

ANITA PRAKASH MUNGASE(PAWAR)

Advocate

B.COM. LL.B.

Mobile No -9763375860

**Address: Off: - Basement "A" wing No-8"THAKKER'S BUZZ'R",New C.B.S.,
Below Savitri Agencies(Crackers Shop), Nashik- 2.**

**Resi :- Flat NO. B-401,Fourth Floor, Hari-Sankul Phase-1, Ashoka Marg,
Nashik- 422001.**

Date :14/03/2018

SUPPLEMENTARY TITLE SEARCH REPORT

To,

Mrs. Alka Arvind Suryavanshi and Mr. Anup Arvind Suryavanshi

Both R/o.: Nashik

Subject: Title Report for property mention herein below.

DESCRIPTION OF PROPERTY:

All that piece and parcel of Non-Agricultural land an area admeasuring 00 H.54.4 Ares, Assessed at Rs. 2.62 Paise of Survey No.763/2/2/1, situated, lying and being at village Nasik ,Taluka-Dist Nashik, within limits of Registration, Sub-Registration Taluka Nashik,Dist-Nashik.

The said property bounded as per record of rights.

The land here in referred to as "Said property"

Sir,

On the oral instructions and information given by Karda Construction Ltd., I the undersigned hereby issuing title report for the aforesaid subject property ,for that purpose, submitted following document for my perusal.

1. 7/12 Extract 1989 to 2019
2. Mutation Entries (more particularly described hereunder)
3. Sale Deed
4. N.A. Order

After going through documents mentioned above, my observations and findings are as under:

1. It reveals from **M.E.No.4728** dated 24/06/1947 that , Mr. Madhavrao Vinayakrao Kibe Purchased the Survey No. 763/2 from Mrs. Juganbai Agarwal for the consideration of Rs. 1626/- by way of Sale Deed dated 30/03/1947 and accordingly the name of the purchaser muted in the record of rights and accordingly **M.E.No. 4728** certified to that effect.
2. It reveals from **M.E.No.9030** dated 31/08/1964 that , Mr. Shankarrao Krushnarao Phadtare Purchased the Survey No. 763/2 from Mr. Sharakumar Madhavrao Kibe, Mr. Arvind Madhavrao, Shrimati Kamlabai Madhavrao Kibe, Mrs. Indirabai Balkrushna Bhadkamkar and Mrs. Manoramabai Narayan Dandekar for the consideration of Rs. 8,000/- by way of Sale Deed dated 23/06/1964 and accordingly the name of the purchaser muted in the record of rights and accordingly **M.E.No. 9030** certified to that effect.
3. It reveals from **M.E.No.9144** dated 16/11/1964 that, The name of Mr. Lahuram Manoramal, Mr. Balkrushna deleted from the other rights column and accordingly **M.E.No. 9144** certified to that effect.
4. It reveals from **M.E.No.12378** dated 19/05/1971 that the Maharashtra Govt. enacted Indian weights and measures act (enforcement act)1958 and Indian Coinage act 1955 the said effect was brought in the records of the said land and others lands by certifying **M.E. No.12378**.
5. It reveals from **M.E.No.10434** dated 14/02/1967 that , Shrimati Vimalbai Dhanusingh Pardeshi Purchased the Survey No. 763/2 from Mr. Shankarrao Krushnarao Phadtare by way of Sale Deed dated 17/06/1965 and accordingly the name of the purchaser muted in the record of rights and accordingly **M.E.No. 10434** certified to that effect.
6. It reveals from **M.E.No.13540** dated 25/11/1972 that , Shrimati Vimalbai Dhanusingh Pardeshi borrowed a Loan of Rs. 7,500/- from The Nasik Jillha Sahkari Zameen Vikas Bank, hence the name of the said bank muted in the record of rights and the name of Shrimati Vimalbai Dhanusingh Pardeshi muted in the other rights column of the said land and accordingly **M.E.No. 13540** certified to that effect.
7. It reveals from **M.E.No.18964** dated 13/04/1982 that , Shrimati Vimalbai Dhanusingh Pardeshi repaid all Loan of Rs. 7,500/- obtained from The Nasik Jillha Sahkari Zameen Vikas Bank, hence the name of the said bank deleted from the record of rights and the name of Shrimati Vimalbai Dhanusingh Pardeshi muted in the record of rights of the said land and accordingly **M.E.No. 18964** certified to that effect.
8. It reveals from **M.E.No.21138** dated 09/10/1984 that , Shri. Amir AbdulKadir Mondhe, Shri. Ahmedsaheb Abdulkadir Mondhe, Shri. Hajiabdul Gafaar Abdulkadir Mondhe, Shri.Sadrudhin Abdulkadir Mondhe, Tahirabi Abdulkadir Mondhe, Rehanabi

