Mr. Pawan Pramod Chandratre (B.Com., LL.B.)

ADVOCATE

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Date: 29/11/2019

TITLE SEARCH REPORT

1) Name of the title holder:

Name of the Developer :- **M/s. DSP Fortune Buildtech a Partnership Firm through its Partner Mr. Manik Anilkumar Karwa & Mr. Hitesh Govind Deo**

Name of the Land Owner :- **M/s. S.D. and Sons a Partnership Firm through its Partner Mr. Vijay Fakirchand Sabadra & Mr. Govind Dagadu Deo**

2) Description of the Property:

All that piece and parcel of the Project known as **"PRATHAMESH PARK"** to be constructed on landed property being land adm. 978.12 sq. mt. out of **Plot No. 04 totally** adm. 990.00 Sq. Mtrs. + land adm. 978.12 sq. mt. out of **Plot No. 05** totally adm. 990.00 Sq. Mtrs. + land adm. 1161.55 sq. mt. out of **Plot No. 06** total area adm. 1171.00 Sq. Mtrs. thus total land area adm. 3117. 76 sq. mt. out of **Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2** at village **Nashik,** Tal. & Dist. Nashik and bounded as follows:

On or Towards East	:	Plot No. 7 to 9
On or Towards West	:	7.5 Mtrs Colony Road
On or Towards South	:	18 mt. D.P. Road and Open Space
On or Towards North	:	Survey No. 970/2A/1+971/3A (Part)

3) Devolution of Title:

i) Previously Survey No. 970/3B, Survey No. 971/2A/2 and Survey No. 971/2B/2 and other properties at village **Nashik,** Tal. & Dist. Nashik at Village Nashik were owned by Laxmibai Namdeo Paingre, Smt. Phulyabai Vishram Tile and others in 1990 and before.

ii) It appears by M. E. No. 28419 Dt. 07/09/1991 that as per the order of Tahasildar Dt. 22/08/1991 , internal partition was made between Laxmibai Namdeo Paingre, Smt. Phulyabai Vishram Tile and others. As per the said partition **Survey No. 970/3B adm. 00H.29 R., Survey No. 971/2A/2 adm. 00H. 47 R. and Survey No. 971/2B/2 adm. 00H.01.50 R.** at village **Nashik,** Tal. & Dist. Nashik at Village Nashik went to the share of **Phulyabai Vishram Tile.** Accordingly M.E. No. 28419 was made and certified.

iii) It appears by M. E. No. 30983 Dt. 13/09/1993 that Smt. Phulyabai Vishram Tile made internal partition of her property as follows,

Survey No.	Area (H.R.)	Name of Owner
971/2/A/2/1	00.15	Mr. Vasant Visharam Tile
971/2/A/2/2	00.17	Mr. Ashok Vishram Tile

Accordingly M.E. No.30983 was made and certified.

iv) It appears by M. E. No. 50591 Dt. 05/03/2007 that as per the order No. ULC/A4/SR59/06 Dt. 14/09/2006 by Deputy Collector and Competent Authority ULC, all the area i.e. 5976.00 Sq. Mtrs. Our of Survey No. 970 (p) & 971 (p) at Village Nashik owned by Mr. Vasant Vishram Tile, Mr. Ashok Vishram Tile, Mr. Avinash Vishram Tile was declared as retained land. Therefore remark of "agricultural Zone " was deleted from the other rights column of said property. Accordingly M.E. *No. 50591 was made and certified.*

v) *It appears by M. E. No. 61621 Dt. 18/05/2008 that Mr. Ashok Vishram Tile & Mr. Vasant Vishram* Tile and Mr. Avinash Vishram Tile made layout of **Survey No. 970/3B/1 + 2 + 3 + 971/2A/2/1 + 2 + 3 + 971/2B/2** at village **Nashik,** Tal. & Dist. Nashik. NMC approved layout as per the order bearing No. Nagarrachna Vibhag/Antim/Correction Deed/51 Dt. 15/03/2008. Collector of Nashik granted N.A. Permission as per the order bearing No. Maha./Kaksha/-3/4/N.A. Case No./48/07 Dt. 31/08/2007. As per approved layout said land was sub-divided into various plots. Land owners got partition plots in the layout among themselves. As per partition Plot No. 4 to 6 were shown in the *name of Mr. Ashok Vishram Tile ,Mr. Vasant Vishram Tile and Mr. Avinash Vishram Tile.* Accordingly, M. E. No. 61621 was made and certified.

