CHINDHADE & ASSOCIATES

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TITLE REPORT

TO WHOME SO EVER IT MAY BE CONCERN

PRAPOSED PROJECT – SWASTHI APARTMENT

Date:- 26/06/2019

SUBJECT: - Opinion Report or Title Report on the basis of Documents produced before me and Search taken in the Office of Sub – Registrar and Online Search of available Index II in respect of the all that piece and parcel of the property i.e. the Project **"SWASTHI APARTMENT"** proposed to be constructed over **Plot No.08, area adm. 642.88 Sq. Mtrs., and F.S.I. of area adm.14.72 Sq. Mtrs., (area adm. 14.72 Sq. Mtrs., acquired by Nashik Municipal Corporation Nashik out of total area adm. 657.60 Sq. Mtrs., of Plot No. 08),** out of **S. No.1028/A, and TDR area adm. 200.91 Sq. Mtrs.,** situated at **Village – Nashik.**

DESCRIPTION OF PROPERTY:- All that piece and parcel of respect the Project **"SWASTHI APARTMENT"** proposed to be constructed over **Plot No. 08, area adm. 642.88 Sq. Mtrs., and F.S.I. of area adm. 14.72 Sq. Mtrs., (in respect of area adm. 14.72 Sq. Mtrs., acquired by Nashik Municipal Corporation Nashik out of total area adm. 657.60 Sq. Mtrs., of Plot No. 08),** out of **S. No.1028/A, and TDR area adm. 200.91 Sq. Mtrs.,** situated at **Village – Nashik.** Within the local limits of Nashik Municipal Corporation Nashik. The same is bounded as follows:

East -Plot No.09
West -Plot No. 07
South -9.00 Mtrs., Wide Colony Road
North -Plot No. 21

NAMES OF THE OWNER OF THE PROPERTY:-

Plot Owner – Rupesh S. Bagad Builders and Developers Proprietary Concern through Proprietor Mr. Rupesh Sharad Bagad

NAMES OF THE PERSON APPROCHED FOR THE CERTIFICATE:-

MANISH S. CHINDHADE ADVOCATE

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Builder / Developer – Rupesh S. Bagad Builders and Developers Proprietary Concern through Proprietor Mr. Rupesh Sharad Bagad

As per the instructions given by the above named person, I have investigated the title on the basis of following documents:-

1. Relevant 7/12 extract & Mutation Entries (6 -D).
2. Copy of Sale Deed dated 09/04/1951 (Reg. No. 555).
3. Copy of Sale Deed dated 16/05/1962 (Reg. No. 751).
4. Copy of ULC Order dated 21/09/1998.
5. Copy of Tentative Lay – Out Sanction dated 11/07/2000.
6. Copy of N. A. Order dated 11-7/06/2001.
7. Copy of Final Lay-Out Order dated 25/09/2002.
8. Copy of Sale Deed dated 29/12/2018 along with the receipt of registration (NSK-1, Reg. No. 10078).
9. Copy of T.D.R. Sale Deed dated 11/02/2019 along with the receipt of registration (NSK-7, Reg. No. 667).
10. Copy of Building Plan.
11. Copy of Commencement Certificate dated 24/04/2019.

FLOW OF TITLE:-

1. The land bearing S. No.1028 owned and possessed by Mr. Balu Laxman Tidake and Mr. Punja Laxman Tidake before the year 1982.

2. Mutation Entry No. 29941 dated 28/11/1992 shows that, the owners Mr. Balu Laxman Tidake and Mr. Punja Laxman Tidake applied for mutation the names of Mr. Vipul Balu Tidake (minor), Mr. Prakash Punja Tidake, Mr. Sanjay Punja Tidake and Mr. Dilip Punja Tidake. Accordingly names of above mentioned persons mutated to the property extract as co – owners, out of them Vipul Balu Tidake was minor therefore name of Mr. Balu Tidake mutated as his guardian father.

3. The Order/ Letter dated 21/09/1998, issued by ULC Department shows that the area adm. 1165.00 Sq. Mtrs., out of the share of Mr. Punja L. Tidake and area adm. 1165.00 Sq. Mtrs., out of the share of Balu Laxman

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Tidake has been declared as excess land, and remark to that effect has been mutated to the revenue record.

4. The lay – out of S. No. 1028 has been tentatively approved by Nashik Municipal Corporation Nashik, vide letter no.TPD/CD/B1/T2/56 on 11/07/2000.

5. Mutation Entry No. 53894 dated 26/08/2005 shows that, the Lay- out Plan in respect of the 'retention land' area adm. 15540.45 Sq. Mtrs. out of the S. No. 1028 has been sanctioned by the Nashik Municipal Corporation, Nashik vide **Order No. Javak No./Nagar Rachana Vibhag/Antim /B3/59 dated 25/09/2002**. Accordingly the said area was divided into various Plots and accordingly **Plot No. 08 area adm. 657.60 Sq. Mtrs.** came to existence and came to the share of Mr. Balasaheb Tidake and Mr. Vipul Balasaheb Tidake. Thereby the S. No. 1028 has been divided in two parts and the area/ land of the subject of approved lay out has been re numbered as S. No. 1028 /A.

