75
5	Shabana Tamij Kokani through Natural Guardian Gazala Iftekhar Kokani	13/2/5	0.22.75
6	Jahir Mujaffar Kokani through Natural Guardian Mohammadi Mujffar Kokani	12/5/6	0.22.75
7	Ziya Mohammad Ejaj Kokani through Natural Guardian Rani Eajaj Kokani	12/2/7	0.22.75
8	Shagufta Mujffar Kokani through Natural Guardian Mohammadi Mujffar Kokani	12/2/8	0.21.75
9	Azar Mujffar Kokani through Natural Guardian Rani Ejaj Kokani	12/2/9	0.21.75
10	Amena Mujffar Kokani through Natural Guardian Mohammadi Mujffar Kokani	12/2/10	0.21.75
11	Asefa Nijamoddin Kokani	12/1/11	0.21.75
12	SaZiya Tamij Kokani through Natural Guardian Rahena Tamij Kokani	12/1/12	0.21.75

Accordingly the separate 7/12 extract of S.No. 13/2/1 to 13/2/12 was came in to existence vide M. E. No. 3885 dtd. 29/06/1995.

d) Smt. Noorbano Salauddin Kokani & Ziya Mohammad Aijaz Kokani & others prepared a layout for the land bearing S. No. 13/2/1 to 13/2/12 & get it tentatively sanctioned vide Letter No. LND/WS/TentA2/16/07 dtd. 07/11/2009 & the same is finally approved and sanctioned by Nashik Municipal Corporation, Nashik vide its letter No. Nagarrrchanavibhag/ Antim/A-4/30/11 dtd. 30/09/2011 & the said land has been converted for N.A. use for Residential purpose by the order of The Collector, Nashik bearing No. MH/Desk-3/4/BSPK/95/2010 Nashik dtd. 18/06/2010. Hence the said land was divided into various plots. Accordingly Plot No. 35 area adm. 258.86 Sq. Mtrs., Plot No. 36 area adm. 257.42 Sq. Mtrs. & Plot No. 37 area adm. 255.36 Sq. Mtrs. out of S. No. 13/2/1 to 12 came into existence.

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e) M. E. No. 14475 dtd. 03/03/2016 goes to show that, Shagufta Mujffar Kokani alias Shagufta Farid Kokani gifted the S. No. 13/2/8 to Mr. Mujffar Kutubuddin Kokani on 02/03/2016 by way of Hiba (Oral Gift) & executed a Notary EkrarPatra for the same on 03/03/2016. Hence the name of Donee Mr. Mujffar Kutubuddin Kokani enterd into revenue record.

f) M. E. No. 14476 dtd. 03/03/2016 goes to show that, Mrs. Amena Mujffar Kokani gifted the S.No. 13/2/10 to Mr. Mujffar Kutubuddin Kokani on 02/03/2016 by way of Hiba (Oral Gift) & executed a Notary EkrarPatra for the same on 03/03/2016. Hence the name of Donee Mr. Mujffar Kutubuddin Kokani enterd into revenue record.

g) M. E. No. 14540 dtd. 05/04/2016 goes to show that, Mr. Mujffar Kutubuddin Kokani gifted the S. No. 13/2/10 in favour of Mr. Gulamgaus Alauddin Kokani on 03/04/2016 by way Hiba (Oral Gift) & executed a Notary EkrarPatra for the same on 04/04/2016. Hence the name of Donee Mr. Gulamgaus Alauddin Kokani entered into revenue record.

h) M. E. No. 14541 dtd.05/04/2016 goes to show that, Mr. Mujffar Kutubuddin Kokani gifted the S.No. 13/2/8 in favour of Mr. Kadaraheb Kutubuddin Kokani on 03/04/2016 by way of Hiba (Oral Gift) & executed a Notary EkrarPatra for the same on 04/04/2016, Hence the name of Donee Mr. Kadaraheb Kutubuddin Kokani entered into revenue record.

i) Mr. Gulamgaus Allauddin Kokani & other 8 made Partitioned among them with respect to plot No.1 to 40 out of S. No.13/2/1 to 13/2/12 by way of Partition Deed. The said (Memorandum of Understanding) Partitioned Deed is executed in the office of Sub-registrar Nashik-3 at Sr. No. 531/2017 dtd. 25/01/2017. Hence the Plot No. 35 area adm. 258.86 Sq. Mtrs., Plot No. 36 area adm. 257.42 Sq. Mtrs. & Plot No. 37 area adm. 255.36 Sq. Mtrs. out of S. No. 13/2/1 to 12 came in the share of Mrs. Noorbano Salauddin Kokani & others vide M. E. No.15022 dtd. 03/03/2017.

