(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1) सर्वसा. ११३ मई.
Gen 113 me.

मूळ प्रत [अहस्तांतरणीय]
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शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... दिनांक/Date.....

.....

Received from.....

रु./Rs..... रुपये/Rupess.....

.....

on account of.....

रोखपाल वा लेखापाल
Cashier or Accountant.

(पदनाम/Designation)

ANITA PRAKASH MUNGASE(PAWAR)
Advocate,
B.COM. LL.B.,
Mobile No-9763375860

Address: Off: - B-201, Meghdoot shopping complex, opp. old C.B.S. Nashik District court, nashik.
Resi :- Flat NO. B-401,fourth floor, Hari-sankul phase-1, Ashoka marg,Nashik.

Date: 27/02/2013

TITLE REPORT

To,

M/s.KARDA CONSTRUCTIONS PVT. LTD.
Through it' s director
MR.NARESH JAGUMAL KARADA
R/o. Sai-kripa Complex ,Tilak Road,
behind Mukatidham. Nashik road-01

Subject: Title Report for property mention herein below.

DESCRIPTION OF PROPERTY:

A) **All that piece and parcel of land bearing Survey No. 248/1to6/1(old survey 248/2), area admeasuring 00 hectares 89 ares assessed at Rs 09.55 paise situated, lying and being at village Devlali ,Taluka-Dist Nashik, within limits of Registration, sub-registration Taluka Nashik,Dist-Nashik.** The said property bounded as under;

On Towards East	:	area admesuaring 10 ares owned by Mr. Subhash Tribank Karjule and others 4 and suvery No.259
On Towards west	:	60 Mts wide D.P. road and survey No.247
On Towards South	:	Survey No.248/1 to 6/2
On Towards North	:	Survey No.249

AND

B) **All that piece and parcel of land bearing Survey No.248/1to 6/2,(old Survey 248/3) area admeasuring 00 hectares 89 ares assessed at Rs 9.55 paise situated, lying and being at village Devlali ,taluka-Dist Nashik, within limits of Registration, sub-registration Taluka Nashik,Dist-nashik**. The said property bounded as under;

On Towards East	:	area admesuaring 10 ares owned by Mr.Subhash tribank Karjule and others 4 and suvery No.259
On Towards west	:	60 Mts wide D.P. road and survey No.247
On Towards South	:	Survey No.248/1 to 6/3 and suvery No.248/1 to 6/4
On Towards North	:	Survey No.248/1 to 6/1

The lands herein referred to as "Said property"

Sir,

On your oral instructions and information, I the undersigned hereby issuing title report for the aforesaid subject property ,for that purpose, submitted following document for my perusal.

1. 7/12 Extract 1978 to 2013
2. Mutation Entries (more particularly described hereunder)
3. Sale deed

After going through documents mentioned above, my observations and findings are as under:

1. It reveals from M.E.No.3531 dt. on 29/12/1953 that ,As per Maharatra Government Personal Inam Abolition Act 1952,The Remark of 'Jat Inam Class 2' abolished from the record Register . and accordingly the M.E No .3531 certified .

2. It reveals from M.E.No.3616 certified on 07/05/1955 that ,Mr Ghama Genu kharjul and Mrs Gangubai Genu kharjul purchased unpartition ½ Share i.e. area admeasuring 02 Hectare 67 Ares(along with the right in Well) from in and out of Gat No.248 from Mr.Sardar Narayanrao Ganpatrao Vinchurkar on 25/1/1955 for the consideration of Rs.10,000/- by way of sale

deed and accordingly purchaser name was brought on record of the said land by certifying M.E.No.3616 to that effect.

3. It reveals from M.E.No.6313 certified on 19/03/1964 that, The co-owner of said land Mrs. Gangubai Genu Kharjul died on 14/06/1962,at village living behind two sons and one married daughter viz.Mr.Ghama Genu Kharjul,Mr.Trimbak Genu Kharjul and Mrs.Pramilabai Shankar Terle as her only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleated from the record of the said land and names of her legal heirs were entered in record by certifying M.E.No.6313

4. It reveals from M.E.No.3671 certified on 18/10/1960 that ,Mr Namdev Savaliram kharjul and Mrs Dondibai Namdev kharjul purchased unpartition ½ Share i.e. area admeasuring 02 Hectare 67 Ares from in and out of Gat No.248 from Mr.Sardar Narayanrao Ganpatrao Vinchurkar on 17/11/1955 for the consideration of Rs.10,000/- by way of sale deed and accordingly purchaser name was brought on record of the said land by certifying M.E.No.3671 to that effect

5. It reveals from M.E..No.6702 dated on 22/11/1966 that, Mr.Namdev Savliram kharjul had taken Loan of Rs.1500/-from Devlali vividh Karyakari Sahakari Society Ltd. dtd.18/4/1966, for that purpose he had executed a mortgage deed in favour of Devlali vividh Karyakari Sahakari Society and the charge of said society brought on record of the said land and accordingly the M.E No .6702 is certified.