vi) It appears by General Power of Attorney registered at Sr. No. 6178/2007 on 05/10/2007 at Nashik-1 that Mr. Vasant Vishram Tile, Mr. Ashok Vishram Tile, Mr. Avinash Vishram Tile entered into *General Power of Attorney in respect of Plot No. 4 to 6 out of* ***Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2*** at village **Nashik,** Tal. & Dist. Nashik, Village Nashik with Mr. Govind Dagdu Dev, Mr. Vijay Fakirchand Sabadra (HUF)

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vii) It appears by MOU Dt. 03/05/2008 Notarized at Sr. No. 3577/2008 on 06/06/2008 by Adv. Mukund G. Adhav that Mr. Vasant Vishram Tile, Mr. Ashok Vishram Tile, and Mr. Avinash Vishram Tile entered into MOU in respect of distribution of plot No. 1 to 9 out of **Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2** at village **Nashik,** Tal. & Dist. Nashik at Village Nashik. As per the said document, Plot No. 3,7 went to the share of Mr. Ashok Vishram Tile, Plot No. 2 went to the share of Mr. Avinash Vishram Tile and Plot No. 1,8,9 went to the share of Mr. Vasant Vishram Tile. **Plot No. 4 to 6 were owned by Mr. Ashok Vishram Tile, Mr. Avinash Vishram Tile & Mr. Vasant Vishram Tile**

Plot No. 04

viii) It appears by M. E. No. 61622 Dt. 28/05/2008 and Sale Deed registered at Sr. No. 3123/2008 on 25/03/2008 at Nashik-1 that Mr. Vasantrao Chindhuji Nikam purchased **Plot No. 04** land area adm. 990.00 Sq. Mtrs. out of **Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2** at village **Nashik,** Tal. & Dist. Nashik from from Mr. Vasant Vishram Tile, Mr. Ashok Vishram Tile, Mr. Avinash Vishram Tile through GPA holder Mr. Govind Dagdu Dev, Mr. Vijay Fakirchand Sabadra (HUF). Accordingly M.E. No. 61622 was made and certified .

in respect of said area on the record of rights. Accordingly M.E. No. 501225 was made and certified.

Plot No. 05

x) It appears by M. E. No. 61624 Dt. 28/05/2008 and Sale Deed registered at Sr. No. registered at Sr. No. 3124/2008 on 25/03/2008 at Nashik -1 that smt. Chitrabai Vasantao Nikam purchased **Plot No. 05** land area adm. 990.00 Sq. Mtrs. out of **Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2** at village **Nashik,** Tal. & Dist. Nashik from from Mr. Vasant Vishram Tile, Mr. Ashok Vishram Tile, Mr. Avinash Vishram Tile through GPA holder Mr. Govind Dagdu Dev, Mr. Vijay Fakirchand Sabadra (HUF). Accordingly M.E. No. 61624 was made and certified.

xi) It appears by M. E. No. 78793 Dt. 22/03/2012 and Gift Deed registered at Sr. No. 2427/2012 on 20/03/2012 at Nashik-5 that Smt. Chitrabai Vasantrao Nikam gifted **Plot No. 05** land area adm. 990.00 Sq. Mtrs. out of **Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2** at village **Nashik,** Tal. & Dist. Nashik to Miss Harshada Vijaykumar Shewale. Accordingly M.E. No. 78793 was made and certified.

xii) It appears by M. E. No. 501227 Dt. 10/04/2019 that as per the Transfer Deed Dt. 22/03/2019 Harshada Vijaykumar Shewale transferred area adm.11.88 Sq. Mtrs. out of **Plot No. 05** land area adm. 990.00 Sq. Mtrs. out of **Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2** at village Nashik, Tal. & Dist. Nashik under road widening to NMC, therefore name of NMC was recorded in respect of said area on the record of rights. Accordingly M.E. No. 501227 was made and certified.

