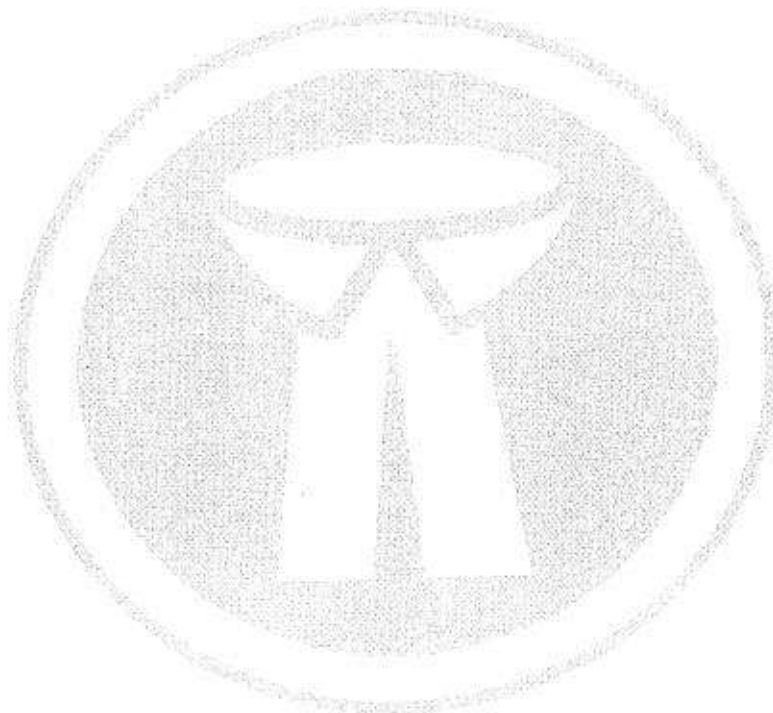


16.5.19

New Title

Search report
after ~~the~~ plot

Amalgamation.



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

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

Affirmation :

We Tejved Buildcon,L.L.P, through its partners Mr.Kalim Niyajoddin Shaikh requested Adv.Anil S. Mahale to investigate the title of property mentioned in this Title Report for the purpose we have submitted copies of relevant documents and information regardingly and today we have received the title report along with relevant document which we had submitted and all the contents mentioned in the Title Report are verified by us and those are correct .

Signature: _____

Tejved Buildcon,L.L.P,
through its partners
Mr.Kalim Niyajoddin Shaikh

104/0

इतर पावती

Original/Duplicate

Friday, 26 April 2019 5:24 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5608 दिनांक: 26/04/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन 1-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. अनिल सुभाष महाले तर्फे प्रशांत मुकणे

अर्जा मोजे वडाळा रु नं 5/2 प्लॉट नं 34 ते 36/ब/87/1, सन : 990 ते 2019, 30 वर्ष शोध करिता
शोध व निरीक्षणे

रु. 750.00



सह. हुजूर निरीक्षण कार्य-
जातिशक-२

रु. 750/-



TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE HOLDER:

Tejved Buildcon, L.L.P,
through its partners

1. Mr. Kalim Niyajoddin Shaikh
2. Mrs. Rida Kalim Shaikh
No. 1 & 2 R/o. Atharva Apartment,
Anandwalli, Gangapur Road, Nashik.
3. Mr. Shakil Kasam Mirzabaig
R/o. 17-A, New Kalika Apartment, B/h.
Kalika Mandir, Nashik.
4. Mr. Saddiq Raheman Sikkalgar
R/o. S.S. Mansion, Khode Nagar,
Near Ashoka School, Nashik.

2] DESCRIPTION OF THE PROPERTY: All that piece and parcel of the Non-Agricultural Plot property bearing Plot No. 34 to 36/&/87/1, total area admeasuring 1494.49 sq.mtrs. of S.No. 5/2 bearing CTS No. 2495 in the Revenue village Wadala, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub-Registration Taluka and District of Nashik bounded as sanctioned layout.

3] DOCUMENTS PRODUCED BEFORE ME FOR
ISSUING TITLE REPORT:

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

4] **OBSERVATIONS AND FINDINGS:** On the request of Mr.Kalim Niyajoddin Shaikh & other, R/o. Nashik, 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 Wadala, Nashik and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Mr.Kalim Niyajoddin Shaikh & other and my observations and findings are as under.