6. It reveals from M.E..No.6803 certified on 23/06/1967 that Late Mrs. Gangubai Genu Kharjul's one Legal heir her married daughter Mrs.Pramilabai Shankar Terle was not in possession of the said property and hence the name of Mrs.Pramilabai Shankar Terle came to be recorded in other right column of the said land. accordingly the M.E No .6803 is certified.

7. It reveals from M.E..No.6669 certified on 31/05/1966 that, as per the Jugement and order in Regular civil suit No.137/1911 the charge of

Mr.Sheshmat Multan Mal records in other right column of the said property. But said charge is illegal(unwanted) so that with the consent of Mr. Sheshmat Multan mal the said charge deleted from the record of the said property.And accordingly the M.E No .6669 certified.

8. It reveals from M.E.No.7308 dated on 25/02/1970 that the Maharashtra Govt. enacted Indian weights and measures act (enforcrment act)1958 and Indian Coinage act 1955 the said effect was brought in the records of the said land and others lands by certifying M.E. No.7308

9. It reveals from M.E.7672 dated on 13/07/1972 that, as per the compromise and judgement in Regular Civil Suit No.606/1968 that Mr.Ghama Genu Kharjul and Mr.Trimbak Genu Kharjul gave Rs.2500/- to his sister Mrs. Pramilabai Shankar Terle, hence Mrs. Pramilabai Shankar Terle released their share in the said property and also dwelling house and accordingly the names of Mrs. Pramilabai Shankar Terle was deleated from the records of said land by way of M.E.No.7672.

10. It reveals from M.E.No.8814 dated 24/04/1979 is not readable condition hence finding cannot be given

11. It reveals from M.E.No.11403 certified on 03/11/1989 that, the co-owner of the said land Mr. Ghama Genu Kharjul died on 15/07/1988 at village living behind two sons and a widow viz.Mr.Sudhakar Ghama Kharjul,Mr.Ashok Ghama Kharjul and widow Mrs. Yamunabai Genu Kharjul as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleated from the record of the said land and names of her legal heirs were entered in record by certifying M.E.No.11043

12. It reveals from M.E.No.11059 certified on 18/11/1988 that, The co-owner of said land Mr.Namdeo Sawaliram Kharjul died on 23/06/1988,at village living behind five sons and four married daughter and his widow viz.Mr.Baburao Namdeo Kharjul,Timboo Namdeo Kharjul,Mr.Nivrutti Namdeo Kharjul,Gangadhar Namdeo Kharjul,Gopal Namdeo Kharjul,Mrs.

Haushabai Raghunath Nisal,Mrs.Phulyabai Genu Ghatol,Mrs.Chhababai Punja Ghatol,Mrs.Anjanabai Natthu Lokhande and widow Mrs.Dhondabai Namdeo Kharjul as her only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleated from the record of the said land and names of her legal heirs were entered in record by certifying M.E.No.11059

13. It reveals from M.E..No.12148 is not in readable condition and hence finding can not be given.

14. It reveals from M.E.No.13252 certified on 01/06/1995 that land owners Mr.Baburao Namdeo Kharjul and others effected partition of the said land amongst themselves by way of partition deed and accordingly Mr. Subhash Trimbak Kharjul and others two became entitled to area admeasuring 0 Hectre 99 Are of survey No. 248/2(In and out of old Gat No.248) and Excess land area admeasuring 19989.60 Sq.mtr effect brought in other rights column of the said land, Mr.Sudhakar Ghama Kharjul and others became entitled area admeasuring 00 Hectre 99 Are of survey No.248/3. (In and out of old Gat No.248) and also the name of Mrs.Dondaybai Namdev Khargul deleted from partition deed.

15. It reveals from M.E..No.23293 certified on 13/09/2010 that,
As per the Letter Sr.No.ULC/A-1/SR/29 to 159,40 to 45 up to 172/2010 by Hon'ble Additional Collector and Nagari Sankulan Officer, Nashik .that , the Maharashtra Govt. abolished Urban land and ceiling Act 1973 dated 29/11/2007, that Notification published in Official Gazette No. 10(3).Hence,the remark of Excess land cancelled From 7/12 Eatract by way of M.E.No.23293.