Plot No. 06

xiii) It appears by M. E. No. 61623 Dt. 28/05/2008 and Sale Deed registered at Sr. No. 3125/2008 on 25/03/2008 at Nashik-1 that Mrs. Sulabha Babanrao Kaloge purchased **Plot No. 06** land area adm. 1171.00 Sq. Mtrs. out of **Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2** at village **Nashik,** Tal. & Dist. Nashik from Mr. Vasant Vishram Tile, Mr. Ashok Vishram Tile, Mr. Avinash Vishram Tile through GPA holder Mr. Govind Dagdu Dev, Mr. Vijay Fakirchand Sabadra (HUF). Accordingly M.E. No.61623 was made and certified.

xiv) It appears by M. E. No. 70381 Dt. 25/02/2011 and Sale Deed registered at Sr. No. 10492/2010 on 27/12/2010 at Nashik-5 that Dr. Anupama Vijay Shewale purchased **Plot No. 06** land area adm. 1171.00 Sq. Mtrs. out of **Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2** at village **Nashik,** Tal. & Dist. Nashik from Mrs. Sulabha Babanrao Kaloge. Accordingly M.E. No. 70381 was made and certified .

xv) It appears by M. E. No. 501226 Dt. 10/04/2019 that as per the Transfer Deed Dt. 22/03/2019 Dr.

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xvi) It appears by Sale Deed registered at Sr. No. 1028/2019 on 08/04/2019 at Nashik 6 that M/s. S.D. and Sons a Partnership Firm through its Partner Mr. Vijay Fakirchand Sabadra & Mr. Govind Dagadu Deo purchased land **Plot No. 04** land area adm. 990.00 Sq. Mtrs. + **Plot No. 05** land area adm. 990.00 Sq. Mtrs. + **Plot No. 06** land area adm. 1171.00 Sq. Mtrs. total area adm. 3151. 00 sq. mt. out of **Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2** at village **Nashik,** Tal. & Dist. Nashik from Mr. Vasantrao Chindhuji Nikam, Harshada Vijaykumar Shewale & Dr. Anupama Vijay Shewale.

xvii) It appears that area given to the road widening is not mentioned in the property description of Sale Deed registered at Sr. No. 1028/2019 on 08/04/2019 at Nashik 6. said mistake rectified by Correction Deed registered at Sr. No. 1970/2019 on 02/05/2019 at Nashik 7.

xviii) It appears that in pursuance of abovementioned deed/s, M/s. S.D. and Sons a Partnership Firm through its Partner Mr. Vijay Fakirchand Sabadra & Mr. Govind Dagadu Deo become the owner of land adm. 978.12 sq. mt. out of **Plot No. 04 totally** adm. 990.00 Sq. Mtrs. + land adm. 978.12 sq. mt. out of **Plot No. 05** totally adm. 990.00 Sq. Mtrs. + land adm. 1161.55 sq. mt. out of **Plot No. 06** total area adm. 1171.00 Sq. Mtrs. thus total land area adm. 3117. 76 sq. mt. out of **Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2** at village **Nashik,** Tal. & Dist. Nashik.

xix) It appears by M.E. No. 501512 dt. 11/09/2019 that as per Order of Assistant Deputy Collector, Town planning Department NMC, bearing no. Nashik/Lyout/Land amalgamation/ Sasnar/NMC/LND/AML/Nashik/DCR/0157/2019 dt. 29/05/2019, LAND BERAING Plot No. 4, 5 and 6 out of Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2 get amalgamated and sub-divided 7/12 Extract has been prepared. Accordingly, M. E. No. 501512 was made and certified.

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xx) It appears by M. E. No. 501566 dt. 16/10/2019 and Joint Development Agreement registered at Sr. No. 4060/2019 on 31/08/2019 at Nashik 7 and General Power of Attorney registered at Sr. No. 4061/2019 on 31/08/2019 at Nashik 7, M/s. S.D. and Sons a Partnership Firm through its Partner Mr. Vijay Fakirchand Sabadra & Mr. Govind Dagadu Deo entered into Development Agreement in respect of land adm. 978.12 sq. mt. out of **Plot No. 04 totally** adm. 990.00 Sq. Mtrs. + land adm. 978.12 sq. mt. out of **Plot No. 05** totally adm. 990.00 Sq. Mtrs. + land adm. 1161.55 sq. mt. out of **Plot No. 06** total area adm. 1171.00 Sq. Mtrs. thus total land area adm. 3117. 76 sq. mt. out of **Survey No. 970/3B/1+2+3+971/2A/2/1+2+3+971/2B/2** at village **Nashik,** Tal. & Dist. Nashik with M/s. DSP Fortune Buildtech a Partnership Firm through its Partner Mr. Manik Anilkumar Karwa & Mr. Hitesh Govind Deo. As per said development Agreement, land owners i.e. M/s. S.D. and Sons a Partnership Firm are entitled to get 38% of the sale proceeds of constructed carpet area, in terms of consideration of said Development Agreement.

