Mandar Ashok Avachat
B.Com., DTL, LL.B.
Advocate

Title Search Report

TO WHOMSOEVER IT MAY CONCERN

Subject:- Title Search Report in respect of property bearing Plot No. 01 area adm. 1000.00 Sq. Mtr. out of 289.88 Sq. Mtr. out of Survey No. 69/1+69/2+69/3/1 from Nashik, Tal. and Dist. Nashik Owned by M/s Suman Leela Associate and Plot No. 01 area adm. 1000.00 Sq. Mtr. out of 289.89 Sq. Mtr. out of Survey No. 69/1+69/2+69/3/1 from Nashik, Tal. and Dist. Nashik Owned by Mr. Vilas Vishnu Bhoir and others through Developer and General Power of Attorney holder M/s Suman Leela Associate.

Respected Sir,

As per request of M/s Suman Leela Associate partnership firm through partner Mr. Sunil Baburao Borade, I have searched the title in respect of above mention property. I have searched the property as per Revenue Record, Index II Registers and other Relevant Papers.

Document Scrutinized:-

Sr. No.	Particulars	Details
1	Last 30 years 7/12 Extract upto date 08/03/2019	Photo copy
2	Relevant 6D Mutation Entries	Photo copy
3	Sale Deed Sr. No. 6201/2015 dated 25/08/2015 at NSN – 4	Original
4	Registration Receipt No. 6567 dated 25/08/2015 at NSN – 4	Original
5	Sale Deed Sr. No. 7681/2018 dated 12/09/2018 at NSN – 4	Original
6	Registration Receipt No. 10438 dated 12/09/2018 at NSN – 4	Original
7	Development Agreement Sr. No. 6646/2018 dated 21/09/2018 at NSN – 3	Original
8	Registration Receipt No. 8142 dated 21/09/2018 at NSN – 3	Original
9	GPA Sr. No. 6647/2018 dated 21/09/2018 at NSN – 3	Original
10	Registration Receipt No. 8143 dated 21/09/2018 at NSN – 3	Original
11	Correction Deed Sr. No. 8504/2018 dated 03/10/2018 at NSN – 4	Original
12	Registration Receipt No. 11232 dated 03/10/2018 at NSN – 4	Original
13	TDR Sale Deed Sr. No. 8506/2018 dated 03/10/2018 at NSN – 4	Original

Office: Chamber No. 412/3, District Court, Nashik: - 422002.

14	Registration Receipt No. 11234 dated 03/10/2018 at NSN – 4	Original
15	Correction Deed Sr. No. 3465/2019 dated 30/05/2019 at NSN – 3	Original
16	Registration Receipt No. dated 30/05/2019 at NSN – 3	Original
17	Society Registration Certificate	Photocopy
18	NA Order	Photocopy
19	Layout Order	Photocopy
20	Commencement Certificate	Photocopy
21	Society NOC	Photocopy

As per Revenue Record:-

The Property bearing S. No. 69 was originally owned and possessed by Mr. Nawabsaheb Amirsaheb Khot prior to 1958.

On 03/06/1988, Mr. Usman Amirsaheb Khot died on 20/04/1987. After his death his legal heirs Son – Amir Usmansaheb Khot, Sadaruddin Usmansaheb Khot, Umar Usmansaheb Khot, Daughter – Nurjaha Usman Khot, Hababi Usman Khot, Jebunnisa Usman Khot, Dulhan Usman Khot and Julekha Usman Khot were brought on record. Effecting the same M.E. No. 24603 was certified.

On 24/02/1989, as per application of Mr. Gulam Jilani Nawabsaheb Khot and as per order of Tahasildar, Nashik vide order no. RTS/Vashi/496/1988 Nashik dated 23/01/1988 the name of Mr. Shaukat Burhan Khot, Mr. Mahhamad Burhan Khot, Mr. Kutuboddin Sattar Khot and Mr. Mohiyoddin Sattar Khot was deleted in owner's column. Effecting the same M.E. No. 25426 was certified.