Mard Ahmedsaheb Mondhe, Shafidabi Mard Hajiabdul Gafaar Mondhe, Shri Abdulkadir Ahmedsaheb Mondhe, Shri. Mohammed Asif Ahmedsaheb Mondhe, Shri. Gulammohiuddhin Ahmedsaheb Mondhe, Shri Ahmedakil Hajiabdul Gafaar Mondhe, Shri. Mohammed Avishaji Abdul Gafaar Mondhe, Shri. Ayaas Sarodhhin Mondhe, Shri. Sheikh Hussain Abdul rehman Patkari, Shri. Mohammed Saddiq Sheikh Hussain Patkari, Shri. Amir Abdulrehman Patkari Purchased the Survey No. 763/2 from Shrimati Vimalbai Dhanusingh Pardeshi for the consideration of Rs. 1,75,000/- by way of Sale Deed dated 17/09/1984 and accordingly the name of the purchasers muted in the record of rights and accordingly M.E.No. 21138 certified to that effect.

9. It reveals from M.E.No.30837 dated 12/8/1993 that, Shri. Amir Abdulkadir Mondhe and others effected a partition amongst themselves and accordingly Shri. Amir Abdulrehman Mondhe became entitled to an area admeasuring 00 H 58.6 Ares, from in and out of Survey No. 763/2,(New Survey No. 763/2/1) Shri. Haji Abdul Gafaar Abdulkadir Mondhe and others 6 became entitled to an area admeasuring 01 H 34.4 Ares, from in and out of Survey No. 763/2 ,(New Survey No. 763/2/2) and Shri.Sadrudhin Abdulkadir Mondhe and others 4 became entitled to an area admeasuring 01 H 00 Ares, from in and out of Survey No. 763/2,(New Survey No. 763/2/3) and accordingly M.E.No. 30837 certified to that effect.
10. It reveals from M.E.No.37436 Certified on 16/09/1999 that , Barkha Agriculture Pvt. Ltd. through Director Shri. Vilas Rasiklal Shah, Sufla Agriculture Pvt. Ltd. through Director Shri. Shailesh Ramniklal Shah, Shri. Shivaji Ramchandra Jachak and Shri. Subhash Pannalal Desai Purchased an area admeasuring 00 H 80 Ares from in and out of Survey No. 763/2/2(New Survey No. 763/2/2/2) from Shri. Hajiabdul Gafaar Abdulkadir Mondhe, Shakila Mard Hajiabdul Gafaar Mondhe, Shri. Akil Hajiabdul Gafaar Mondhe, Avira Hajiabdul Gafaar Mondhe, Jakira Salil Pathan, Nadira Hajiabdul Gafaar Mondhe and Nasira Hajiabdul Gafaar Mondhe for the consideration of Rs. 12,00,000/- by way of Sale Deed dated 17/01/1997 and accordingly the name of the purchasers muted in the record of rights and accordingly M.E.No. 37436 certified to that effect.
11. It reveals from M.E.No.A318 certified on 05/03/2016 that, Shri. Hajiabdul Gafaar Mondhe died on 23/11/2007, at Nasik, living behind 4 sons, 3 married daughters and widow Viz. Sakiya Mard Haji Abdul Gafaar Mondhe, Akil Haji Abdul Gafaar Mondhe, Aavesh Haji Abdul Gafaar Mondhe, Jakira Salim Pathan, Nadira Haji Abdul Gafaar Mondhe and Nasira Haji Abdul Gafaar Mondhe as his only legal heirs and representative as per law of succession and accordingly the name of the deceased was deleted from the record of the said land and names of his legal heirs were entered in record of rights and accordingly M.E.No A318 was certified to that effect.