6. The land owners converted the use of the said land to Non-Agricultural purpose by the Order of the Collector, Nashik vide **Order No. Maha/ Kaksha-3/Non-Agricultural Letter No/313/2001 dated 07/06/2001.**

7. **Rupesh S. Bagad Builders and Developers Proprietary Concern through Proprietor Mr. Rupesh Sharad Bagad** is a Builder / Developer. And as a part of his business the promoter **Rupesh S. Bagad Builders and Developers Proprietary Concern through Proprietor Mr. Rupesh Sharad Bagad** purchased the **Plot No. 08, area adm. 657.60 Sq. Mtrs., out of S. No. 1028/A** from Mr. Balasaheb alias Balkrishna Laxman Tidke, Mr. Vipul Baladaheb alias Balkrushna Tidake, Mr. Kalpana Balasaheb alias Balkrushna Tidake, Kiran Balasaheb alias Balkrushna Tidake, Kanchan Balasaheb alias Balkrushna Tidake by way of Sale Deed against the consideration amount of Rs. 01,85,00,000/-. The same is registered in the office of Sub-Registrar Nashik, vide Reg. No. 10078 on 29/12/2018. The contents of Sale Deed shows that some amount of consideration is paid by promoter to the land owners up to execution of Sale Deed, and same amount has been paid by post dated cheques. Therefore the Sale Deed is subject to the realization of post dated cheques. The name of

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promoter Rupesh S. Bagad Builders and Developers Proprietary Concern through Proprietor Mr. Rupesh Sharad Bagad mutated to the owners column of the property extract vide Mutation Entry No. 501066 dated 05/01/2019.

8. Nashik Municipal Corporation Nashik, acquired area adm. 14.72 Sq. Mtrs for Road Widening. The land owners transferred the said area in favor of Nashik Municipal Corporation Nashik vide Transfer Deed dated 07/01/2019. Accordingly name of Nashik Municipal Corporation Nashik, mutated to the owners column of the property extract in respect of area adm. 14.72 Sq. Mtrs. vide Mutation Entry No. 501105 dated 30/01/2019.

9. The Owner- Rupesh S. Bagad Builders and Developers Proprietary Concern through Proprietor Mr. Rupesh Sharad Bagad purchased T.D.R. area adm. 258 Sq. Mtrs. from Mr. Ashish Raghunath Lele and Mr. Pritish Raghunath Lele by way of Sale Deed for construction of a Building over the Plot No. 08. The same is registered in the office of Sub-Registrar Nashik-7 vide Reg. No. 667 on 11/02/2019. And thereby Rupesh S. Bagad Builders and Developers Proprietary Concern through Proprietor Mr. Rupesh Sharad Bagad acquired rights to use / utilize the TDR for construction over the subject matter plot.

10. The owners- Rupesh S. Bagad Builders and Developers Proprietary Concern through Proprietor Mr. Rupesh Sharad Bagad prepared a Building Plan for the construction of the proposed Building over the said Plot No. 08, and the same is sanctioned by the Nashik Municipal Corporation vide **Order No.LND/BP/Nashik/DCR/0769/2019 dated 24/04/2019.**

11. On the basis of the same discussion it can be said that the title of the said property i.e. the Project **"SWASTHI APARTMENT"** proposed to be constructed over **Plot No. 08, area adm. 642.88 Sq. Mtrs., and F.S.I. of area adm.14.72 Sq. Mtrs., (in respect of area adm. 14.72 Sq. Mtrs., acquired by Nashik Municipal Corporation Nashik out of total area adm. 657.60 Sq. Mtrs., of Plot No. 08),** out of **S. No.1028/A, and TDR area adm. 200.91 Sq. Mtrs.,** situated at **Village – Nashik, is free, clear and marketable, and the property is unencumbered.** The incumbents –

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Rupesh S. Bagad Builders and Developers Proprietary Concern through Proprietor Mr. Rupesh Sharad Bagad acquired ownership right of the said property.

OPINION

On the basis of above discussions I am of the Opinion that, the title of the property bearing the Project **"SWASTHI APARTMENT"** proposed to be constructed over **Plot No. 08, area adm. 642.88 Sq. Mtrs., and F.S.I. of area adm.14.72 Sq. Mtrs., (in respect of area adm. 14.72 Sq. Mtrs., acquired by Nashik Municipal Corporation Nashik out of total area adm. 657.60 Sq. Mtrs., of Plot No. 08),** out of **S. No.1028/A, and TDR area adm. 200.91 Sq. Mtrs.,** situated at **Village – Nashik,** the property more particularly described hereinbefore in schedule, **is clear and marketable, and the property unencumbered**.

Nashik.
Date: - 21/06/2019

Signature:-

MANISH S. CHINDHADE
ADVOCATE

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