On 16/03/1989, as per order of Tahasildar, Nashik vide order no. Watan/Vashi/172/89 dated 16/03/1989 the Tagai Charge was deleted in other right column. Effecting the same M.E. No. 25465 was certified.

On 09/12/1993, Ganpat Murlidhar Bhoir was tenant and in his possession area adm. H01-40.16 R and Kahinath and Damu Vithoba Bhoir were also tenant having possession of area adm. H00-62.25 R out of S. No. 69P. But as per case no. 30/93 dated 30/10/1993 the name of tenant was deleted and possession was handed over to the owner. i.e. Mr. Gulamgaus Nawabsaheb Khot and others. Effecting the same M.E. No. 31318 was certified.

On 10/05/1996, Chairman, Sai Avadhoot Co. op. Housing Society Ltd. purchased area adm. H01-40.16R, H00-62.25R, H00-17.37R out of S. No. 69(P) from Mr. Gulamgaus Haji Nawab Khot and others 25 through GPA Mr. Jitendra Manohardas Thakkar and consenting party Mr. Shaukat Burhan Khot and others 2 through GPA Mr. Jitendra Manohardas Thakkar. Effecting the same M.E. No. 34351 was certified.

On 15/11/1996, Suka Rama Bhoir was entered in other right column was died on 19/09/1996. After his death his legal heirs Son – Vishnu Suka Bhoir, Pundalik Suka Bhoir, Pandit Suka Bhoir, Baban Suka Bhoir, Prabhakar Suka Bhoir, Daughter – Lankabai Pandurang Nigale, Yamunabai Deoram Shengre and Sumanbai Raghunath Sarbatte were brought on record. Effecting the same M.E. No. 35184 was certified.

On 23/04/1998, Mohhamad Burhan Khot was died on 04/01/1998. After his death his legal heirs Wife – Bismillabi Mohhamadsaheb Khot, Son – Malang Mohhamadsaheb Khot, Habib Mohhamadsaheb Khot, Daughter – Nurbano alias Ladubi Amir Pansare, Gulbano Kutbuddin Naginwale, Jainabbi Salim Pathan and Parveen Ajij Shaikh were brought on record. Effecting the same M.E. No. 37971 was certified.

On 19/04/1999, Shaukat Burhan Khot was died on 22/05/1997. After his death his legal heirs Son – Burhan Shaukat Khot, Shahanwaz Shaukat Khot, Daughter – Bibirufaiya Shamshoddin Shaikh, Sharebano Sharfoddin Shaikh and Biklasebano Bilal Shaikh were brought on record. Effecting the same M.E. No. 39908 was certified.

On 14/09/2001, as per order of Tahasildar, Nashik vide reder no. Tenancy/Case No./15/2000 dated 22/12/2000, Vishnu suka Bhoir, Pundalik Suka Bhoir, Baban Suka Bhoir, Vitthal Baban Bhoir, Prabhakar Suka Bhoir, Yamunabai Suka Bhoir, Sumanbai Suka Bhoir were entered in other right column released their possession in favour of land owner i.e. Gulamgaus Haji Nawab Khot and others 22 through GPA Mr. Jitendra Manohardas Thakkar and deleted their name in other right column. Effecting the same M.E. No. 44947 was certified.

On 04/12/2001, Ahamadsaheb Ibrahimsaheb Khot was died on 09/05/2001. After his death his legal heirs Son – Gulam Khwaja

Ahamadsaheb Khot, Daughter – Nasim Mushtaq Pansare were brought on record. Effecting the same M.E. No. 45373 was certified.

On 19/12/2001, Gulamgaus Nawabsaheb Khot was died on 05/02/1995. After his death his legal heirs Wife – Hanifa Gulamgaus Khot, Son – Bilal Gulamgaus Khot, Afzal Gulamgaus Khot, Daughter – Arefa Umar Khan and Faruqa Hanif Mulla were brought on record. Effecting the same M.E. No. 45456 was certified.