16. It reveals from **M.E.25074** certified on 26/3/2012 that as per the orders passed by Hon'ble Sub-Supretedent Land record Nashik vide order No.Bumapan/Pot-Hissa NO.990/11 dated 8/8/2011 and as per Hissa-Form 12,letter.No.834, dt.27/2/2012 Old Survey No.were corrected in to New Survey No.and accordingly the old survey No.of the proprety was changed from Old survey No.248/2 converted to New survey No. 248/1 to6/1,and survey No.248/3 converted to New survey No.248/1to6/2, and accordingly

the record of the said poperty along with others were changed by certifying **M.E. No25074.**

17. It reveals from M.E.No.26147 certified on 04/ 07 /2012 that M/s. Karda Construction Pvt.Ltd.,through it's director Mr.Naresh Jagumal Karda purchased an area admeasuring 00 Hectare 89ares (with road winding) assessed at Rs.9.55 paise, From in and out of Survey No.248/1To6/1(old Survey No.248/2) and area admeasuring 00 Hectare 89ares (with road winding) assessed at Rs.9.55 paise, From in and out of Survey No.248/1To6/2(old Survey No.248/3) from Mrs.Anusaya Tribank Kharjul, Mr,Subhash Tribank Kharjul ,Mr.Bhimraj alies Bhima Tribank Kharjul,MrsYamunabai Ghama Kharjul ,Mr.Sudhakar Ghama Kharjul Mr.Ashok Ghama Kharjul with Consent Of Mrs,Nanda Subhash Kharjul, Chi. Rahul Subhash Kharjul ,Vidya Subhash Kharjul alias Mrs.Vidya Ramesh Kharjul,Mrs.Ranjana Bhimraj alias Bhima Kharjul,Kum.Sapna Bhimraj alias Bhima Kharjul,Kum. Nikhita Bhimraj alias Bhima Kharjul,Kumar Tushar Bhimraj alias Bhima Kharjul,Mrs.Alka Sudhakar Kharjul,Mr.Vishal Sudhakar Kharjul,,Kum. Manisha Sudhakar Kharjul alias Mrs. Manisha Sunil Gaikhe,Mrs.Leela Ashok Kharjul, Kum. Kusum Ashok Kharjul alias Mrs. Kusum Satish Malode,Kum. Sonali Ashok Kharjul,Kumar Vinayak Ashok Kharjul,Kum. Alka Trimbak Kharjul alias Mrs.Alka Parashram Sonawane ,Kum. Chandrabhagabai Trimbak Kharjul alias Mrs. Chandrabhaga Vithal Kadam and Kum. Jijabai Ghama Kharjul alias Mrs.Jijabai Balasaheb Kadbhane for consideration of Rs. 6,28,94,000/-on dated 27/04/2012 by way of regitered sale deed Sr.No.4701/2012 and accordingly the said M.E.No.26147 is certified to that effect.

18. It reveals from M.E..No.26202 certified on 04/07/2012 that, Mrs.Anusaya Tribank Kharjul, Alkabai Trimbak Kharjul alias Mrs.Alka Parashram Sonawane , Chandrabhagabai Trimbak Kharjul alias Mrs. Chandrabhaga Vithal Kadam released their share in the said property in favour her brother Mr,Subhash Tribank Kharjul and Mr.Bhimraj alies Bhima Tribank Kharjul by way of regitered released deed dated on 27/04/2012 at Sr.No.4685/2012 accordingly the names of Mrs.Anusaya Tribank Kharjul, Alkabai Trimbak Kharjul alias Mrs.Alka Parashram Sonawane ,

Chandrabhagabai Trimbak Kharjul alias Mrs. Chandrabhaga Vithal Kadam was deleated from the records of said land by way of M.E.No.26202.

19. It reveals from M.E.No.27577 dated 08/02/2013 that, as per letter of Devlali Gao vikas seva sahakari society dtd.04/01/2013 the charge of said society deleated from Survey No.248/1To6/1(old Survey No.248/2) and accordingly the said M.E.No.27577 is certified to that effect.

Thus,I am of the opinion that

M/s.Karda Construction Pvt.Ltd is absolute owner of area admeasuring 00 Hectare 89ares (with road winding) assessed at Rs.9.55 paise, From in and out of Survey No.248/1To6/1(old Survey No.248/2),

AND

area admeasuring 00 Hectare 89ares (with road winding) assessed at Rs.9.55 paise, From in and out of Survey No.248/1To6/2(old Survey No.248/3)

And also these properties are clean, Marketable and free from all encrubances.

The above narration and findings are on the strenght of available documents only, submitted by you, the said documents returned to you.