A) The abovesiad Plot No.34 to 36/&/87/1 has been came to in existence due to amalgamation of Plot No.34 to 36 out of Survey No.5/2 & Plot No.01 out of Survey No.5/2/87. Further it appears to note that with pursual of records that said Survey No.5/2, area adm.2 H.98 R in the year 1980 that said property was owned and possessed by Mr.Bapu Dagadu Khode.



B) Further record of Survey No.5/2 shows that, no any mutation entry found during the period of 1980 to 2016.

C) In the year 2006 Mr.Bapu Dagadu Khode and his heirs entrusted into Development Agreement regarding S.No.5/2 & Survey No.3/2B and S.No.3/1/3B with Mr.Ashok Shrawan Sonje, Surya Properties partnership firm through its partner Mr.Pradip Madanlal Gupta and S.S. Associates partnership firm through its partner Shreepad Shankar Kulkarni against the consideration of Rs.4,00,00,000/- and accordingly Mr.Bapu Dagadu Khode and other executed a Development Agreement and General Power of Attorney in favour of Mr.Ashok Shrawan Sonje and others and both documents are registered at the office of sub-registrar Nashik-3 on Sr.No.1347 & 1348 respectively on 4-3-2006.

In the said document of Development Agreement, Mr.Bapu Dagadu Khode and other specifically mentioned that the rights to sell the Plot No.1 to 47 out of S.No.5/2 has been specifically given to Mr.Ashok Shrawan Sonje.

Further record shows that, in the said Development Agreement S.No.3/1/3B was erroneously mentioned as S.No.3/2/3B hence Correction Deed is registered at the office of Sub-Registrar Nashik -3 at Sr.No.2621 on 12-5-2006.

Accordingly effect of said Development Agreement has been taken to record of rights by M.E.No.7864, dtd.11-7-2006.

D) M.E.No.8191 dtd.13-7-2007 shows that, Mr.Bapu Dagadu Khode died on 28-1-2007 leaving behind following legal heirs.



Sr.No.	Name	Relation
1.	Gangadhar Bapu Khode	Son
2.	Ambadas Bapu Khode	Son
3.	Gangubai Bapu Khode	Wife
4.	Suman Vishnupant Tidke	Daughter

E) M.E.No.8264, dtd.26-4-2007 shows that, Ambadas Bapu Khode and others through General Power of Attorney holder Mr.Ashok Shrawan Sonje prepared a layout of area adm.5580.00 sq.mtrs. retention land out of said S.No.5/2 and said layout is approved by Nashik Municipal Corporation vide letter No.Nagarrachna Vibhag/Antim/A-2/03, dtd.17-4-2007 and permission to use said land for non agricultural purpose is given by Collector of Nashik vide order No.Mah/Kaksha-3/4/Bi.She.Pra.Kra./307/2006, dtd.13-3-2006 accordingly 7/12 extract of each plot were separated and it became S.No.5/2A. Thus remaining area of said property remain S.No.5/2. The said layout has no concern with subjected property of this Title Report.

F) M.E.No.8290, dtd.11-5-2007 shows that, Ambadas Bapu Khode and others through General Power of Attorney holder Mr.Ashok Shrawan Sonje prepared a layout of area adm.21207.00 sq.mtrs. of excess land of said S.No.5/2 and said layout has been

approved by Nashik Municipal Corporation vide letter No. Nagarrachna Vibhag/Antim/A-2/05, dtd.5-5-2007 with previous approval of T.D. Scheme under U.L.C. Act vide sanction No.ULC/C-1/Sec.20(1)(a)/(T & D)/778/06, dtd.6-5-2006. And property also duly converted into non agricultural purpose by order of Collector vide order No.Mah/Kaksha-3/4/Bi.She.Pra.Kra./307/2006, dtd.13-3-2006, accordingly 7/12 extract of each plot were separated. Thus subjected plot No.34,35 & 36 came to in existence separately. Further it appears from the record that the area adm.1484.00 sq.mtrs out of Survey No.5/2 was non vacant land and said non vacant land has been not taken under the lay out and Plot No.87 has been given to said non vacant land.

G) M.E.No.8336, dtd.5-6-2007 shows that, Gangubai Bapu Khode died on 6-5-2007 leaving behind following legal heirs.