On 19/12/2001, Gulam Mohiyoddin Nawabsaheb Khot was died on 17/05/1998. After his death his legal heirs Wife – Dulhanbi Gulam Mohiyoddin Khot, Son – Gulam Khwaja Gulam Mohiyoddin Khot, Haji Nawab Gulam Mohiyoddin Khot, Daughter – Jakera Mohhamadsaheb Patkari, Jayeda Nisar Mondhe and Nayeda Rafiq Shaikh were brought on record. Effecting the same M.E. No. 45457 was certified.

On 08/05/2002, Gafur Yasin Khot was died on 07/01/2001. After his death his legal heirs Wife – Hababi Gafur Khot, Daughter – Farida Yunus Patkari, Mahemuda Ismail Khot and Jainabbi Mohasin Khot were brought on record. Effecting the same M.E. No. 46266 was certified.

On 08/05/2002, Partition took place in between Shaukat Burhan Khot, Mahhamad Burhan Khot, Kutubuddin Sattar Khot and Mohiyiddin Sattr Khot having Four Anna Share for each property bearing for S. No. 69 and 70 by M.E.No. 8985. Thereafter as per M.E.No. 25426, as per order of Tahasildar, Nashik vide order no. RTS/Vashi/496/1988 Nashik dated 23/01/1988 the name of Mr. Shaukat Burhan Khot, Mr. Mahhamad Burhan Khot, Mr. Kutuboddin Sattar Khot and Mr. Mohiyoddin Sattar Khot was deleted in owner's column. Thereafter as per M.E.No. 37971, Mohhamad Burhan Khot was died on 04/01/1998. After his death his legal heirs Wife – Bismillabi Mohhamadsaheb Khot, Son – Malang Mohhamadsaheb Khot, Habib Mohhamadsaheb Khot, Daughter – Nurbano alias Ladubi Amir Pansare, Gulbano Kutbuddin Naginwale, Jainabbi Salim Pathan and Parveen Ajij Shaikh were brought on record. There was appeal filed before SDO, Nashik for M.E.No. 8985, 25426 and 37971. Said appeal was partly allowed and remanded to Tahasildar, Nashik. for the said judgment aggrieved defendant filed an appeal before Additional Collector vide case no. RTS/A-170/1989. The said appeal was dismissed and confirm the judgment of lower court. Tahasildar, Nashik vide their order

Revision/Case No./9/93 dated 29/04/1994, confirmed the judgment of Circle officer, Nashik. plaintiff filed an appeal before SDO, Nashik vide case no. RTS/A-75/95. The said appeal was dismissed on 27/05/1997. Against the said judgment plaintiff filed an appeal before Additional Collector vide case no. RTS/A-181/97. In the said appeal judgment of both lower court was set-a-side and M.E.No.8985 was canceled and M.E.No. 25426 was certified. The name of legal heirs of Shaukat Burhan Saheb Khot were entered by M.E.No. 39908 were also deleted by the above said judgment. Effecting the same M.E. No. 46267 was certified.

On 10/06/2002, Sai Avadhoot Co. op. Housing Society Ltd. through Chairman Mr. Dhimmat Nathalal Kakkad purchased area adm. 1373.75 sq.mtr. from Hababi Gafur Khot, area adm. 1373.75 sq.mtr. from Farida Yunus Patkari, area adm. 1373.75 sq.mtr. from Jainabbi Mohammad Khot, area adm. 1373.75 sq.mtr. from Mehmuda Ismail Khot, area adm. 1099.00 sq.mtr. from Chiragoddin Abdulqadar Khot, area adm. 1099.00 sq.mtr. from Shamshoddin Abdulqadar Khot, area adm. 1099.00 sq.mtr. from Chiragoddin Abdulqadar Khot, area adm. 1099.00 sq.mtr. from Chiragoddin Abdulqadar Khot, area adm. 1099.00 sq.mtr. from Shamsoddin Abdulqadar Khot, area adm. 1099.00 sq.mtr. from Shamsoddin Abdulqadar Khot and area adm. 1099.00 sq.mtr. from Khairunissa Mohhamad Saheb Khot through GPA Mr. Jitendra Manohardas Thakkar out of S. No. 69(P) by various sale deed. Effecting the same M.E. No. 46432 was certified.