Hence, this title report
Nasik
Date: 27/02/2013

Advocate

Adv. ANITA P. MUNGASE (PAWAR)
B.Com., LL.B.
Off.: B-201, 2nd Floor, Meghdoot Shopping Complex, Opp. C.B.S., Nashik - 422 001.
Cell.: 9763375860

ANITA PRAKASH MUNGASE(PAWAR)
Advocate,
B.COM. LL.B.,
Mobile No-9763375860

Address: Off: -Basement "A" wing No-8"**THAKKER'S BUZZ'R**", New C.B.S.Below Savitri Agencies (Crackers Shop). Nashik- 422002.
Resi:- Flat NO. B-401, 4th floor. **Hari-Sankul Phase -1**,Ashoka Marg,Nashik-422006.

Date: 15/07/2017

SUPPLEMENTARY TITLE SEARCH REPORT

To,
KARDA CONSTRUCTION LTD.
Through Director
MR.NARESH JAGUMAL KARADA
R/o. Sai-kripa Complex ,
Tilak Road,behind Mukatidham.
Nashik Road, Nashik

Subject: Title Report for property mention herein below.

DESCRIPTION OF PROPERTY:

All that piece and parcel of Non- Agricultural land an area admeasuring 21512.00Sq.Mtrs. bearing Survey No. 248/1 to 6/1+2+3+4 (Part),situated, lying and being at village Deolali ,Taluka-Dist Nashik,Within the limits of The Nasik Municipal Corporation Nasik.

The said property bounded as per record of rights.

Sir,

On your oral instructions and information, I the undersigned hereby issuing title report for the aforesaid subject property ,for that purpose, submitted following document for my perusal.

1. 7/12 Extract 1987 to 2017
2. Mutation Entries (more particularly described hereunder)
3. Sale deed
4. Development Agreement

After going through documents mentioned above, my observations and findings are as under:

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1. It reveals from **M.E.No.3531** dated 29/12/1953 that, ,As per Maharatra Government Personal Inam Abolition Act 1952,The Remark of 'Jat Inam Class 2' abolished from the record Register , and accordingly the **M.E No .3531 certified**.

2. It reveals from **M.E.No.3616** certified on 07/05/1955 that ,Mr Ghama Genu kharjul and Mrs Gangubai Genu kharjul purchased unpartition ½ Share i.e. area admeasuring 02 Hectare 67 Ares(along with the right in Well) from in and out of Gat No.248 from Mr.Sardar Narayanrao Ganpatrao Vinchurkar on 25/1/1955 for the consideration of Rs.10,000/- by way of sale deed and accordingly purchaser name was brought on record of the said land by certifying **M.E.No.3616** to that effect.

3. It reveals from **M.E.No.6313** certified on 19/03/1964 that. The co-owner of said land Mrs. Gangubai Genu Kharjul died on 14/06/1962.at village living behind two sons and one married daughter viz.Mr.Ghama Genu Kharjul.Mr.Trimbak Genu Kharjul and Mrs.Pramilabai Shankar Terle as her only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleated from the record of the said land and names of her legal heirs were entered in record by certifying **M.E.No.6313.**

4. It reveals from **M.E.No.3671** certified on 18/10/1960 that ,Mr Namdev Savaliram kharjul and Mrs Dondibai Namdev kharjul purchased unpartition ½ Share i.e. area admeasuring 02 Hectare 67 Ares from in and out of Gat No.248 from Mr.Sardar Narayanrao Ganpatrao Vinchurkar on 17/11/1955 for the consideration of Rs.10,000/- by way of sale deed and accordingly purchaser name was brought on record of the said land by certifying **M.E.No.3671** to that effect.

5. It reveals from **M.E..No.6702** dated on 22/11/1966 that. Mr.Namdev Savliram kharjul had taken Loan of Rs.1500/-from Devlali vividh Karyakari Sahakari Society Ltd. dtd.18/4/1966, for that purpose he had executed a mortgage deed in favour of Devlali vividh Karyakari Sahakari Society and the charge of said society brought on record of the said land and accordingly the **M.E No .6702** is certified.

6. It reveals from **M.E..No.6803** certified on 23/06/1967 that Late Mrs. Gangubai Genu Kharjul's one Legal heir her married daughter Mrs.Pramilabai Shankar Terle was not in possession of the said property and hence the name of Mrs.Pramilabai Shankar Terle came to be recorded in other right column of the said land. accordingly the **M.E No .6803** is certified.

7. It reveals from **M.E..No.6669** certified on 31/05/1966 that, as per the Jugement and order in Regular civil suit No.137/1911 the charge of Mr.Sheshmat Multan Mal records in other right column of the said property. But said charge is illegal(unwanted) so that with the consent of Mr. Sheshmat Multan mal the said charge deleted from the record of the said property.And accordingly the **M.E No .6669** certified.