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12. It reveals from M.E.No.A322 Certified on 05/03/2016 that ,S.P. VENTURE, Partnership Firm Through Partner's Mr.Vijay Fakirchand Sabadhra & Mr. Sanjay Premlal Patel Purchased an area admeasuring 00 H 54.4 Ares of Survey No. 763/2/2/1, situated, lying, being at Village Nasik, Tal. Nasik Dist. Nasik from Sakiya Mard Haji Abdul Gafaar Mondhe, Akil Haji Abdul Gafaar Mondhe, Aavesh Haji Abdul Gafaar Mondhe, Jakira Salim Pathan, Nadira Haji Abdul Gafaar Mondhe and Nasira Haji Abdul Gafaar Mondhe for the consideration of Rs. 5,17,13,000/- by way of Sale Deed No. NASAN -3-7239/2015 dated 26/11/2015 and accordingly the name of the purchasers muted in the record of rights and accordingly M.E.No. A322 certified to that effect.
13. It reveals from M.E.No.A1137 Certified on 20/04/2016 that Mr. Abdul Gaffar Abdul Kadir Mondhe repaid all the loan taken from The Kalika Vivid Karykari Sahkari(Vikas)Seva Sanstha Ltd. Nasik, hence as per the letter from the The Kalika Vivid Karykari Sahkari(Vikas)Seva Sanstha Ltd. Nasik, the charge of the said Sanstha deleted from the other rights column of the said land and accordingly M.E.No. A1137 certified to that effect.
14. Whereas the said land owners obtained a Non-Agriculture N.O.C. from Hon'ble Collector Nasik Vide N.O.C. MASHA/KAKSHA/3/7-1/NA.HA.DA./SR/76/2016 dated 29/08/2016 and MASHA/KAKSHA/3/7-1/NA.HA.DA./SR/87/2016 dated 05/11/2016.
15. It reveals that ,Mrs. Alka Arvind Suryavanshi and Mr. Anup Arvind Suryavanshi Purchased an area admeasuring 5070.00 Sq.mtrs. + F.S.I.from in and out of Survey No. 763/2/2/1, situated, lying, being at Village Nasik, Tal. Nasik Dist. Nasik from S.P. VENTURE, Partnership Firm Through Partner's Mr.Vijay Fakirchand Sabadhra & Mr. Sanjay Premlal Patel for the consideration of Rs. 6,20,00,000/-/- by way of Sale Deed No. NASAN -7-5735/2018 dated 14/12/2018.

Thus, I am of the opinion that:-

Mrs. Alka Arvind Suryavanshi and Mr. Anup Arvind Suryavanshi are the absolute owner of Non-Agriculture land an area admeasuring 5070.00 Sq.mtrs. + F.S.I.from in and out of Survey No. 763/2/2/1, situated, lying, being at Village Nasik, Tal. Nasik Dist. Nasik and an area admeasuring 370.00Sq.mtrs.acquired for 18.00 mtr. D.P. Road.

And also the aforesaid property is Clean, Marketable and Free from all Encumbrances.

The above narration and findings are on the strength of available documents only, submitted by Karda Construction Ltd. and the said documents returned to you.

Hence, this Supplementary Title Search Report

Place: Nasik

Date: 14/03/2019


Advocate

Anita Prakash Mungase (Pawar)
Advocate
Office - Basement 'A' Wing No - 08.
Below Sakinaka, Thakker's Bazaar, New Chhatrapati