TITLE & SEARCH REPORT

NAME OF THE OWNER AND HOLDER:

NAME OF THE OWNER AND HOLDER OF THE PROPERTY:
Pooja Developers Partnership Firm
Through its partner
Mr.Kishor Madhukar Rumale
R/o.Nashik.

TITLE & SEARCH REPORT BY

Anand Vasantrao Khairnar
Pramod Ramchandra Ingale
ADVOCATES

Anand Vasantrao Khairnar
Pramod Ramchandra Ingale

Advocates

Office: Chamber No. 124, Maruti Chambers, District Court Campus, Nashik.

Date: 03.02.2020

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE OWNER AND HOLDER OF THE PROPERTY:
Pooja Developers Partnership Firm
Through its partners
Mr.Kishor Madhukar Rumale
R/o.Nashik.

2] DESCRIPTION OF PROPERTY : All that piece and parcel of commercial building will be known as "Silicon BusinessCentre" to be constructed on Non-Agricultural plot property bearing Plot No.3/4 area adm.2357.50 (C.T.S.No.8234/5 & 8234/8) out of S.No.6/6/1/3/4 situated at Pathardi, within the limits of Nashik Municipal Corporation, Urban Agglomeration, registration & sub-registration, Tal.& Dist. Nashik,

All the said plot property together with existing right of easements, access, ways, common roads, open spaces with right of ownership.

3] On the request of Pooja Developers Partnership Firm Through its partners Mr.Kishor Madhukar Rumale R/o.Nashik.I have investigated the title of above plot property For that purpose, he had presented following documents before me.

1. 7/12 Extracts from 1985 to 2018.
2. Relevant Mutation entries (6-D Entries).
3. N.A.Order dtd.23.08.2002.
4. Layout sanction letter dtd.07.02.2005.
5. Copy of Sale Deed No.243/2007 dtd.16.01.2007.
6. Copy of Sale Deed No.3061/2010 dtd.01.04.2010.
7. Copy of Gift Deed No.1034/2013 dtd.29.01.2013.
8. Copy of Special Power of Attorney No.9265/2015 dtd.20.10.2015.
9. Copy of Sale Deed No.9719/2015 dtd.03.11.2015.
10. Copy of TDR Sale Deed No.6382/2016 dtd.24.10.2016.

11. Commencement Certificate dtd.31.08.2017.
12. Building Plan dtd.31.08.2017.
13. Copy of TDR Sale Deed No.848/2018 dtd.01.02.2018.
14. Commencement Certificate dtd.04.06.2018.
15. Building Plan dtd.04.06.2018.
16. Commercial N.A. order dtd.26.09.2018
17. RERA Registration Certificate dtd. 25.08.2019.

After perusing above documents I found the details of title as follows.

1. It appears from the record that the land bearing S.No.6/5 was perviously owned & possessed by Mr.Hari Kisan Donde & charge of The Nashik Merchant co-op Bank ltd. is exist in other right column.

2. M.E.No.3217 dtd.16.01.1980 shows that Mr.Baburao Sukaji Kale purchased subjected land from Mr.Haribhau Kisan Donde on 14.11.1979. Hence the name of purchaser was mutated on possessor column of 7/12 extract.

3. M.E.No.6392 dtd.18.04.1996 shows that Mr.Bhaurao Sambhaji Gaikwad & other-14 purchased area H.3.00 R. out of S.No.6/5 from Mr.Baburao Sukaji Kale & others for the consideration of Rs.3,90,000/- on 27.06.1995. Hence the names of purchasers were mutated on possessor column of 7/12 extract.



4. M.E.No.6420 dtd.26.09.1996 shows that there is charge of Nashik Merchant on the subjected S.No.6/5 of Mr.Baburao Sukaji Kale. Now as per letter dtd.05.06.1996 of the Branch Manager of The Nashik Marchants co-op. Bank Ltd., Nashik, Dhanvardhini Branch the charge was deleted.

5. M.E.No.6593 dtd.19.12.1996 shows that the S.No.6/5 is S.No.6/6 as per demarkation plan of Taluka Nirikshak Bhumi Abhilekh. Hence as per map & application Hissa form No.4 the changes took place as S.No.6/6 instead of S.No.6/5.