Sr.No.	Name	Relation
1.	Gangadhar Bapu Khode	Son
2.	Ambadas Bapu Khode	Son
3.	Suman Vishnupant Tidke	Daughter

H) Findings regarding Plot No.34 to 36 of Survey No.5/2 are as under.

a. M.E.No.11498, dtd.13-3-2012 shows that, Plot No.34,35 & 36 and other plot properties were purchased by Mr.Ashok Shrawan Sonje and other-5 from Gangadhar Bapu Khode and other through General Power of Attorney holder Mr.Ashok Shrawan Sonje by way of single Sale Deed and said Sale Deed is registered at the office of Sub-Registrar Nashik-1 at Sr.No.2124, dtd.7-3-2012.

In the said Sale Deed specifically mentioned that Plot No.34,35 & 36 were purchased by Mr.Ashok Shrawan Sonje, Mr.Nilesh Ashok Sonje, Mrs.Nayna Nilesh Sonje.



Further Deed of Correction to mentioned City Survey Number in the said Sale Deed is registered at the office of Sub-Registrar Nashik -4 at Sr.No.9051, dtd.25-9-2014.

b. Further Deed of Confirmation of said Sale Deed is executed by Surya Properties through its partner Mr.Pradip Madanlal Gupta and S.S. Associates through its partner Mr.Shreepad Shankar Kulkarni in favour of Mr.Ashok Shrawan Sonje and other and said Confirmation Deed is registered at the office of Sub-Registrar Nashik -4 at Sr.No.9052, dtd.25-9-2014.

c. M.E.No.12784, dtd.22-8-2013 shows that, above said Plot No.34,35 & 36 are amalgamated and became single plot No.34+35+36 by order of Nashik Municipal Corporation vide order No.LND/BP/A-4/433/6115/12, dtd.15-3-2012.

Above Said order is issued by Nashik Municipal Corporation vide joint building plan submitted by Mr. Ashok Shrawan Sonje and other accordingly construction is completed and Completion Certificate is also issued by Nashik Municipal Corporation vide Certificate No.Naravi/A-4/15892/3858, dtd.4-12-2013.

d. M.E.No.14858 & 15218 & 15686 shows that, as per the order of Tahasildar Nashik and Circular of Govt., to make the record of 7/12 computerized, rectification in records were made and accordingly said plot No.34+35+36 is became Plot No.34 to 36.

e. M.E.No.15848, dtd.30-6-2018 shows that, abovesaid Plot No.34 to 36 has purchased by Tejved Buildcon, L.L.P, through its partners Mr.Kalim Niyajoddin Shaikh & others from Mr. Ashok Shrawan Sonje and others for the consideration of Rs.87,80,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar Nashik-4 vide Sr.No.5471, dtd.21/06/2018.



f. M.E.No.15849, dtd.30-6-2018 shows that, Mr.Kalim Niyajoddin Shaikh, Mrs.Rida Kalim Shaikh , Mr.Shakil Kasam Mirzabaig & Mr. Saddiq Raheman Sikkalgar have taken a loan total of Rs.1,00,00,000/- from Ashok Nagri Sahkari Patsanstha Ltd. Nashik and mortgage said Plot No.34 to 36 by Mortgage Deeds which are registered at the office of Sub-Registrar Nashik-4 vide Sr.No.5497,5498 & 5499, dtd.21/06/2018.

1} Findings regarding Plot No.01 of Survey No.5/2/87 are as under.

As mentioned in clause -F hereinabove that, Survey No.5/2/87 had been came to in existence by M.E.No.8290.

a. M.E.No.9398, dtd.07-8-2009 shows that, said Plot No.87 , Survey No.5/2/87 was purchased by Mr. Nilesh Ashok Sonje from Gangadhar Bapu Khode and other through General Power of Attorney holder Mr.Ashok Shrawan Sonje. The record shows that, both the parties were entered into Agreement for sale on dtd.15/3/2006 then said Agreement for Sale was adjudicated from Collector of Stamp Nashik and Confirmation Deed is registered at the office of Sub-Registrar Nashik-4 by both the parties at Sr.No.4747, dtd.30-07-2009 and then Sale Deed is registered at the office of Sub-Registrar Nashik-4 at Sr.No.4748, dtd.30-07-2009 .

b. Further Deed of Confirmation of said Sale Deed is executed by Surya Properties through its partner Mr.Pradip Madanlal Gupta and S.S. Associates through its partner Mr.Shreepad Shankar Kulkarni in favour of Mr.Ashok Shrawan Sonje and other and said Confirmation Deed is registered at the office of Sub-Registrar Nashik -4 at Sr.No.5469, dtd.20-06-2018.

c. M.E.No.10337, dtd.04-03-2011 shows that, Mr. Nilesh Ashok Sonje prepared a layout of said Plot No.87 of said S.No.5/2 and said layout is approved by Nashik Municipal Corporation vide letter No.Nagarrachna Vibhag/Antim/A-2/23/10, dtd.7-12-2010 .