On 07/05/2003, Gulam Jilani Haji Nawab Khot was died on 17/04/2003. After his death his legal heirs Wife – Rabiyabi Gulam Jilani Khot, Son – Khan Gulam Jilani Khot, Maksud Gulam Jilani Khot, Daughter – Bibi Bilal Khot were brought on record. Effecting the same M.E. No. 48576 was certified.

On 06/03/2004, Shamshoddin Qadir Khot was died on 20/02/2003. After his death his legal heirs Wife -- Khurshid Shamshoddin Khot, Son – Mujfar Shamshoddin Khot, Naimoddin Shamshoddin Khot were brought on record. Effecting the same M.E. No. 50446 was certified.

On 07/11/2005, Hissa form No. 12 was made and applicable. Effecting the same M. E. No. 54290 was certified.

On 14/07/2006, Pandit Suka Bhoir was tenant but Tahasildar, Nashik vide reder no. Tenancy Case No. 7/2002 dated 29/04/2002 the name of tenant was deleted in other right column and name of the owner recoded in owner's column. Effecting the same M.E. No. 55929 was certified.

On 14/07/2006, as per order of Tahasildar, Nashik vide reder no. Tenancy/Case No./15/2000 dated 22/12/2000 vide the said order Sursh Sukdeo Bhoir was tenant entered in other right column handover his possession in favour of land owner i.e. Gulamgaus Haji Nawab Khot and others and deleted the name of Sursh Sukdeo Bhoir which was entered in other right column. Effecting the same M.E. No. 55932 was certified.

On 17/07/2006, Anaji Rama Bhoir was entered in other right column was died on 14/03/1994 leaving behind his legal heirs Nephew – Damu Vithoba Bhoir, Kashinath Vithoba Bhoir, Vishnu Suka Bhoir, Pundalik Suka Bhoir, Pandit Suka Bhoir, Baban Suka Bhoir, Prabhakar Suka Bhoir, suresh Suka Bhoir, Niece – Lankabai Pandurang Nigale and Sumanbai Raghunath Sarbatte. The above heirs except Nephew Baban Suka Bhoir and Niece Lankabai Pandurang Nigale surrender their tenancy right over the said property. So the name of Anaji Rama Bhoir was deleted in other right column. Effecting the same M.E. No. 55952 was certified.

On 26/03/2008, Tahasildar, Nashik vide order no. Tenancy Case No. 42/2008 dated 17/03/2008 the name of Lankabai Pandurang Nigale as tenant which was entered in other right column in S. No. 69/1, 69/3, 69/4 and 70 was deleted. Effecting the same M.E. No. 61059 was certified.

On 16/10/2009, M/s Shiv Agro Farms AOP through Member Mr. Ramesh Dhirajlal Tanna purchased area adm. 3300.00 sq.mtr. out of S.No. 69(P) from Mehmuda Gafur Khot, Farida Gafur Khot through GPA Mr. Jitendra Manohardas Thakkar and consenting party Rajendra M. Developers and Builders Pvt. Ltd. through Director Mr. Jitendra Manohardas Thakkar. Effecting the same M.E. No. 65502 was certified.

On 16/10/2009, M/s Shiv Agro Farms AOP through Member Mr. Ramesh Dhirajlal Tanna purchased area adm. 3000.00 sq.mtr. out of S.No. 69(P) from Chiragoddin Abdul Qadarsaheb Khot through GPA Mr. Jitendra

Manohardas Thakkar and consenting party Rajendra M. Developers and Builders Pvt. Ltd. through Director Mr. Jitendra Manohardas Thakkar. Effecting the same M.E. No. 65503 was certified.