j) M/s. Surya Properties (Nashik) Pvt. Ltd. through Director, Mr. Pradipkumar Madanlal Gupta & Mr. Sanjiv Ramchandra Adgaonkar purchased the Plot No. 35 area adm. 258.86 Sq. Mtrs., out of S. No. 13/2/1 to 12 from Mrs. Asefa Nijamuddin Kokani & others by way of Sale Deed. The said Sale Deed is registered in the office of Sub-registrar Nashik-3 at Sr. No. 3369/2017 dtd. 20/05/2017. Hence the name of purchaser was entered into revenue record vide M. E. No. 15287 dtd. 24/07/2017.

k) M/s. Surya Properties (Nashik) Pvt. Ltd. through Director, Mr. Pradipkumar Madanlal Gupta & Mr. Sanjiv Ramchandra Adgaonkar purchased the Plot No. 36 area adm. 257.42 Sq. Mtrs., out of S. No. 13/2/1 to 12 from Mrs. Asefa Nijamuddin Kokani & others by way of Sale Deed. The said Sale Deed is registered in the office of Sub-registrar Nashik-3 at Sr. No. 3372/2017 dtd. 20/05/2017. Hence the name of purchaser was entered into revenue record vide M. E. No.15288 dtd. 24/07/2017.

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ADVOCATE
Mob. 9922447202, 9403494566
Email : adv.prasad804@gmail.com
Office 1 : FB-8, Thakkar Buzzar, Nr. Sakal News Office, New CBS, Nashik - 2
Office 2 : A-2, Meghdoot Shopping Center, Near Chetna Dining Hall, Opp. CBS, Nashik – 1

l) M/s. Surya Properties (Nashik) Pvt. Ltd. through Director, Mr. Pradipkumar Madanlal Gupta & Mr. Sanjiv Ramchandra Adgaonkar purchased the Plot No. 37 area adm. 255.36 Sq. Mtrs., out of S. No. 13/2/1 to 12 from Mrs. Asefa Nijamuddin Kokani & others by way of Sale Deed. The said Sale Deed is registered in the office of Sub-registrar Nashik-3 at Sr. No. 3373/2017 dtd. 20/05/2017. Hence the name of purchaser was entered into revenue record vide M. E. No.15282 dtd. 24/07/2017.

m) It is seen from the records that, The Gajanan Heights Co. Op. Housing Society Ltd. Ashoka Marg, Pakhal Road, Wadala, Tal. Dist. Nashik has been formed & registered under M.C.S. Act 1966, & rules made thereunder vide Registration No. NSK/(NSK)/HSG/(T.C)/5726/2017 dtd. 15/11/2017.

n) The Gajanan Heights Co. Op. Housing Society Ltd. Nashik through its chairman Mr. Vikram Madhukar Pawar purchased Plot No. 35 area adm. 258.86 Sq. Mtrs., Plot No. 36 area adm. 257.42 Sq. Mtrs. & Plot No. 37 area adm. 255.36 Sq. Mtrs. out of S. No. 13/2/1 to 12 the from M/s. Surya Properties (Nashik) Pvt. Ltd. through Directors 1) Mr. Pradipkumar Madanlal Gupta & 2) Mr. Sanjiv Ramchandra Adgaonkar by way of Sale Deed. The said Sale Deed is registered in the office of Sub-registrar Nashik-2 at Sr. No. 7750/2017 dtd. 02/12/2017. Thereby the purchaser society acquired rights over the subject plot properties & accordingly the name of the purchaser society mutated to the property extract vide M. E. No. 15550 certified on 28/01/2018.

After perusing the related documents of the above said Plot No. 35 area adm. 258.86 Sq. Mtrs., Plot No. 36 area adm. 257.42 Sq. Mtrs. & Plot No. 37 area adm. 255.36 Sq. Mtrs. out of S. No. 13/2/1 to 12, I have Opined that, The said plot properties are owned & possessed by M/s. Gajanan Heights Co. Op. Housing Society, Ltd. through its Chairman Mr. Vikram Madhukar Pawar & title of the said plot properties is clear, marketable & free from any encumbrances.

Hence this Title Report.

ADV. PRASAD D. NAGARE

12/02/18

Place: Nashik
Date: 12/02/2018

PRASAD D. NAGARE
Advocate
PRASAD DIPAK NAGARE
B.Com.,D.T.L.,LL.B.
ADVOCATE
Office-FB-8, Thakkar Bazzar,
Nr. Sakal News Office, New C.B.S.,
Nashik-422 002 (Mob.9922447202)

Search fees paid vide Receipt No. GRN MH009292237201718E dtd. 10/01/2018.