8. It reveals from **M.E.No.7308** dated on 25/02/1970 that the Maharashtra Govt. enacted Indian weights and measures act (enforcement act)1958 and Indian Coinage act 1955 the said effect was brought in the records of the said land and others lands by certifying **M.E. No.7308.**

9. It reveals from **M.E.7672** dated on 13/07/1972 that, as per the compromise and judgement in Regular Civil Suit No.606/1968 that Mr.Ghama Genu Kharjul and Mr.Trimbak Genu Kharjul

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gave Rs.2500/- to his sister Mrs. Pramilabai Shankar Terle. hence Mrs. Pramilabai Shankar Terle released their share in the said property and also dwelling house and accordingly the names of Mrs. Pramilabai Shankar Terle was deleated from the records of said land by way of **M.E.No.7672.**

10. It reveals from **M.E.No.8814** dated 24/04/1979 is not in readable condition hence findings cannot be given.

11. It reveals from **M.E.No.11043** certified on 03/11/1989 that. the co-owner of the said land Mr. Ghama Genu Kharjul died on 15/07/1988 at village living behind two sons and a widow viz.Mr.Sudhakar Ghama Kharjul.Mr.Ashok Ghama Kharjul and widow Mrs. Yamunabai Genu Kharjul as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleated from the record of the said land and names of her legal heirs were entered in record by certifying **M.E.No.11043.**

12. It reveals from **M.E.No.11059** certified on 18/11/1988 that. The co-owner of said land Mr.Namdeo Sawaliram Kharjul died on 23/06/1988.at village living behind five sons and four married daughter and his widow viz.Mr.Baburao Namdeo Kharjul.Timboo Namdeo Kharjul,Mr.Nivrutti Namdeo Kharjul.Gangadhar Namdeo Kharjul.Gopal Namdeo Kharjul,Mrs. Haushabai Raghunath Nisal,Mrs.Phulyabai Genu Ghatol,Mrs.Chhababai Punja Ghatol,Mrs.Anjanabai Natthu Lokhande and widow Mrs.Dhondabai Namdeo Kharjul as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleted from the record of the said land and names of her legal heirs were entered in record by certifying **M.E.No.11059.**

13. It reveals from **M.E..No.12148** is not in readable condition and hence finding cannot be given.

14. It reveals from **M.E.No.13252** certified on 01/06/1995 that land owners Mr.Baburao Namdeo Kharjul and others effected partition of the said land amongst themselves by way of partition deed and accordingly Mr. Baburao Namdeo Kharjul and other real owners became entitled to area admeasuring 0 Hectre 17 Are of survey No. 248/1(In and out of old Gat No.248) and Mr.Gopal Namdeo Kharjul became entitled to area admeasuring 00 Hectre 39.80Are of survey No. 248/4(In and out of old Gat No.248) and Excess land area admeasuring 19989.60 Sq.mtr effect brought in other rights column of the said land. and also the name of Mrs.Dondaybai Namdev Khargul deleted from partition deed.

15.It reveals from **M.E.No.15809** certified on 19/08/1999 that Mr. Gopal Namdeo Kharjul died on 14/09/1998. at village living behind two sons.daughter and his widow viz. Shri Nitin Gopal Kharjul,Shri Gorakh Gopal Kharjul.Kavita Gopal Kharjul and Shrimati Sushila Namdeo Kharjul as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleated from the record of the said land and names of her legal heirs were entered in record by certifying **M.E.No.15809.**

16. It reveals from **M.E.No.20438** certified on 15/01/2007 that. as per the application given by Mr.Nitin Gopal kharjul the remark of Legal Guardian (apak) deleted from the record of the said property. And accordingly the **M.E No .20438** certified.

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17.It reveals from **M.E..No.20675** certified on 18.06.2007 that, Mrs. Houshabai Raghunant Nisal, Mrs. Fulaybai Ganu Ghatol, Mrs.Anjanabai Nathu Lokhande ,and Mrs.Chababai Punja Ghaol released their share in the said property in favour Shri Baburao Namdeo Kharjul, Shri Tibu Namdev Kharjul, ,Shri Nivrutti Namdeo Kharjul,Shri Gangadhar Namdeo Kharjul, Shrimati Sushila Namdeo Kharjul, Shri Nitin Gopal Kharjul,Shri Gorakh Gopal Kharjul,Kavita Gopal Kharjul on dated 25.11.1999 by way of registered released deed and accordingly the names of Mrs. Houshabai Raghunant Nisal, Mrs. Fulaybai Ganu Ghatol, Mrs.Anjanabai Nathu Lokhande ,and Mrs.Chababai Punja Ghaol was deleated from the records of said land by way of **M.E.No.20675**.