On 05/11/2011, M/s Shiv Agro Farms AOP through Member Mr. Ramesh Dhirajlal Tanna purchased area adm. 3300.00 sq.mtr. out of S.No. 69(P) from Mehmuda Gafur Khot, Farida Gafur Khot through GPA Mr. Jitendra Manohardas Thakkar and consenting party Rajendra M. Developers and Builders Pvt. Ltd. through Director Mr. Jitendra Manohardas Thakkar. The above mentioned transaction is already certified by M.E. No. 65502. Effecting the same M.E. No. 77266 was canceled.

On 29/11/2011, M/s Shiv Agro Farms AOP through Member Mr. Ramesh Dhirajlal Tanna purchased area adm. 3300.00 sq.mtr. out of S.No. 69(P) from Mehmuda Gafur Khot, Farida Gafur Khot through GPA Mr. Jitendra Manohardas Thakkar and consenting party Rajendra M. Developers and Builders Pvt. Ltd. through Director Mr. Jitendra Manohardas Thakkar. Effevting the same M.E. No. 65502 was certified. But Hanifa Gulamgaus Khot and other 23 was not taken as a consenting party for the above mentioned transaction. So Confirmation Deed is registered by Hanifa Gulamgaus Khot and other 23 through GPA Mr. Jitendra Manohardas Thakkar in favour of M/s Shiv Agro Farms AOP through Member Mr. Sanjay Pandit Darade for area adm. 3300.00 sq.mtr. out of S.No. 69/1. Effecting the same M.E. No. 77494 was certified.

On 29/02/2012, Aminabi Mahammad Pansare was died on 27/08/2004 leaving behind her legal heirs Son - Alladin Mahhamadsaheb Pansare, Haji Mainuddin Mahhamadsaheb Pansare, Daughter - Khairunisa Gulamgaus Pansare, Dilhanbi kutubuddin Khot and Shakila Chirag Pansare. Effecting the same M.E. No. 78502 was canceled.

On 07/02/2013, Bilal Gulamgaus Khot was died on 10/08/2010 leaving behind her legal heirs Wife – Samshunnisa Bilal Khot, Son – Amjad Bilal Khot, Imran Bilal Khot, Daughter – Anjum Bilal Khot and Yasmin Bilal Khot. Effecting the same M.E. No. 87910 was canceled.

On 11/02/2015, as per order of Tahasildar, Nashik vide order no. Adhi/Abhi/Kavi/237/2015 dated 11/02/2015 and as per section 155 of MLRC,1966 the name Gulam Khawja Ahamad Saheb Khot and other 15

were deleted for area adm. 3300 sq.mtr. out of S.No. 69/1. Effecting the same M.E. No. 96371 was certified.

On 20/02/2015, Chairman, Sai Avadhoot Co op. Housing Society Ltd. prepared layout and Assistant Director Town Planning, Nashik Municipal Corporation, Nashik sanctioned final layout plan for S. No. 69/1, 69/2 and 69/3 total area 26700 sq.mtr. out of 26681 sq.mtr. vide order No. Outword No. / Townplanning / Final / Panchvati / C1 / 135 dated 18/11/2014 and Collector Nashik granted NA permission vide order No. Maha / Desk 3 / 4 / NASR / 294 / 2013 dated 22/10/2013. Accordingly land was sub divided into various plots. Accordingly Plot No. 1 was allotted to member i.e. Motel Kutir Nirman Pvt. Ltd. Effecting from same M. E. No. 96471 was certified.

On 01/09/2015, Vilas Vishnu Bhoir, Alka Vilas Bhoir, Sachin Vilas Bhoir, Sandip Vilas Bhoir, Atish Vilas Bhoir, Bharat Vishnu Bhoir and Sarla Bharat Bhoir purchased area adm. 289.89 sq.mtr. out of Plot No. 1(P) out of S.No. 69/1+69/2+69/3/1 from Motel Kutir Nirman Pvt. Ltd. through Director Mr. Amit Kanaji Thakkar and Sai Avadhoot Co op. Housing Society Ltd. through Chairman Mr. Dhimmat Nathalal Kakkad. Effecting from same M. E. No. 98617 was certified.

