Title Report

Date:14-5-2018

NAME OF THE HOLDER:

Jay Ambe Properties,
a partnership firm,through its partners,
Mr. Sharad Laxman Bodke and others
R/o.Nashik.

DESCRIPTION OF THE PROPERTY:

Plot No.11 area adm.1919.40 sq.mtrs.
Survey No.277/1/2+277/2/1 +278/2/1/2
village Nashik, Taluka & District Nashik

Title Report by Adv. Santosh B. Shetty

S-2, Second Floor, Suyojit Modern Point,
Sharanpur Road, Nashik. Mob.9422767369

Affirmation :

We Jay Ambe Properties through its partners Sharad Laxman Bodke requested Adv.Santosh Shetty to investigate the title of property mentioned in this Title Report for the purpose we have submitted copies of relevant documents and information regardingly and today we have received the title report along with relevant document which we had submitted and all the contents mentioned in the Title Report are verified by us and those are correct.

Signature:_____

Jay Ambe Properties

through its partners

Sharad Laxman Bodke

SANTOSH B. ★ ADVO DISTRICT CO

S-2, Second Floor, Suyojit Modern
Point, Opp.Police Parade Ground,
Sharanpur Road, Nashik-422002.

Adv. Santosh B. Shetty
Mob No.9422767369.

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDER:
Jay Ambe Properties,
a partnership firm,through its partners,
Mr. Sharad Laxman Bodke and others
R/o.Nashik.

2] DESCRIPTION OF THE PROPERTY:
All that piece and parcel of N.A. plot property bearing Plot No.11 area adm.1919.40 sq.mtrs. out of Survey No.277/1/2+277/2/1 +278/2/1/2 situated at village Nashik, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub-Registration Taluka and District of Nashik.

Together with all the rights of assessment access, ways, common roads, etc.

3] DOCUMENTS PRODUCED BEFORE ME FOR ISSUING TITLE REPORT:
a. 7/12 Extracts.
b. Mutation entries (6-D Entries).
c. Other relevant documents.

4] OBSERVATIONS AND FINDINGS:
On the request of Jay Ambe Properties, a partnership firm, through its partner, Mr. Sharad Laxman Bodke , R/o. Nashik, I have investigated the title of above mentioned plot property. For this purpose, Mr. Sharad Laxman Bodke collected 7/12 extracts and 6-D Entries, which he has received from Talathi Office, Nashik and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Jay Ambe Properties, a part-

nership firm, through its partner,Mr. Sharad Laxman Bodke and other and my observations and findings are as under.

1. The above said S.No.277/1/2+277/2/1 +278/2/1/2 became by joint layout of S.No.277/1/2, S.No.277/2/1 and S.No.278/2/1 and 7/12 extracts of said properties of the year 1982 shows that, said properties were owned and possessed by Vasantrao Ramchandra Mali.

2. M.E.No.15737 shows that, Mr.Vasant Ramchandra Mali took a loan against S.No.277/1 from Nashik Shiwar Left Back Canal Society of Rs.30,000/-

3. M.E.No.26042, dtd.19/9/1989 shows that, the loan of Nashik Shiwar Left Back Canal Society regarding S.No.278/2 has been repaid.

4. M.E.No.27105,dtd.27/7/1990 shows that, Vasant Ramchandra Mali sold total area adm.33629.00 sq.mtrs. out of S.No.278/2 to Prakash Hari Joshi and others by several Sale Deeds hence remaining area adm.15961 sq.mtrs of S.No.278/2 became S.No.278/2/1 on the name of Vasant Ramchandra Mali.

SANTOSH ADVC DISTRICT CO

5. M.E.No.29228, dtd.18/5/1992 shows that, the loan of Nashik Shiwar Left Back Canal Society regarding S.No.278/2 has been repaid. Hence the charge of said society has been deleted from record of rights.

6. M.E.No.29154, dtd.27/4/1992 shows that, area adm.4000.00 sq.mtr. out of S.No.277/2/1 and area adm.17673.46 sq.mtrs. out of S.No.277/1 has been declared Excess Land under U.L.C. Act.

7. M.E.No.38198, dtd.5/6/1998 shows that, owner of said properties i.e. Vasantrao Ramchandra Mali died on 13/4/1998 leaving behind one wife Veena Vasantrao Mali four daughter namely

1.Deepa Kishor Abhonkar, 2.Shobha Padmakar Raut, 3.Sharayu Bhagwat Mahetre, 4.Jayashree Shirish Khairnar as a legal heirs.

8. M.E.No.41812, dtd.18/4/2000 shows that, the loan of Nashik Shiwar Left Back Canal Society regarding S.No.277/1 has been re-paid. Hence the charge of said society has been deleted from record of rights

9. M.E.No.48045, dtd.10/2/2003 shows that, remark of re-served for 'Kumbhmela' were muted on record of rights of above said properties and same remark have been deleted from Record of Rights of above said properties by M.E.No.49927 dtd.23/12/2003.

10. M.E.No.55946, dtd.15/6/2006 shows that, said properties were under No Development Zone hence the remark of Excess Land has been deleted from record of rights of said properties by order of Competent Authority U.L.C. vide their rectify order No.Na.J.Ka.Dha./A-1/113/223, dtd.9/5/2007.