And property also duly converted into non agricultural purpose by order of Collector vide order No.Mah/Kaksha-3/4/Bi.She.Pra.Kra./181/2008, dtd.24-10-2008 accordingly 7/12 extract of each plot were separated. Thus the Plot No.01 of Survey No.5/2/87 has been came to in existence.

d. M.E.No.15105, shows that, as per the order of Tahasildar Nashik and Circular of Govt., the record of 7/12 are computerized.

e. M.E.No.15847, dtd.30-06-2018 shows that, above said Plot No.01 has purchased by Tejved Buildcon,L.L.P, through its partners Mr.Kalim Niyajoddin Shaikh & others from Mr. Nilesh Ashok Sonje for the consideration of Rs.92,81,000/- by way of Sale Deed and same Sale Deed is registered at the office of Sub-Registrar Nashik-4 vide Sr.No.5470, dtd.21/06/2018.

f. Further , Mr.Kalim Niyajoddin Shaikh, Mrs.Rida Kalim Shaikh ,Mr.Shakil Kasam Mirzabaig & Mr. Saddiq Raheman Sikkalgar have taken a loan total of Rs.1,00,00,000/- from Ashok Nagri Sahkari Patsanstha Ltd. Nashik and mortgage said Plot No.1 by Mortgage Deeds which are registered at the office of Sub-Registrar Nashik-4 vide Sr.No.5497,5498 & 5499, dtd.21/06/2018.

j} Findings regarding Plot No.34 to 36/&87/1, total area admeasuring 1494.49 sq.mtrs. of S.No.5/2 are as under.

As mentioned in clause -H , sub clause - e hereinabove that Tejved Buildcon,L.L.P, through its partners Mr.Kalim Niyajoddin Shaikh & others became the owner of Plot No.34 to 36 ,total area adm.792.06 sq.mtrs of Survey No.5/2 and mentioned in clause -H sub clause - e hereinabove that, Tejved Buildcon, L.L.P, through its partners Mr.Kalim Niyajoddin Shaikh & others became the owner of Plot No.01 ,total area adm.702.43 sq.mtrs of Survey No.5/2/87.

a. M.E.No.16471, dtd.26-03-2019 shows that, Tejved Buildcon, L.L.P, through its partners Mr.Kalim Niyajoddin Shaikh & others prepared the amalgamation plan of said Plot No.34 to 36 ,total area adm.792.06 sq.mtrs of Survey No.5/2 and Plot No.01 ,total area adm.702.43 sq.mtrs of Survey No.5/2/87 and said plan has been sanctioned by Nashik Municipal Corporation vide letter no.Wadala/Abhinyas/Bhukhand/Aktrikaran/Sasanar/Manapa/LND/AML/Wadala/DCR/0088/2019,on dtd.16/03/2019 hence said plots are became single plot bearing Plot No.34 to 36/ &/87/1, total area admeasuring 1494.49 sq.mtrs. of S.No.5/2.

K} I have also taken a search for the period of 30 years i.e. 1990 to 2019 at the office of Sub-Registrar, Nashik-1 regarding above said property vide receipt No.5608, dtd.26/4/2019 and as record available to me at the office of Sub-Registrar no charge, encumbrances or defect in title of said plot is observed during the course of the inspection of the document except the loan and charge of Ashok Nagri Sahkari Patsanstha Ltd.Nashik.

OPINION

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 i.e. Tejved Buildcon, L.L.P, through its partners Mr. Kalim Niyajoddin Shaikh & others have legally clear, negotiable and marketable title over above said property, which is free from all charges, encumbrances and defects of whatsoever nature except the loan and charge of Ashok Nagri Sahkari Patsanstha Ltd.Nashik.

NASHIK

DATE :30/4/2019



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