

Mukund R. Odhekar

B. Com. LL.B. ADVOCATE

RESI : " Shivdurga ", S. No. 575, Plot No. 3, Dr. Homi Bhabha Nagar, Nasik 422 011
OFF : 19, Shivram Sankul, Near CBS, Kanhera Wadi, Nasik 422 001. Mobile 93256 68069

Ref. No.

Date : 17/09/2018

TITLE INVESTIGATION REPOR

TOWHOMSOEVER IT MAY CONCERN

Subject: Investigation into the title of property bearing **Plot No. 21 area adm. 790.00 sq. mtrs. out of S. No. 38/21 of Deolali, Tal. & Dist. Nasik with the TDR adm area 420.28 sq. mtrs.** within the local limits of Nasik Municipal Corporation & within the limits of Sub-Registration of Dist. Nasik.

I. Description of Property :-

All that piece and parcel **Plot No. 21 area adm. 790.00 sq. mtrs. out of S. No. 38/21 of Deolali, Tal. & Dist. Nasik with the TDR adm area 420.28 sq. mtrs.** within the local limits of Nasik Municipal Corporation & within the limits of Sub-Registration of Dist. Nasik which is bounded as per approved layout plan.

II. Present owner :- GEETANJALI CHSL, NASIK-ROAD

III. Present Developer :- R. V. Karnavat Builders through Prop. Mrs. Rupali Vinay Karnavat

IV. Applicant :-

On the verbal request of **R. V. Karnavat Builders through Prop. Mrs. Rupali Vinay Karnavat** to issue Title Certificate with respect of the property and for that purpose they have produced for my perusal the following documents & relying upon the documents, I am submitting my Title Certificate. The documents are as under:

- 7/12 Extracts.
- Mutation Entries.
- Copy of NA order vide No. TNC/WS/V/114/79 dated 1979
- Copy of Society registration Certificate vide No. NSK/(NSK)/HSG/(TO)/3431/1998 dtd. 15/09/1998.
- Copy of Sale Deed at sr. no. 586/1979 dated 02/03/1979.
- Copy of Transfer Deed dated ---/02/1980.
- Completion Certificate vide Ja. No. / LND/ WS / 1032 dtd. 20/02/1984.
- Release deed at Sr. No. 5284/2011 dtd.28/06/2011.
- TDR Sale Deed at Sr. No. NSN5/5682/2017 on 12/10/2017.
- Development Agreement & GPA at Sr. No. NSN2/5652/2018 and NSN2/5653/2018 on 19/04/2018.

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CONTINUATION SHEET NO. 2

III. Observations and Findings :-

From the documents produced for my perusal, I from the following opinion as follows.

It appears from the records that the said plot is owned and possessed by one Aswale family prior to 1979.

Further the Aswale family sold out the said plot no. 21 in favour of Vijaykumar Kachardas Sanklecha vide Sale Deed at Sr. No. 586/1979 dated 02/03/1979.

Further the owner, Vijaykumar Kachardas Sanklecha formed as Geetanjali CHSL and he himself is the Chief Promoter of the said society. The society is registered with Deputy Registrar, Nasik vide NSK/(NSK)/HSG/(TO)/3431/1998 dtd. 15/09/1998.

The building was constructed as per the plan approved by ADTP Nasik and get the completion certificate vide Ja. No. / LND/ WS / 1032 dtd. 20/02/1984.

M. E. No. 18201 reveals that as per the Resolution dtd. 16/01/2003 of Geetanjali CHSL and as per the order of Tehsildar, Nasik the name of Vijaykumar Kachardas Sanklecha was deleted and the name of society is entered to R/R.

M. E. No. 24238 dtd. 04/08/2011 was in respect of Flat No. 2.

M. E. No. 31410 was in respect of loan of Flat No. 9.

The society have obtained Loan from MHFC and after repayment in full the MHFC executed the Release deed at Sr. No. 5284/2011 dtd. 28/06/2011.

Further the said society have purchased the TDR area adm. 420.28 sq. mtrs. and the said TDR Sale Deed at Sr. No. NSN5/5682/2017 on 12/10/2017.

Further the said society have entrusted the said property for development in favour of **R. V. Karnavat Builders through Prop. Mrs. Rupali Vinay Karnavat** and have executed the Development Agreement & GPA at Sr. No. NSN2/5652/2018 and NSN2/5653/2018 on 19/04/2018 for consideration of construction adm area 802.72 sq. mtrs.



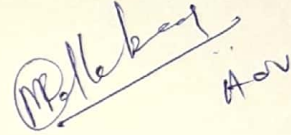
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CONTINUATION SHEET NO. 3

V. Opinion

Relying upon the documents, I am of the opinion that the titles of **Plot No. 21 area adm. 790.00 sq. mtrs. out of S. No. 38/21 of Deolali, Tal. & Dist. Nasik with the TDR adm area 420.28 sq. mtrs.** is negotiable, marketable & free from all encumbrances.

Thanking you

Yours faithfully



Advocate



Adv. Mukund Ramchandra Odhekar
B.Com. LL.B
Shivdurga Bungalow, S.No.575,
Plot No.3, Dr. Bhabha Nagar, Nasik.
Mobile :- 93256 68069