18.It reveals from **M.E..No.22877** dated on 17.03.2010 that,Mr. Timbu Namdeo Kharjul died on 10.10.2009, at village living behind two sons and four married daughter viz. Shri Balu Tibu Kharjul , Shri Sanjay Tibu Kharjul Mrs. Bijabai Dattu Gaikhe ,Mrs Tarabai Karu Jadhav ,Mrs Sindu Ramnath Aware ,Mrs Ranjana Bhaskar Dhage as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleated from the record of the said land and names of her legal heirs were entered in record by certifying **M.E.No.22877**.

19. It reveals from **M.E..No.23293** certified on 13.09.2010 that, As per the Letter Sr.No.LLC A-1/SR/29 to 159,40 to 45 up to172.2010 by Hon'ble Additional Collector and Nagari Sankulan Officer, Nashik ,that , the Maharashtra Govt. abolished Urban land and ceiling Act 1973 dated 29/11/2007, that Notification published in Official Gazette No. 10(3).Hence,the remark of Excess land cancelled From 7/12 Eatract by way of **M.E.No.23293**.

20.It reveals from **M.E.25074** certified on 26.3.2012 that as per the orders passed by Hon'ble Sub-Supretedent Land record Nashik vide order No.Bumapan Pot-Hissa NO.990/11 dated 8/8/2011 and as per Hissa-Form 12,letter.No.834, dt.27.2.2012 Old Survey No.were corrected in to New Survey No.and accordingly the old survey No.of the proprety was changed from Old survey No.248/1 converted to New survey No. 248/1 to6/3 and accordingly the record of the said property along with others were changed by certifying **M.E. No25074**.

21.It reveals from **M.E..No.25130** dated on 26.04.2012 that, As per the Letter Sr.No.LLC A-1/SR/29 to 159,40 to 45 up to 172/2010 by Hon'ble Additional Collector and Nagari Sankulan Officer, Nashik that the Maharashtra Govt. abolished Urban land and ceiling Act 1973 dated 29/11/2007 and Notification published in Official Gazette No. 10(3).Hence,the remark of Excess land cancelled From 7/12 Extract of old Suvery No. 248 by way of M.E.No.23293. and also the said remark of Excess land cancelled From new Suvery No. 248/1 to6/3-14 by way of **M.E.No.25130**.

22.It reveals from **M.E..No.25136** certified on 26.04.2012 that, Mrs. Bijabai Dattu Gaikhe ,Mrs Tarabai Karu Jadhav ,Mrs Sindu Ramnath Aware ,Mrs Ranjana Bhaskar Dhage released their share in the said property in favour her brother Shri Balu Tibu Kharjul and Shri Sanjay Tibu Kharjul on dated 17/03/2011 by way of regitered released deed Sr.No.3472/2011 accordingly the names of Mrs. Bijabai Dattu Gaikhe ,Mrs Tarabai Karu Jadhav ,Mrs Sindu Ramnath Aware

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,Mrs Ranjana Bhaskar Dhage was deleated from the records of said land by way of **M.E.No.25136.**

23. It reveals from **M.E.No.26147** certified on 04/ 07 /2012 that M/s. Karda Construction Pvt.Ltd.,through it's director Mr.Naresh Jagumal Karda purchased an area admeasuring 00 Hectare 89ares (with road winding) assessed at Rs.9.55 paise. From in and out of Survey No.248/1To6/1(old Survey No.248/2) and area admeasuring 00 Hectare 89ares (with road winding) assessed at Rs.9.55 paise. From in and out of Survey No.248/1To6/2(old Survey No.248/3) from Mrs.Anusaya Tribank Kharjul, Mr.Subhash Tribank Kharjul ,Mr.Bhimraj alies Bhima Tribank Kharjul,MrsYamunabai Ghama Kharjul ,Mr.Sudhakar Ghama Kharjul Mr.Ashok Ghama Kharjul with Consent Of Mrs.Nanda Subhash Kharjul. Chi. Rahul Subhash Kharjul ,Vidya Subhash Kharjul alias Mrs.Vidya Ramesh Kharjul.Mrs.Ranjana Bhimraj alias Bhima Kharjul,Kum.Sapna Bhimraj alias Bhima Kharjul,Kum. Nikhita Bhimraj alias Bhima Kharjul,Kumar Tushar Bhimraj alias Bhima Kharjul.Mrs.Alka Sudhakar Kharjul,Mr.Vishal Sudhakar Kharjul.,Kum. Manisha Sudhakar Kharjul alias Mrs. Manisha Sunil Gaikhe,Mrs.Leela Ashok Kharjul. Kum. Kusum Ashok Kharjul alias Mrs. Kusum Satish Malode.Kum. Sonali Ashok Kharjul,Kumar Vinayak Ashok Kharjul,Kum. Alka Trimbak Kharjul alias Mrs.Alka Parashram Sonawane ,Kum. Chandrabhagabai Trimbak Kharjul alias Mrs. Chandrabhaga Vithal Kadam and Kum. Jijabai Ghama Kharjul alias Mrs.Jijabai Balasaheb Kadbhane for consideration of Rs. 6,28,94,000/-on dated 27/04/2012 by way of regitered sale deed Sr.No.4701/2012 and accordingly the said **M.E.No.26147** is certified to that effect.

