Nilesh R. Chandwadkar
B. Com., LL.B.
Advocate

Office: Sai Bhakti Apartment, Shop no 3, Nehru Chauk, Teen Lakdi, Igatpuri.
Mb.no. 9960886246

Date: - 25/09/2019

TITLE - REPORT

To,

TO WHOMSOEVER IT MAY BE CONCERNED

TITLE OPINION

Balaji Yash Realotors a Proprietorship firm through its Proprietor Mr. Prafuljeet Yashwant Tate, requested me to issue title opinion regarding property hereunder mentioned for that purpose he have produced before me the relevant documents after scrutiny of those documents I am submitting title opinion as under.

1) **Name of present owner –**

Mr. Pradeep Jayarayan Loya.

Mr. Manoj Jayarayan Loya.

Mr. Dinesh Jaynarayan Loya.

Mrs. Nirmala @ Smitha Shamsundar Mundada.

2) **DESCRIPTION OF PROPERTY** :

All that piece and parcel of land, situated, lying and being at Igatpuri,, Taluka Igatpuri, District Nashik, bearing CTS.No. 420/2B/2 area admeasuring 242.06 sq.mtrs, assessement at Rs. 58.09 ps out of bounded as per record of right.

Here in after referred to as said property

3) Documents submitted -

i) City Survey Extract.
ii) Development Agreement.
iii) Power of Attorney
iv) Commencement Certificate.

I have also conducted search of Index II Registers in the Office of sub-registrar Igatpuri for the period of 30 years and I have also affixed the receipt dated 25/09/2019 bearing receipt no. 3748.

While conducting search of Index II registers in the office of Sub-registrar Igatpuri I found some entries the said entries I have mentioned as under. While conducting search of the Index II registers in the office of Sub Registrar Igatpuri I found pages torn and missing from the registers and also some registers missing.

This Title Report covers a period of 30 years.

4) **History**.

It appears from the record that the said property was owned Jaynarayan Rampratap Loya.

It appears from the record that as per the application for survey of Zumberlal, Jaynarayan, and Satyanarayan Rampratap Loya, of CTS No. 420/2A, 420/2K3,420/2B/3 and 420/2B/4 suryey was held and area was mentioned as per the survey and accordingly the area of CTS No. 420/2B/1 as per possession was entered in 420/2A and 420/2B/3 and the Extract of 420/2B/1 was canceeled/closed as per the order of Taluka Nirakshak Bhumi Abhilek bearing order no. 202/98 dated 15 -6-98, and the effect of the said entry is shown in the said City Survey Extract.

It appears from the mutation entry no 739 dated 06/05/2005 that Jaynarayan Rampratap Loya expired on 16/01/2005 so the names of the legal heirs Smt Leelawati Jaynarayan Loya, Mr. Pradeep Jayarayan Loya, Mr. Manoj Jayarayan Loya, Mr. Dinesh Jaynarayan Loya, Mrs. Nirmala Shamsundar Mundada is entered in the record of right record and the effect of the said entry is shown in the said City Survey Extract.

It appears from the mutation entry no 1905 dated 27/01/2017 that Leelawati Jaynarayan Loya expired on 14/09/16 so the name of Leelawati Jaynarayan Loya was deleted from the record of right record and the effect of the said entry is shown in the said City Survey Extract.

The above mentioned owners have also made Development Agreement with Shriya Enterprises Propriotership firm through its

Enterprises Propriotership firm through its proprietor Mr. Pradeep Manik Sonawane and Mr. Arun Pralhad Gaikwad which is registered in the office of the Sub-Registrar Igatpuri at Sr. No 2611/2017 dated 24/10/2017.

The said developer Shriya Enterprises Propriotership firm through its proprietor Mr. Pradeep Manik Sonawane and Mr. Arun Pralhad Gaikwad could not complete the work and have decided o cancel the agreement so the Development agreement and power of attorney dated 24/10/2017 registered at sr.no. 2610 and 2611 was cancelled and the said Cancellation deed is registered in the office of the Sub-registrar Igatpuri at Sr.no 2031/2019 and 2032/2019 on 09/08/2019.

It also appears from the record that that after cancellation the said transaction the above mentioned owners have made Development Agreement with Balaji Yash Realotors a Proprietorship firm through its Proprietor Mr. Prafuljeet Yashwant Tate the said development agreement is registered in the office of the Sub-Registrar Igatpuri at Sr. No. Dated 2033/2019 and have also given Power of Attoney in favour of Balaji Yash Realotors a Proprietorship firm through its Proprietor Mr. Prafuljeet Yashwant Tate which is registered in the office of the Sub-Registrar Igatpuri at Sr. No. 2034/2019 dated 09/08/2019.

The developer and the owner have also obtained necessary permission from the Igatpuri Muncipal Council on 13/06/2019 bearing Approval no. CCNIM/B/2019/APL/00230 for developing the said property and the building plane is also sanctioned on 13/06/2019

ADV. NILESH R. CHANDWADKAR Reg. No. H/213/2004

The Developer Balaji Yash Realotors a Proprietorship firm through its Proprietor Mr. Prafuljeet Yashwant Tate from there share have agreed to sell shop no 1, ground floor having carpet area of 12.14 sq.mtrs to Pradeep Manik Sonawane and Nisha Pradeep Sonawane, the said agreement for sale has been registered at the office of Sub Registrar Igatpuri vide Sr. No. 2035/2019 on

5) **Object of report** :-

The object of the report is to ascertain that the title of the aforesaid holders to the aforesaid property is clear, negotiable & marketable without any charge, encumbrance / defect in title considering the above findings based on document hereinabove mentioned my opinion subject to these documents only as under.

6) **Sugession –**

It is also suggested to issue paper notice in daily news paper for the verification of the title in respect of the said property.

7) Opinion :-

On perusal of the above mentioned documents I am of opinion that the title of the said owner with respect of the above mentioned property is clear and free from encrumbances.

Igatpuri

Date :- 25/09/2019

ADV. NILESH R. CHANDWADKAR
Reg. No. MAH/213/2004

Advocate

N.R. Chandwadkar

ॲड. निलेश रमेश चांदवडकर
बी.कॉम., एलएल.बी., ॲडव्होकेट
गाळा नं.३, साईभक्ती अपार्टमेंट, तीन लकडी,
नेहरु चौक, इगतपुरी (नाशिक)-४२२ ४०३