Further in the year 2009 record itself shows that, by notification of State Government of Maharashtra vide Notification No.TPS/1107/271/Pra.Kra./299/08/Na.Vi.-9, dtd.24/2/2009 said properties are came to in the Development Zone.

11. M.E.No.56267, dtd.11/9/2007 shows that, above said S.No.277/1 purchased by Omprakash Kanhailal Kaliya and other-3 and S.No.277/2/1 purchased by Viraj Vilas Shaha and S.No.278/2/1 purchased by Stuti Vilas Shaha and other-2 from Veena Vasantrao Mali and others for the consideration of Rs.1,20,00,000/- on 10/8/2006.

12. M.E.No.65692, dtd.4/11/2009 shows that, area adm.0 Hector 60 R out of S.No.277/1 purchased by Dr.Narayan Govind Devgaonkar (H.U.F.) and other-4 from Omprakash Kanhaiyalal Kaliya and other-3 for the consideration of Rs.30,00,000/- by way

of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.6450 on dtd.25/9/2009.

13. M.E.No.65693, dtd.4/11/2009 shows that, area adm.0 Hector 40 R out of S.No.277/1 purchased by Dr.Subhash Kanhaiyalal Junagade and other-1 from Omprakash Kanhaiyalal Kaliya and other-3 for the consideration of Rs.20,00,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.6451 on dtd.25/9/2009.

14. M.E.No.65694, dtd.4/11/2009 shows that, area adm.0 Hector 40 R of S.No.278/2/1 purchased by Dr.Subhash Shankar Kashyape and other-3 from Stuti Vilas Shaha and other-2 for the consideration of Rs.18,00,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.6452 on dtd.25/9/2009.



15. M.E.No.65753, dtd.10/11/2009 shows that, area adm.0 Hector 40 R out of S.No.277/2/1, area adm.0 Hector 79.61 R out of S.No.278/2/1 and area adm.1 Hector 05 R out of S.No.277/1 purchased by Mr.Janardhan Ramchandra Wanjari from Viraj Vilas Shaha and other-7 for the consideration of Rs.1,01,00,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.6452 on dtd.25/9/2009.

16. M.E.No.65803, dtd.16/11/2009 shows that, area adm.0 Hector 40 R out of S.No.278/2/1 purchased by Pratibha Ashok Modi and Minal Abhijeet Modi from Stuti Vilas Shaha and other-2 for the consideration of Rs.18,00,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar, Nashik at Sr.No.6453 on dtd.25/9/2009.

17. M.E.No.88921, dtd.20/4/2013 shows that, Mr. Janardhan Ramchandra Wanjari, Pratibha Ashok Modi and Minal Abhijeet Modi prepared a joint layout of their shares of S.No.277/1 , S.No.277/2/1 and 278/2/1 and same layout is approved by Nashik Municipal

Corporation vide their letter No.Nagarrachna Vibhag/Antim/ Panchvati/C-1/5, dtd.9/4/2013 and property also duly converted into Non-Agricultural purpose by order of Collector vide order No.Maha/Kaksha-3/4/Bi.She.Pra.Kra./25/2010, dtd.18/7/2011. Accordingly 7/12 extract were separated and said property became S.No.277/1/2+277/2/1 +278/2/1/2.

18. M.E.No.89235, dtd.20/5/2013 shows that, M/s. Ekvira Enterprises through its partner Govind Dagadu Dev purchased abovesaid Plot No.11 alongwith other plot properties from Janardhan Ramchandra Wanjari and other-2 for the consideration of Rs.55,77,625/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.4485, dtd.30/ 4/2013.

19. M.E.No.90981, dtd.11/10/2013 shows that, Saptashrungi Infrastructure Buildcon Pvt.Ltd through its Director Ramesh P. Choksi purchased abovesaid Plot No.11 and other plots from M/s.Ekvira Enterprises through its partner Govind Dagadu Dev for the consideration of Rs.1,11,55,250/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.4491, dtd.30/4/2013.

20. M.E.No.200376, dtd.23/03/2018 shows that, Jay Ambe Properties, a partnership firm, through its partner, Sharad Laxman Bodke purchased abovesaid Plot No.11 from Saptashrungi Infrastructure Buildcon Pvt.Ltd through its Director Ramesh P. Choksi for the consideration of Rs.2,60,00,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar Nashik at Sr.No.503, dtd.18/1/2018.

21. Further its appear from the record that, M.E.No.103318, 103319 & 200420 are mentioned on computerized 7/12 extract, said entries are related with the process of revenue records is converted into computerized and have no relevancy with title of the property.

No charge, encumbrances or defect in title is observed during the inspection of documents

O P I N I O N

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that Jay Ambe Properties, a partnership firm, through its partners, Mr. Sharad Laxman Bodke and others have legally clear, negotiable and marketable title over above said non-agricultural plot property, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner whatsoever as owner.

Nashik
Date: 14-5-2018

Adv. SANTOSH BHASKAR SHETTY
B. Com., LL.B
S-2, SUYOJIT MODERN POINT,
SHARANPUR ROAD, NASIK.