24.It reveals from **M.E.No.26362** dated on 16/ 07/2012 that, M/s. Karda Construction Pvt.Ltd.,through it's director Mr.Naresh Jagumal Karda taken said land for the purpose of Development an area admeasuring 00 Hectare34.80 ares of Survey No.248/1To6/4(old Survey No.248/4) from Shrimati Sushila Namdeo Kharjul. Shri Nitin Gopal Kharjul,Shri Gorakh Gopal Kharjul. Mrs.Rohini Gorakha Kharjul .Kavita Gopal Kharjul alias Sau Kavita Raosaheb Aringale, Chaya Gopal Kharjul alias Sau Chaya Anil Aware .Sau Jaya Keshav Kharjul by way of registered development Agreement and General Power of Attorney and both said document was registered and executed in the office of joint sub-registrar Class-II, Nashik-2,vide their document Sr.No. **04712/2012 and 04713/2012 on dated 27/04/2012** and accordingly the said **M.E.No.26362** is certified to that effect. And also registered and executed additional development Agreement in the office of joint sub-registrar Class-II, Nashik-5,vide Sr.No. **01901/2013 on dated 15/02/2013 .**

25. It reveals from **M.E.No.26104** certified on 15/06/2012 that, as per letter of Nashik road deolali vikas Seva sahakari society that Mr.Tribank Ganu Kharjul has no dues on his account hence the declaration charge of society deleted from Survey No.248/1To6/3(old Survey No.248/1) and accordingly the said **M.E.No.26104** is certified to that effect.

26. It reveals from **M.E..No.26202** certified on 04/07/2012 that, Mrs.Anusaya Tribank Kharjul, Alkabai Trimbak Kharjul alias Mrs.Alka Parashram Sonawane , Chandrabhagabai Trimbak Kharjul alias Mrs. Chandrabhaga Vithal Kadam released their share in the said property in favour

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her brother Mr.Subhash Tribank Kharjul and Mr.Bhimraj alies Bhima Tribank Kharjul by way of regitered released deed dated on 27/04/2012 at Sr.No.4685/2012 accordingly the names of Mrs.Anusaya Tribank Kharjul, Alkabai Trimbak Kharjul alias Mrs.Alka Parashram Sonawane , Chandrabhagabai Trimbak Kharjul alias Mrs. Chandrabhaga Vithal Kadam was deleated from the records of said land by way of **M.E.No.26202**

27.It reveals from **M.E.No.26366** dated on 16/07/2012 that.Mrs.Dhondayabai Namdev Kharjul died on 04/07/2004, at village living behind three sons, four married daughter, grand-son, daughter ,and daughter -in-law viz. Shri Balu Tibu Kharjul , Shri Sanjay Tibu Kharjul Mrs. Bijabai Dattu Gaikhe ,Mrs Tarabai Karu Jadhav ,Mrs Sindu Ramnath Aware ,Mrs Ranjana Bhaskar Dhage , Shrimati Sushila Namdeo Kharjul ,Shri Nitin Gopal Kharjul,Shri Gorakh Gopal Kharjul,Kavita Gopal Kharjul Mr.Gangadhar Namdev Kharjul.Mr.Baburao Namdev Kharjul ,Mr.Nivrutti Namdev Kharjul ,Houshabai Raghunant Nisal, Mrs. Fulaybai Ganu Ghatol, Mrs.Anjanabai Nathu Lokhande ,and Mrs.Chababai Punja Ghaol as his only legal heirs and representative as per Hindu law of succession and accordingly the name of the deceased was deleted from the record of the said land and names of her legal heirs were entered in record by certifying **M.E.No.26366**.