6. M.E.No.6805 dtd.25.06.1997 shows that as per order No.Ja.Kra./Na.Ja.Ka.Ma./A-3/S.R./92/97 dtd.24.06.1997 of Addl.Collector & Competant Authority, ULC, Nashik the land owner Mr.Baburao Sukaji Kale & others through GPA holder Altaf Latif Shaikh & other-2 requested to seperate 7/12 of the retention & excess land U/s 8(4) & 9(3) of ULC Act as follows-

S.No.	Non Vacant Holding Land	Vacant Holding Land	Retention Area	Excess Area	Name
6(5) 6	1135.00 D.P. Raod.	-	-	-	Baburao Kale & other-15
6(5) 6	-	2000	2000	Nil	Baburao Kale
6(5) 6	-	3848.66	2000	1848.66	Bhaurao and others
6(5) 6	-	3848.66	2000	1848.66	Uttam and others
6(5) 6	-	1924.34	1924.34	Nil	Chandrashekhar and other
6(5) 6	-	1924.34	1924.34	Nil	Hemant Bhaurao
6(5) 6	-	1924.34	1924.34	Nil	Kishor Bhaurao
6(5) 6	-	3848.66	2000	1848.66	Dilip and other
6(5) 6	-	3848.66	2000	1848.66	Dilip Ramji and other
6(5) 6	-	3848.66	2000	1848.66	Rahul Nirbhavne and other
6(5) 6	-	1924.34	1924.34	Nil	Balasaheb Nirbhavne
6(5) 6	-	1924.34	1924.34	Nil	Bhagwant Nirbhavne

Hence the changes took place in the record as above.

7. M.E.No.7147 dtd.11.04.1998 shows that Sundarabai Haribhau Donde & other-4 filed a Civil Suit against Mr.Baburao Sukhadeo Kale & others in the Hon'ble Court of Civil Judge Senior Division, Nashik vide Spe.Civ.Suit No.481/95. In relation to Suit they registered a Notice of Lis-Pendance at Sr.1675 on 06.04.1998. Hence the remark of Lis-Pendance taken in other right column of 7/12 extract.

8. M.E.No.8296 dtd.05.10.2001 shows that Sundarabai Haribhau Donde & others filed Spe.Civ.Suit No.481/95 against Mr.Baburao Sukaji Kale & others regarding that mutation No.7147 was entered for Lis- Pendance. In that suit there was compromise between parties hence Hon'ble court passed order on 06.08.2000. Hence the remark of Lis Pendance was deleted from other right column of 7/12 extract.

9. M.E.No.9338 dtd.03.02.2004 shows that Bhagawanta Dagadu Nirbhavane died on 25.12.2000 leaving behind following legal heirs.

Sr.No.	Name	Age	Relation
1.	Smt.Yashodabai Bhagawnata Nirbhavane	52	Wife
2.	Mr.Rahul Bhagawanta Nirbhavane	45	Son
3.	Mr.Uttam Bhagawanta Nirbhavane	43	Son
4.	Mr.Balasaheb Bhagawanta Nirbhavane	41	Son
5.	Mrs.Shaila Ashok Bachhav	38	Doughter
6.	Mr.Sanjay Bhagawanta Nirbhavane	36	Son

Hence the names of above legal heirs are entered on record of rights.

10. M.E.No.9339 dtd.03.02.2004 shows that Bhaurao Sambhaji Gaikwad died on 05.05.1998 leaving behind following legale heirs.

Sr.No.	Name	Age	Relation
1.	Smt.Raubai Bhaurao Gaikwad	72	Wife
2.	Mr.Uttam Bhaurao Gaikwad	48	Son
3.	Mr.Kishor Bhaurao Gaikwad	41	Son
4.	Mr.Hemant Bhaurao Gaikwad	37	Son
5.	Mrs.Vijaya Murlidhar Tribhuvan	42	Doughter
6.	Mrs.Jaya Dhananjay Dani	31	Doughter
7.	Mrs.Sanjivani Ravindra Aagale	34	Doughter

Hence the names of above legal heirs are entered on record of rights.



11. M.E.No.9340 dtd.03.02.2004 shows that Chandrashekar Bhaurao Gaikwad died on 17.06.2003 leaving behind widow Smt.Jayashree chandrashekhar Gaikwad age-31, hence her name was entered on record of rights.