On 16/12/2015, Pundalik Suka Bhoir dead through legal heirs Lilabai Pundalik Bhoir, Dnyaneshwar Pundalik Bhoir, Sangita Ashok Gatve, Shaila Hiraman Dolas and sunita Suresh Dagale purchased area adm. 19.78 sq.mtr. out of Plot No. 1(P) out of S.No. 69/1+69/2+69/3/1 and area adm. 305.22 sq.mtr. out of total area 676.80 sq.mtr. out of Plot No. 9 out of S.No. 69/1+69/2+69/3/7 from Motel Kutir Nirman Pvt. Ltd. through Director Mr. Nishant Rajendra Thakkar through SPA Mr. Dhimmat Nathalal Kakkad and Sai Avadhoot Co op. Housing Society Ltd. through Chairman Mr. Dhimmat Nathalal Kakkad. Effecting from same M. E. No. 99758 was certified.

On 23/03/2016, Tahasildar, Nashik vide order no. Kuka/Kavi/219/16 Nashik dated 02/03/2016 and Circle officer vide remark no. 191/16 dated 09/03/2016 the manual record of 7/12 extract converted into computarised record rectification was made. Effecting from same M. E. No. 100906 was certified.

On 23/05/2016, Lankabai Pandurang Nigale and Ashwini Dinesh Bharmal made lis pendens regarding Regular civil suit no. 447/2013 in the court of Hon'ble Civil Judge Senior Division, Nashik. Accordingly Lis Pendens was made and executed at Sr. No. 3572 in the office of Sub Registrar Nashik – 1 dated 20/04/2015. Effecting from same M. E. No. 101509 was canceled.

On 03/12/2016, In Nashik City mutation entry number crossed the digit above 100000. So as per direction mentioned in Khand-4 regional language is Marathi so above M.E. No. 100000 it is treated as A-1 onwards and as on dated 03/12/2016 M.E.No. A-3317 was allotted. But as per computarisation record there is no provision for Alphabet letter so M.E.No. A-1 to A-3317 is treated as 100001 to 103317. Effecting from same M. E. No. 103318 was certified.

On 03/12/2016, as per letter of Collector, Nashik vide order No. Kaksha-4/Ku.Ka-Setu-606/201 dated 30/11/2016 and as per letter of Tahsildar, Nashik vide order No. Ku.Ka./ Kavi/1392/2016 dated 03/12/2016 Nashik Shahar (City) (S.No. 1 to 1094) divided in to five parts i.e. Nashik Shahar-1 to Nashik Shahar-5. Accordingly S.No. 891 is inserted in Nashik Shahar-4. Effecting from said transaction M. E. No. 103319 was made.

On 12/09/2018, M/s Suman Leela Associate through Partner Sunil Baburao Borade, Manish Gulabrao Mhaske and Umakant Subhash Kakad purchased area adm. 289.88 sq.mtr. out of area adm. 690.33 sq.mtr. out of Plot No. 1 out of S.No. 69/1+69/2+69/3/1 from Motel Kutir Nirman Pvt. Ltd. through Director Mr. Nishant Rajendra Thakkar through SPA Mr. Dhimmat Nathalal Kakkad and Sai Avadhoot Co op. Housing Society Ltd. through Chairman Mr. Dhimmat Nathalal Kakkad. Effecting from same M. E. No. 104355 was certified.

On 18/09/2018, Vilas Vishnu Bhoir, Alka Vilas Bhoir, Sachin Vilas Bhoir, Sandip Vilas Bhoir, Atish Vilas Bhoir, Bharat Vishnu Bhoir and Sarla Bharat Bhoir entered in to Development Agreement and GPA with M/s Suman Leela Associate through Partner Sunil Baburao Borade, Manish Gulabrao Mhaske and Umakant Subhash Kakad for area adm. 289.89

sq.mtr. out of Plot No. 1 out of S.No. 69/1+69/2+69/3/1. Accordingly the name of M/s Suman Leela Associate through Partner Sunil Baburao Borade, Manish Gulabrao Mhaske and Umakant Subhash Kakad were entered in other right column. Effecting from same M. E. No. 104356 was certified.

