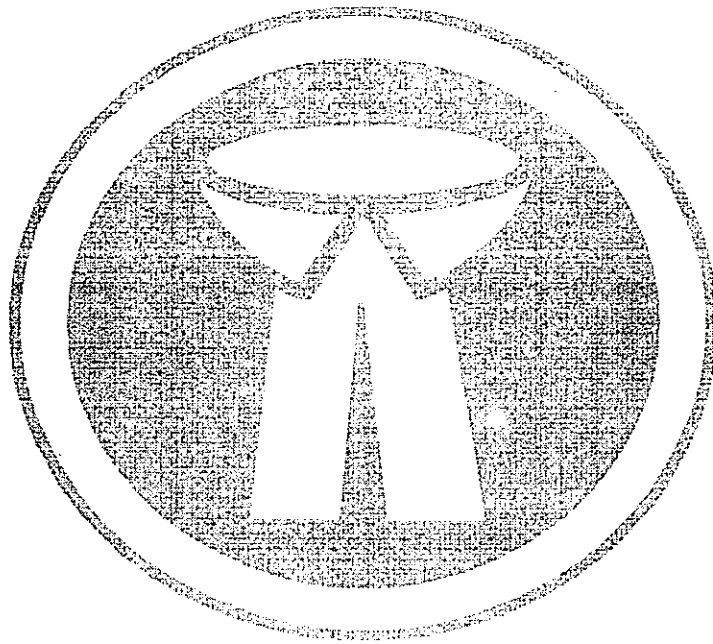




Title Report by **Adv. Anil S. Mahale**

**S-2, Second Floor, Suyojit Modern Point,
Sharanpur Road, Nashik. Mob.9326008324.**

Affirmation :

I Mr.Pradiplal Subhashlal Burad on behalf of Smt. Tapabai Arvind Fulpagare & Mr. Arvind Genu Fulpagare requested Adv.Anil Mahale to investigate the title of property mentioned in this Title Report for the purpose I have submitted copies of relevant documents and information regardingly and today I have received the title report along with relevant document which I had submitted & CD/Pen Drive in which the record downloaded through online search & search receipts and all the contents mentioned in the Title Report are verified by me and those are correct.

Signature:_____

Mr.Pradiplal Subhashlal Burad





TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE OWNER & HOLDERS:

1. Smt. Tapabai Arvind Fulpagare
 2. Mr. Arvind Genu Fulpagare
- Both R/o. Plot No.8, Fulpagare Niwas,
Navnath Nagar, Pethroad, Nashik-422003.

2] NAME OF DEVELOPER:

Anand Builders and Developers,
a partnership firm,
through its partner
Mr. Pradip Subhashlal Burad
R/o. Nashik

3] DESCRIPTION OF PROPERTY: All that piece and
parcel of the non-agricultural plot property bearing Plot No.4/
5, area admeasuring 1177.30 sq.mtrs out of Survey No.45/1/
B/1 situated at village Makhmalabad, Taluka & District Nashik,
within the limits of Nashik Municipal Corporation, Nashik &
Registration & Sub-Registration Taluka and District of Nashik.

Together with all the rights of assessment access, ways,
common roads, etc.

4] DOCUMENT PRODUCED BEFORE ME FOR
INSPECTION.

- a. Copies of 7/12 Extracts.
- b. Copies of 6-D Entries.
- c. Copy of Sale Deed.
- d. Other relevant documents.



5] OBSERVATION AND FINDINGS: Mr. Pradiplal Subhashlal Burad, R/o. Nashik on behalf of Smt. Tapabai Arvind Fulpagare & Mr. Arvind Genu Fulpagare requested me to investigate the title of abvoesaid plot properties for the period of last 30 years, I have investigated the title of above mentioned property. For this purpose, he has collected 7/12 extracts and 6-D Entries, which he has received from Talathi Office Makhamalabad and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Mr. Pradiplal Subhashlal Burad and my observations and findings are as under.