12. M.E.No.9471 dtd.29.04.2004 shows that Mr.Jaykumar Ratanlal Tibadewala & others purchased area adm.21621.00 sq.mtrs. excluding D.P.Road area 1135.00 sq.mtrs. out of total area 22756.70 sq.mtrs. of S.No.6/6/1 from Mr.Baburao Sukaji Kale & others and by the consent of Mr.Laxman Sampatrao Mandale & others for the consideration of Rs.70,62,000/- by registered Sale Deed No.2225/2004 dtd.21.04.2004 for that on 31.12.2003 the permission U/s 26(1) of ULC was obtain. And land was previously converted in non-agricultral purpose by order No.Masha/Kaksh-3/Bi.She.Pra.Kra./4/341/2000 dtd.23.08.2002 of Collector, Nashik. Hence the names of purchasers were mutated on possessor column of 7/12 extract.

13. M.E.No.10033 dtd.31.05.2005 shows that as per hissa form No.4 & 11 the effect is taken only for one part by mutation No.6593 dtd.19.12.1996 but record of right shows 1 to 6 parts of S.No.6 and hissa No.5 does not exist in book of 7/12 extract. The remaining area of missing part match with area of S.No.6 hence Tahasildar, Nashik passed order No.Adhi/Abhilekh/Kavi-639/05 dtd.17.05.2005 to take total effect of mutation No.6593 and to take effect of Ka.Ja.Pa.Na.13/02 dtd.23.08.2002. Hence effect has been taken and pencil remark of land acquisition from subjected title S.No.6/6/1 was deleted.

14. M.E.No.10124 dtd.21.07.2005 shows that Mr.Jaykumar Ratanlal Tibadewala died on 02.07.2005 leaving behind following legal heirs-

Sr.No.	Name	Age	Relation
1.	Gunwanti Jaykumar Tibadewala	55	Wife
2.	Mr.Manoj Jaykumar Tibadewala	34	Son
3.	Punam Jaykumar Tibadewala Alias Punam Naresh Budhiya	30	Doughter
4.	Radha Jaykumar Tibadewala Alias Radha Sunil Farnandis	28	Doughter

Hence the names of above legal heirs are entered on record of rights.

15. M.E.No.10187 dtd.24.08.2005 shows that the land owners Mr.Manoj Jaykumar Tibadewala & other-15 prepared a layout on retention area adm.22756.70 sq.mtrs.of S.No.6/6/1 which is approved by Asst.Dir. Town Planning, Nashik Municipal Corporation, Nashik vide letter No.Ja.No./Nagar Rachana Vibhag/Antim/Vashi/16 dtd.07.02.2005 and land was duly converted into non-agricultral purpose by order No.Masha/Kaksh-3/Bi.She.Pra.Kra.-4/349/2001 dtd.23.08.2002 of Collector, Nashik. Hence the land was divided into various plots & subjected title plots came into existence.

16. M.E.No.11683 dtd.16.04.2007 shows that the plot owners Mr.Manoj Jaykumar Tibadewala & others sold plot No.3 & 4 to Mr.Vinod Madhukar Surve & Mr.Prakash Rajmal Hirani for the consideration of Rs.20,00,000/- by way of registered Sale Deed No.0243/2007 dtd.16.01.2007. Hence the names of purchasers were mutated on possessor column of 7/12 extracts.

17. M.E.No.15744 dtd.02.04.2010 shows that Mr.Ashwin Anil Deshmukh & Mrs.Shoba Anil Deshmukh purchased subjected plot No.3 & 4 from Mr.Vinod Madhukar Surve & Mr.Prakash Rajmal Hirani for the consideration of Rs.70,00,000/- by way of registered Sale Deed No.3061/2010 dtd.01.04.2010. Hence the names of purchasers were mutated on possessor column of 7/12 extracts.

18. M.E.No.21190 dtd.13.02.2013 shows that Mr.Dr.Ashwin Anil Deshmukh gifted his share area adm.557.75 sq.mtrs. of plot No.3 and area adm.621.00 sq.mtrs. out of plot No.4 to his mother Mrs.Shobha Anil Deshmukh by way registered Gift Deed No.1034/2013 dtd.29.01.2013. Hence the name of Donar was deleted from record of rights.