In this way title of the property is transferred upto the present owner.

NA Permission:-

Collector Nashik granted NA permission vide order No. Maha / Desk 3 / 4 / NASR / 294 / 2013 dated 22/10/2013. I have perused photo copy of NA Tax paid receipt for year 2016 – 2018 and 2018-2019 vide receipt No. 1038263 dated 08/03/2019 in the office of Talathi Nashik.

Society Registration Certificate:-

Sai Avadhoot Co op. Housing Society Ltd. Nashik is registered under the provisions of Maharashtra Co. Op. Societies Act, 1960 and Rules 1961 and having its registration No. NSK/(NSK)/HSG/(TC)/2279/1993 dated 14/01/1993.

Layout Plan:-

Nashik Municipal Corporation, Nashik approved layout plan vide order No. TP / Final / Panchavati / C1 / 135 dated 18/11/2014.

Commencement Certificate:-

Nashik Municipal Corporation, Nashik issued Residential + Commercial Purpose commencement certificate vide order No. LND / BP / Nashik / DCR / 0396 / 2019 dated 27/02/2019.

NOC from Sai Avadhoot Co op. Housing Society Ltd. Nashik:-

Sai Avadhoot Co op. Housing Society Ltd. Nashik allotted plot no. 1 area adm. 1000 sq.mtr. out of S.No. 69/1+69/2+69/3/1 to its member. i.e. Motel Kutir Nirman Pvt. Ltd. and Motel Kutir Nirman Pvt. Ltd. sold area adm. 289.89 sq.mtr. out of plot no. 1 (P) to Vilas Vishnu Bhoir, Alka Vilas Bhoir, Sachin Vilas Bhoir, Sandip Vilas Bhoir, Atish Vilas Bhoir, Bharat Vishnu Bhoir and Sarla Bharat Bhoir in personal capacity, So the said society does not have any relation with said owner and whenever it is to be sold to third person there is no permission is required from Society regarding the said area adm. 289.89 sq.mtr. out of plot no. 1(P) out of S.No. 69/1+69/2+69/3/1.

Sale Deed:-

1. I have perused Registered sale deed executed by Motel Kutir Nirman Pvt. Ltd. through Director Mr. Amit Kanaji Thakkar and Sai Avadhoot Co op. Housing Society Ltd. through Chairman Mr. Dhimmat Nathalal Kakkad in favor of Vilas Vishnu Bhoir, Alka Vilas Bhoir, Sachin Vilas Bhoir, Sandip Vilas Bhoir, Atish Vilas Bhoir, Bharat Vishnu Bhoir and Sarla Bharat Bhoir in respect of property bearing area adm. 289.89 sq.mtr. out of Plot No. 1(P) out of S.No. 69/1+69/2+69/3/1 from Nashik, Tal. and Dist. Nashik. Accordingly said sale deed was executed in the office of Sub-Registrar Nashik - 4 at Sr.No 6201 / 2015 dated 25/08/2015.

2. I have perused Registered sale deed executed by Motel Kutir Nirman Pvt. Ltd. through Director Mr. Nishant Rajendra Thakkar Through SPA Mr. Dhimmat Nathalal Kakkad and Sai Avadhoot Co op. Housing Society Ltd. through Chairman Mr. Dhimmat Nathalal Kakkad in favor of M/s Suman Leela Associate through Partner Sunil Baburao Borade, Manish Gulabrao Mhaske and Umakant Subhash Kakad in respect of property bearing area adm. 289.88 sq.mtr. out of area adm. 690.33 sq.mtr. out of Plot No. 1 out of S.No. 69/1+69/2+69/3/1 from Nashik, Tal. and Dist. Nashik. Accordingly said sale deed was executed in the office of Sub-Registrar Nashik - 4 at Sr.No 7861 / 2018 dated 12/09/2018.