xxi) It appears by TDR Sale Deed registered at Sr. No. 8136/2019 on 24/09/2019 at Nashik 5 that Mr. Kailas Madhukar Patil (HUF) through its Karta Mr. Kailas Madhukar Patil, Vishal Vikram Shah (HUF) through its Karta Mr. Vishal Vikram Shah & Mr. Vinit Hiralal Jain entered into TDR Sale Deed with M/s. S.D. and Sons a Partnership Firm through its Partner Mr. Vijay Fakirchand Sabadra [illegible] GPA holder M/s. DSP Fortune Buildtech a Partnership Firm

TDR sale Deed with M/s. S.D. and Sons a Partnership Firm through its Partner Mr. Vijay Fakirchand Sabadra & Mr. Govind Dagadu Deo through GPA holder M/s. DSP Fortune Buildtech a Partnership Firm through its Partner Mr. Manik Anilkumar Karwa & Mr. Hitesh Govind Deo in respect of TDR

xxiii) It appears that M/s. S.D. and Sons a Partnership Firm through GPA holder M/s. DSP Fortune Buildtech a Partnership Firm through its Partner Mr. Manik Anilkumar Karwa developed the said property and obtained Commencement Certificate by NMC bearing No. LND/BP/CD/776 Dt. 21/11/2019.

4) Minor's Interest / HUF Property:

From the documents & papers presented before me, there does not appear to be minor's interest in the said property.

5) Mutation of the name of the owner in revenue records:

Name of the title holder is mutated on revenue records. Taxes appear to be paid.

6) Possession:

It appears from the papers that Possession of the property is with the Title Holder.

7) Payment of municipal/local taxes/cess etc.:

As per available records taxes appear to be paid.

8) Applicability of the Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA):

The said act is not applicable now.

9) Applicability of Local Laws:

As per my knowledge this immovable property is not subject to any local laws which prevents for creation of mortgage.

10) Searches:

I have taken online search on IGR website of the record available at that time for the year 1990 to 2019 in the office of Sub Registrar, Nashik – 1 to 5. Out of available record no adverse entry is found in respect of the said property.

11) Documents Perused :

Plot No. 04

a) Gift Deed registered at Sr. No. 2427/2012 on 20/03/2012 at Nashik-5 executed by Smt. Chitrabai Vasantrao Nikam in favour of Harshada Vijaykumar Shewale in respect of Plot No. 05

b) Sale Deed registered at Sr. No. 3124/2008 on 25/03/2008 at Nashik-1 executed by Mr. Vasant Vishram Tile, Mr. Ashok Vishram Tile, Mr. Avinash Vishram Tile, Mr. Govind Dagadu Deo, Mr. Vijay Fakirchand Sabadra (HUF) in favour of Mrs. Chitrabai Vasantrao Nikam in respect of Plot No. 05

Plot No. 06

a) Sale Deed registered at Sr. No. 10492/2010 on 27/12/2010 at Nashik-5 executed by Mrs. Sulbha Babanrao Kaloge in favour of Anupama Vijay Shewale in respect of Plot No. 06

b) Sale Deed registered at Sr. No. 3125/2008 on 25/03/2008 at Nashik-1 executed by Mr. Vasant Vishram Tile, Mr. Ashok Vishram Tile, Mr. Avinash Vishram Tile, Mr. Govind Dagadu Deo, Mr. Vijay Fakirchand Sabadra (HUF) in favour of Mrs. Sulbha Babanrao Kaloge in respect of Plot No. 06

c) General Power of Attorney registered at Sr. No. 6178/2007 on 05/10/2007 at Mr. Vasant Vishram Tile, Mr. Ashok Vishram Tile and Mr. Avinash Vishram Tile in favour of Mr. Govind Dagadu Tile and Mr. Vijay Fakirchand Sabadra (HUF) in respect of Plot No. 4 to 6