19. M.E.No.23825 dtd.01.12.2015 shows that the present owner Pooja Developers Partnership Firm through partners Mr.Darshan Kishor Rumale & Tusharkumar Mafatlal Patel for the consideration of Rs.2,96,00,000/- purchased subjected plot No.3 & 4 from Mrs.Shobha Anil Deshmukh by way of registered sale deed No.9719/15 dtd.03.11.2015. Hence the name of purchaser entered on record of rights.

20. M.E.No.24777 this mutation is regarding computerization of 7/12 extract and there is no change in the record of rights of subjected title plots.

21. M.E.No.25945 this mutation is regarding computerization of 7/12 extract and there is no change in the record of rights of subjected title plots.

22. Further it appears that the plot owner Pooja Developers Partnership Firm purchase TDR adm.902.04 Sq.mtr. out of DRC No.723 from Mr.Uttam Yashwant Datir & other through GPA Holder Dilip Datti Datir & others by way of registered sale deed No.6382/2016 dtd.24.10.2016. As per the rule the said area can be utilise as area adm.945.00 Sq.mtr. on subjected title plots.

23. Further it appears that with using the said TDR adm.945.00 Sq.mtr. the plot owner prepared a building plan on subjected title plots which is approved by Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik by commencement certificate No.LND/BP/B-5/173/4244 dtd.31.08.2017.

24. Further it appears that the plot owner Pooja Developers Partnership Firm purchase TDR adm.3351.58 Sq.mtr. out of DRC

No.785 from Mr.Mohanlal Kantilal Bagmar by way of registered sale deed No.848/2018 dtd.01.02.2018. As per the rule the said area can be utilise as area adm.1850.00 Sq.mtr. on subjected title plots.

25. Further it appears that with using the said TDR adm.1850.00 Sq.Mtr. the plot owner prepared a revised plot amalgamation and commercial building plan which is approved by Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik by commencement certificate No.LND/BP/B-5/05/3261 dtd.04.06.2018 and previously approved building permission vide commencement certificate No.LND/BP/B-5/173/4244 dtd.31.08.2017 was cancelled.

26. Further it is found that the plot owners converted both plots into commercial purpose by the order of Collector, Nashik bearing order No.Masha/Kaksh-3/7-2/S.R./416/2018 dtd.26.09.1998.

27. Further it appears that the said project is registered before Maha RERA as Silicon Business Centre and having its registration No.P51600021948 dtd.25.08.2019.

28. M.E.No.26485 dtd.17.12.2018 shows that as per the order of Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik bearing order No.LND/BP/B-5/05/3261 dtd.04.06.2018 the plot No.3 adm.1115.50 Sq.Mtr. & Plot No.4 adm.1242.00 Sq.mtr. amalgamated as S.No.6/6/1/3/4, Plot No.3/4 total area 2357.50 Sq.mtr. And accordingly changes took place in the record.

P. R. INGALE ADVOCATE NASHIK-1.

OPINION

After perusing all the above mentioned documents, I am of the opinion that above said owner is 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 as a owner empower to develope the subjected plot and construct and sale the premises thereon.

This title report is issued on the strength of documents produced before me by Pooja Developers Partnership Firm Through its partners Mr.Kishor Madhukar Rumale.

Hence This TITLE REPORT

NASHIK
DATE : 03.02.2020

Ingale Adv. 3.2.2020

PRAMOD R. INGALE
ADVOCATE
Chamber No.124/1, Maruti Chambers,
District Court, Nashik.

CHALLAN
MTR Form Number-6

GRN	MH011558627201920E	BARCODE		Date	01/02/2020-17:45:07	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	Pramod Ramchandra Ingale
Location	PUNE		
Year	2019-2020 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	475.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Four Hundred Seventy Five Rupees Only
Total	475.00		

INGALE PRATE NASHIK-1.