1. The abvoesaid S.No.45/1B/1 is the part of previous S.No.45/1B & the 7/12 extracts of abovesaid S.No.45/1B of the year 1987-88 shows that, said land was owned by Vithabai Murlidhar Bodke & Valu Murlidhar Bodke, they had purchased said land in the year 1976 from Ambadas Eknath Kakad & Sitabai Eknath Kakad and their names were brought on record of right by M.E.No.7175, dtd.21/10/1976.
2. M.E.No.12134, dtd.26-07-1994 shows that, Vithabai Murlidhar Bodke & Valu Murlidhar Bodke prepared a lay out of said S.No.45/1B and said lay out is sanctioned by Nashik Municipal Corporation, vide letter No.IND/WS/259/5926, dtd.04/01/1994 and property has been also converted in to Non-Agricultural purpose by order of Collector vide order No.Maha/Kaksha-3/Bi.She.Pra.Kra./13/94, dtd.04-05-1994. Accordingly the 7/12 extracts of plots were separated and thus subjected plot no.4 & 5 have been came to in existence.
3. M.E.No.13452, dtd.28-11-1997 shows that, Arvind Genu Fulpagare purchased Plot No.5 from Vithabai Murlidhar Bodke & Valu Murlidhar Bodke through G.P.A. Holder Chandrashekhar Balul Shah for the consideration of Rs.84000/- by way of

Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at sr.no.5064 on dtd.29/07/1997.

The said entry also shows that Tapabai Arvind Fulpagare purchased Plot No.4 from Vithabai Murlidhar Bodke & Valu Murlidhar Bodke through G.P.A. Holder Chandrashekhar Babulal Shah for the consideration of Rs.83830/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at sr.no.4590 on dtd.11/07/1997. In the said Sale Deed the area of plot is mentioned 558.87 sq.mtrs in place of 618.43 sq.mtrs hence to rectify said mistake parties entered into Correction Deed and said Correction Deed is registered at the office of Sub Registrar Nashik at on dtd.21/08/1999. Thus Tapabai Arvind Fulpagare became the owner of whole plot no.4 and her name has been muted to record of right by M.E.No.14440.

4. M.E.No.36682, dtd.31/10/2018 shows that, Tapabai Arvind Fulpagare & Arvind Genu Fulpagare prepared a joint building and amalgamation plan on said plot no.4 & 5 and said plan has been sanctioned by Nashik Municipal Corporation vide sanction no.Ja.Kra.Makhmalabad/Abhinyas/Bhukhand Aktrikaran/Sansanar/Manapa/LND/AML/Makhamalabad/DCR/0119/2018, dtd.20/10/2018 and accordingly said plots are amalgamated and became a single plot no.4/5, area adm. 1177.30 sq.mtrs.

5. M.E.No.37458, dtd.02/05/2019 shows that, Tapabai Arvind Fulpagare & Arvind Genu Fulpagare and their legal heirs entrusted in to the Development Agreement with Anand Builders and Developers, a partnership firm through its partner Pradip Subhashlal Burad against the consideration in kind of construction of premises bearing Shop No.1,2,3 & Flat No.11 to 20, 32 to 35 & 39 in the building which is to be constructed on said plot and consideration in kind of money an amount of Rs.1,00,000/-. Accordingly the documents of Development

Agreement and General Power of Attorney have been executed by the Tapabai Arvind Fulpagare & Arvind Genu Fulpagare and their legal heirs in favour of Anand Builders and Developers, a partnership firm through its partner Pradip Subhashlal Burad and both the documents are registered at the office of Sub Registrar Nashik at sr.no.2560 & 2561 respectively on 12/04/2019.

O P I N I O N

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that above said owner Smt. Tapabai Arvind Fulpagare & Mr. Arvind Genu Fulpagare have legally clear, negotiable and marketable title over above said non - agricultural plots property, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner whatsoever as owner and the said developer i.e. Anand Builders and Developers, a partnership firm, through its partner Mr. Pradip Subhashlal Burad is empowered to construct on said plot & sell the constructed premises (except premises allotted to owners) & execute the agreement of sale and proceeds thereof according to the Development Agreement and General Power of Attorney.

Hence This TITLE REPORT

NASHIK

DATE : 19-6-2019.



Adv. ANIL SUBHASH MAHALE
S-2, SUYOJIT MODERN POINT,
SHARANPUR ROAD, NASIK.