d) Confirmation Deed Dt. 03/05/2008

e) 7/12 Extract Dt.13/04/2019

f) 7/12 Extract Dt. 06/11/2019

g) Commencement Certificate by NMC bearing No. LND/BP/CD/776 Dt. 21/11/2019

h) Partnership Deed Dt. 20/04/2019

i) Joint Development Agreement registered at Sr. No. 4060/2019 on 31/08/2019 at Nashik 7 between M/s. S.D. and Sons a Partnership Firm through its Partner Mr. Vijay Fakirchand Sabadra & Mr. Govind Dagadu Deo in favor of M/s. DSP Fortune Buildtech a Partnership Firm through its Partner Mr. Manik Anilkumar Karwa & Mr. Hitesh Govind Deo

j) TDR Sale Deed registered at Sr. No. 5154/2019 on 16/11/2019 at Nashik 7 executed by Mr. Mr. Govind Dagdu Deo & others with consent of Bhupendra Shantilal Shah and other in favor of M/s. S.D. and Sons a Partnership Firm through its Partner Mr. Vijay Fakirchand Sabadra & Mr. Govind Dagadu Deo through GPA holder M/s. DSP Fortune Buildtech a Partnership Firm through its Partner Mr. Manik Anilkumar Karwa & Mr. Hitesh Govind Deo in respect of TDR

k) TDR Sale Deed registered at Sr. No. 8136/2019 on 24/09/2019 at Nashik 5 executed by Kailas Madhukar Patil (HUF) through its Karta Mr. Kailas Madhukar Patil, Vishal Vikram Shah (HUF) through its Karta Mr. Vishal Vikram Shah & Mr. Vinit Hiralal Jain in favor of M/s. S.D. and Sons a Partnership Firm through its Partner Mr. Vijay Fakirchand Sabadra & Mr. Govind Dagadu Deo through GPA holder M/s. DSP Fortune Buildtech a Partnership Firm through its Partner Mr. Manik Anilkumar Karwa & Mr. Hitesh Govind Deo in respect of TDR

l) General Power of Attorney registered at Sr. No. 4061/2019 on 31/08/2019 at Nashik 7 executed by M/s. S.D. and Sons a Partnership Firm through its Partner Mr. Vijay Fakirchand Sabadra & Mr. Govind Dagadu Deo in favor of M/s. DSP Fortune Buildtech a Partnership Firm through its Partner

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n) Sale Deed registered at Sr. No. 1028/2019 on 08/04/2019 at Nashik 6 executed by Vasantrao Chindhuji Nikam & others in favor of M/s. S.D. and Sons a Partnership Firm through its Partner Mr. Vijay Fakirchand Sabadra & Mr. Govind Dagadu Deo in respect of Plot No. 04 to 06

o) Title Search Report Dt. 07/07/2016 by Adv. Kantilal Motilal Sonawane

p) Title Certificate Dt. 27/09/2007 by Adv. Ravindranath P. Joshi

q) *Final Layout Order bearing No. Nagarrachana Vibhag/Antim/ CD/51 Dt. 15/03/2008*

r) *N.A. Tax Receipt Dt. 26/02/2019 (Vasantrao Chindhaji Nikam)*

s) *N.A. Tax Receipt Dt. 26/02/2019 (Harshada Vijaykumar Shewale)*

t) *N.A. Tax Receipt Dt. 26/02/2019 (Anupama Vijay Shewale)*

u) N.A. Order bearing No. Maha/ Kaksha-3/4/N.A.Case No. 48/2007 Dt. 31/08/2007

12) Certificate:

I certify that as per the documents and papers before me M/s. S.D. and Sons a Partnership Firm through its Partner Mr. Vijay Fakirchand Sabadra & Mr. Govind Dagadu Deo have a valid, clear and marketable title to the immovable property stated above & *M/s. DSP Fortune Buildtech a Partnership Firm through its* Partner Mr. Manik Anilkumar Karwa & Mr. Hitesh Govind Deo have legal & valid rights to develop the said property and to sell the superstructure thereon.

Thanking You

Advocate

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