Development Agreement and GPA:-

I have perused Registered Development Agreement and GPA executed by Vilas Vishnu Bhoir, Alka Vilas Bhoir, Sachin Vilas Bhoir, Sandip Vilas Bhoir, Atish Vilas Bhoir, Bharat Vishnu Bhoir and Sarla Bharat Bhoir in favor of M/s Suman Leela Associate through Partner Sunil Baburao Borade, Manish Gulabrao Mhaske and Umakant Subhash Kakad in respect of property bearing area adm. 289.89 sq.mtr. out of Plot No. 1(P) out of S.No. 69/1+69/2+69/3/1 from Nashik, Tal. and Dist. Nashik. Accordingly said Development Agreement and GPA was executed in the office of Sub-Registrar Nashik - 3 at Sr.No. 6646 / 2018 and Sr.No. 6647 / 2018 respectively dated 21/09/2018.

Correction Deed:-

1. I have perused Registered Correction Deed executed by Motel Kutir Nirman Pvt. Ltd. through Director Mr. Nishant Rajendra Thakkar Through SPA Mr. Dhimmat Nathalal Kakkad and Sai Avadhoot Co op. Housing Society

Ltd. through Chairman Mr. Dhimmat Nathalal Kakkad in favor of M/s Suman Leela Associate through Partner Sunil Baburao Borade, Manish Gulabrao Mhaske and Umakant Subhash Kakad in respect of property bearing area adm. 289.88 sq.mtr. out of area adm. 690.33 sq.mtr. out of Plot No. 1 out of S.No. 69/1+69/2+69/3/1 from Nashik, Tal. and Dist. Nashik.. Accordingly said Correction Deed was executed in the office of Sub-Registrar Nashik - 4 at Sr.No. 8504 / 2018 dated 03/10/2018.

2. I have perused Registered Correction Deed executed by Vilas Vishnu Bhoir, Alka Vilas Bhoir, Sachin Vilas Bhoir, Sandip Vilas Bhoir, Atish Vilas Bhoir, Bharat Vishnu Bhoir and Sarla Bharat Bhoir in favor of M/s Suman Leela Associate through Partner Sunil Baburao Borade, Manish Gulabrao Mhaske and Umakant Subhash Kakad in respect of property bearing area adm. 289.89 sq.mtr. out of area adm. 690.33 sq.mtr. out of Plot No. 1 out of S.No. 69/1+69/2+69/3/1 from Nashik, Tal. and Dist. Nashik.. Accordingly said Correction Deed was executed in the office of Sub-Registrar Nashik - 3 at Sr.No. 3465 / 2019 dated 30/05/2019.

TDR Sale Deed:-

M/s Suman Leela Associate through Partner Sunil Baburao Borade, Manish Gulabrao Mhaske and Umakant Subhash Kakad had purchased TDR area adm. 56.23 Sq.mtr. Certificate No. 773 from Estate Co. op. Housing Society Ltd. through member M/s Manasi Farms Pvt. Ltd. through Mr. Gaurav Jitendra Thakkar through SPA Mr. Ravindra Somnath Pabale by way of sale deed made and executed at Sr. No. 8506/2018 in the office of Sub Registrar Nashik - 4 dated 03/10/2018.

Index II Registers:-

I have verified Index Registers from 1989 to 2019. On the date of verification, major portion is in torned condition. Index of 2015 - 2017 was not in bound condition. Hence this report is given on the basis of record available in the office only.

After perusal of all above papers, I am of the opinion that the title in respect of property bearing Plot No. 01 area adm. 1000.00 Sq. Mtr. out of 289.88 Sq. Mtr. out of Survey No. 69/1+69/2+69/3/1 from Nashik, Tal. and Dist. Nashik Owned by M/s Suman Leela Associate and Plot No. 01 area adm. 1000.00 Sq. Mtr. out of 289.89 Sq. Mtr. out of Survey No. 69/1+69/2+69/3/1 from Nashik, Tal. and Dist. Nashik Owned by Mr. Vilas Vishnu Bhoir and others through Developer and General Power of Attorney holder M/s Suman Leela Associate is clear and marketable.