J.B.GHUMARE, Advocate
Ch. No. 502, Bldg. No. 03,
District Court Compound, Nashik

Dt. 13/10/2017

TITLE REPORT

(TO WHOMSOEVER IT MAY CONCERN)

A] Description of the property:- All that piece & parcel of the landed property bearing Plot No.34 & 35 out of S.No.897/1/B, admeasuring 288.00 Sq.Mts. each, situated, being & lying at Nashik, Tal & Dist. Nashik.(Hereinafter referred to as the "said plots")

B] Name of Owner:- M/S.Sahajanand Builders & Developers, a Partnership firm through Partner Mr.Vipulbhai Ravjibhai Navapariya

C] Documents perused & record inspected:-

1)All the relevant 7/12 extracts & mutation entries for the last 30 yrs.
2)Other relevant record for the last 30 years
3)N.A. order Dt.29/5/1997
4)Lay-Out sanction Dt. 31/7/2004
5)Sale/Transfer DeedsDt.17/07/2001,27/10/1993,07/08/2008,12/09/2017 & 22/09/2017

D] Brief History & Findings:- After the perusal of all the above-listed documents & after the inspection of all abovementioned record, I found that:-

1) The land, originally bearing S.No. 897/1 was owned by Mr.Gangadhar Nivrutti Mahale. Thereafter, Ecoled Co-op.Hsg. Society purchased H4-61R area out of the total area of the said land from Mr.Gangadhar Nivrutti Mahale by different sale deeds Dt.27/10/1993. This change was mutated vide M.E.No.31390.

2)Haribhau Sonaji Kamnale & others purchased an area of H1-20R out of the total area of the said land from Mr.Gangadhar Nivrutti Mahale & others by sale deed Dt.5/5/1994 & this change was mutated vide M.E.No.32392.

3) The said land was accordingly partitioned as S.No. 897/1/1 & 897/1/2 & the part bearing S.No. 897/1/1 went to the share & ownership of Ecoled Co-Op.Hsg.Society. This change was mutated vide M.E.No.32796.

4)Chairman of Ecoled Co-Op.Hsg.Society alooted 2000.00 Sq.Mts area each to it's members viz. Natha Maru Karmur & others & it was mutated on the 7/12 vide M.E.No.33818.

5)Ecoled Co-Op.Hsg.Society git sanctioned tentative lay-out sanctioned from Nashik Municipal Corporation on the said land vide letter No.Land/Vashi/145/1112 Dt.10/7/1996 & the Collcetor of

Nashik granted non-agricultural use permission to the said land vide N.A. Order No.Mah/Kaksha-3/BSPK/259/97 Dt.29/5/1997. Accordindly, the total area of the said land was divided into various plots, out of which Plot No. 34 & 35 bearing S.No.897/1/1/34 & 35 admeasured 288.00 Sq.Mts. each. This change was mutated vide M.E.No.36757.

6) Thereafter, Chairman,Ecoled Co-Op.Hsg.Society got sanctioned a final lay- out sanctioned on the said land from Nashik Municipal Corporation vide Letter No.Nagar Rachana Vibhag/Final/307/4360 Dt.12/11/1998. It was effected vide M.E.No.50372.

7) Chairman, Ecoled Co-Op.Hsg.Society got sanctioned a revised lay-out on the said land from Nashik Municipal Corporation vide letter No.Nagar Rachana Vibhag/Final/B-3/72 Dt.31/7/2004 & accordingly it was given S.No. 897/1/B. As result, area of some of the plots changed, However the area of Plot No. 34 & 35 bearing S.No.897/1/B remained the same i.e. 288.00 Sq.Mts.each.(Hereinafter referred to as 'the said plots'). This change was mutated vide M.E.No.52867.

8) Thereafter, Chairman, Ecoled Co-Op.Hsg.Society alloted Plot No. 34 to it's founder member Mrs.Jayshree Tanna.

9) Chairman, Ecoled Co-Op.Hsg.Society transferred Plot No. 35 to Mrs.Laxmi Prabhudayal Nagpal & others by transfer deed registered with Joint Sub-Registrar, Class-II,Nashik-3 at Sr.No.2846 Dt.27/3/2008. This change was effected vide M.E.No.61153.

10) Thereafter, Mrs.Laxmi Prabhudayal Nagpal & others transferred Plot No. 35 to Gautam Landscapes Pvt.Ltd. through Director Piyush Chandulal Jain (Daga) by Transfer deed registered with the Joint Sub-Registrar, Class-II,Nashik-5 at Sr.No.7074 Dt.7/8/2008. This change was mutated vide M.E.No.62323.

11) Thereafter, the said Plots bearing Plot No. 34 & 35 were freed from the Ecoled Co-Op.Hsg.Society by the order of Deputy Registrar of Co-op Societies, Nashik bearing No.Vi-1/Ecoled Hsg.So./Plot Free Hold/ par/2017 Dt.28/8/2017.

12) Thereafter, M/S.Sahajanand Builders & Developers, a partnership firm through Partner Mr.Vipulbhai Ravjibhai Navapariya purchased Plot No. 34 from Mr.Vijay Kishinchand Lalwani by a sale deed registered with Joint Sub-Registrar, Class-II,Nashik-4 at Sr.No.6200 Dt.12/09/2017.

13) M/S.Sahajanand Builders & Developers, a partnership firm through Partner Mr.Vipulbhai Ravjibhai Navapariya also purchased Plot No. 35 from Gautam Landscapes Pvt.Ltd through Director Mr.Piyush Chandulal Jain(Daga) by a sale deed registered with Joint Sub-Registrar, Class-II,Nashik-4 at Sr.No.6431Dt.22/09/2017.

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Thus,at present, M/S.Sahajanand Builders & Developers, a partnership firm through Partner Mr.Vipulbhai Ravjibhai Navapariya is the absolute owner of the said plots. However the name of M/S.Sahajanand Builders & Developers, a partnership firm through Partner Mr.Vipulbhai Ravjibhai Navapariya is yet to be mutated on the 7/12 extract of both the said plots.

E) Opinion:- After the perusal of all the abovelisted documents & after the inspection of the relevant record & after the discussion above, I am of the opinion that M/S.Sahajanand Builders & Developers, a partnership firm through Partner Mr.Vipulbhai Ravjibhai Navapariya is the absolute owner of Plot No. 34 & 35 out of S.No. 897/1/B admeasuring 288.00 Sq.Mts. (Each), situated at Nashik, Tal. & Dist. Nashik. and that the said owner is having a clear & good marketable title to the said plots, free from all types of encumbrances, whatsoever, subject to the findings written hereinabove.

Nashik
Dt. 13/10/2017

J.B.GHUMARE
(ADVOCATE)

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