Payment Details	INDIAN BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02608672020020191855	1951336455
Cheque/DD No.		Bank Date	RBI Date	01/02/2020-17:45:27	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 208249649 Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 01-02-2020 05:46:45

MH011558627201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 Feb 2020	Receipt	Receipt no.: 1111717168
	Name of the Applicant :	Pramod Ramchandra Ingale
	Details of property of which document has to be searched :	Dist :Nashik Village :Pathardi S.No/CTS No/G.No. : 6
	Period of search :	From :2002 To :2020
	Received Fee :	475
The above mentioned Search fee has been credited to government vide GRN no :MH011558627201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



Anand Vasantrao Khairnar
Pramod Ramchandra Ingale

Advocates

Office: Chamber No.124,Maruti Chambers, District Court Campus, Nashik.

Date : 03/02/2020.

INDEX-II SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

1] **NAME OF THE OWNER AND HOLDER OF THE PROPERTY:**
Pooja Developers Partnership Firm
Through its partners
Mr.Kishor Madhukar Rumale
R/o.Nashik.

2] **DESCRIPTION OF PROPERTY :** **All that piece and parcel of commercial building will be known as "Silicon Business Centre" to be constructed on Non-Agricultural plot property bearing Plot No.3/4 area adm.2357.50 (C.T.S.No.8234/5 & 8234/8) out of S.No.6/6/1/3/4 situated at Pathardi, within the limits of Nashik Municipal Corporation, Urban Agglomeration, registration & sub-registration, Tal.& Dist. Nashik,**

All the said plot property together with existing right of easements, access, ways, common roads, open spaces with right of ownership.

On the request of Pooja Developers Partnership Firm Through its partners Mr.Kishor Madhukar Rumale I have taken online index-II search of above mentioned property for last 19 years i.e. 2002 to 2020.

I have paid the search fee by Challan No.MH011558627201920E dtd.01.02.2020 and taken online search till today (vide receipt No. 1111717168) the details are as follows.

Online search from 2002 to 2020 the details are as follows.

Year	Particulars
2002	No Entry Found.
2003	No Entry Found.
2004	Entry Found the details are as follows. Sale Deed No.2225 dtd.21.04.2004. NSK-2 Purchaser : Jaykumar Ratanlal Tibadewala & Others. Seller : Baburao Sukaji Kale & Others. (Area 21621.00 Sq.Mtr., S.No.6/6/1)
2005	No Entry Found.
2006	No Entry Found.
2007	Entry Found the details are as follows. Sale Deed No.243 dtd.16.01.2007. NSK-4 Purchaser : Vinod Madhukar Surve & Other. Seller : Manoj Jaykumar Tibadewala & Others. (Plot No.3 & 4)
2008	No Entry Found.
2009	No Entry Found.
2010	Entry Found the details are as follows. Sale Deed No.3061 dtd.01.04.2010. NSK-5 Purchaser : Ashwin Anil Deshmukh & Other. Seller : Vinod Madhukar Surve & Other. (Plot No.3 & 4)
2011	No Entry Found.
2012	No Entry Found.
2013	Entry Found the details are as follows. Gift Deed No.1034 dtd.29.01.2013. NSK-3 Donar : Ashwin Anil Deshmukh. Donee : Shobha Anil Deshmukh (Area 557.75 Sq.mtr. out of Plot No.3 & Area 621.00 Sq.mtr. out of Plot No.4)
2014	No Entry Found.
2015	Entry Found the details are as follows. Sale Deed No.9719 dtd.03.11.2015. NSK-1 Purchaser : Pooja Developers Partnership Firm Seller : Shobha Anil Deshmukh (Plot No.3 & 4)
2016	No Entry Found.
2017	No Entry Found.
2018	No Entry Found.

PRAMOD ADVO DISTRICT COURT

2019	No Entry Found.Entry Found the details are as follows. Agreement No.6952 dtd.04.10.2019. NSK-1		
	Purchaser	:	Rajeshwari S Rawal
	Seller	:	Pooja Developers Partnership Firm (Shop No.G-11 of Silicon Business Centre)
2020	No Entry Found.		

As per online Index-II search till today, I found the above mentioned entries relating to property described above. and the owner is absolute owner of the premises except shop No.G-11.

Note. This search report is issued as per available Index-II online record.

Hence This SEARCH REPORT

Dated : 03.02.2020.

Ingale Adv. 3.2.2020

PRAMOD R. INGALE
ADVOCATE
Chamber No.124/1, Maruti Chambers,
District Court, Nashik.