28. It reveals from **M.E.No.26553** dated on 16/07/2012 that Mrs. Bijabai Dattu Gaikhe ,Mrs Tarabai Karu Jadhav ,Mrs Sindu Ramnath Aware ,Mrs Ranjana Bhaskar Dhage released their share in the said property in favour her brother Shri Balu Tibu Kharjul and Shri Sanjay Tibu Kharjul on dated 17/03/2011 by way of regitered released deed Sr.No.3472/2011 accordingly the names of Mrs. Bijabai Dattu Gaikhe ,Mrs Tarabai Karu Jadhav ,Mrs Sindu Ramnath Aware ,Mrs Ranjana Bhaskar Dhage was deleated from the records of said land by way of **M.E.No.26553**.

29. It reveals from **M.E.No.26554** dated on 16/07/2012 that Mrs. Houshabai Raghunant Nisal, Mrs. Fulaybai Ganu Ghatol, Mrs.Anjanabai Nathu Lokhande ,and Mrs.Chababai Punja Ghaol released their share in the said property in favour her brother Shri Baburao Namdeo Kharjul, Shri Tibu Namdev Kharjul, ,Shri Nivrutti Namdeo Kharjul,Shri Gangadhar Namdeo Kharjul, Shrimati Sushila Namdeo Kharjul, Shri Nitin Gopal Kharjul,Shri Gorakh Gopal Kharjul,Kavita Gopal Kharjul alias Sau Kavita Raosaheb Aringale.on dated 25/11/1999 by way of registered released deed Sr.No.9396/1999 accordingly the names of Mrs. Houshabai Raghunant Nisal, Mrs. Fulaybai Ganu Ghatol, Mrs.Anjanabai Nathu Lokhande ,and Mrs.Chababai Punja Ghaol was deleated from the records of said land by way of **M.E.No.26554**.

30. It reveals from **M.E.No.26854** certified on 24/ 09/2012 that, M/s. Karda Construction Pvt.Ltd.,through it's director Mr.Naresh Jagumal Karda purchased an area admeasuring 00 Hectare 17 Ares (with road winding) assessed at Rs.01.63 of Survey No.248/1To6/3(old Survey No.248/1) from Shri Baburao Namdeo Kharjul, Shri Balu Tibu Kharjul,Shri Sanjay Tibu Kharjul,Shri Nivrutti Namdeo Kharjul,Shri Gangadhar Namdeo Kharjul, Shrimati Sushila Namdeo Kharjul, Shri Nitin Gopal Kharjul,Shri Gorakh Gopal Kharjul,Kavita Gopal Kharjul alias Sau Kavita Raosaheb Aringale,Shrimati Anusaya Trimbak Kharjul, Shri Subhash Trimbak

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Kharjul, Shri Bhima Trimbak Kharjul, Shrimati Yamuna Ghama Kharjul ,Shri Sudhakar Ghama Kharjul and Shri Ashok Ghama Kharjul with Consent Of Shri Bharat Baburao Kharjul, Sau Sunita Bharat Kharjul, Shri. Sunil Baburao Kharjul, Sau. Anita Sunil Kharjul, Sau Manda Balu Kharjul, Sau Meena Sanjay Kharjul, Sau Leelabai Nivrutti Kharjul, Shri. Pramod Nivrutti Kharjul, Shri. Nyaneshwar Nivrutti Kharjul,Sau Yashoda Gangadhar Kharjul, Shri Kiran Gangadhar Kharjul, Chaya Gopal Kharjul alias Sau Jaya Keshav Kharjul, Sau Jayashree Nitin Kharjul, Sau Rohini Gorakh Kharjul, Sau Nanda Subhash Kharjul, Sau Ranjana Bhima Kharjul, Chiranjeev Rahul Subhash Kharjul, Vidya Subhash Kharjul alias Sau Vidya Ramesh Nisal Shri. Vishal Sudhakar Kharjul, Sau Alka Sudhakar Kharjul, Sau Leela Ashok Kharjul, Manisha Sudhakar Kharjul alias Sau Manisha Sunil Gaikhe, Kusum Ashok Kharjul alias Sau Kusum Satish Malode, Sonali Ashok Kharjul, for consideration of Rs. 44,00,000/-on dated 30/08/2012 by way of regitered sale deed Sr.No.8735/2012 and accordingly the said **M.E.No.26854** is certified to that effect

31. It reveals from **M.E.No.27518** dated on 14/ 01/2013 that Mr.Namdev Savaliram Kharjul taken loan of Rs.5300/- on dt.18/07/1960. But also he repaid all loan amount hence as per letter of Devlali Gao vikas seva sahakari society the charge of said society deleated from Survey No.248/1To6/3(old Survey No.248/1) and accordingly the said **M.E.No.27518** is certified to that effect.

32. It reveals from **M.E.No.27577** dated 08/02/2013 that, as per letter of Devlali Gao vikas seva sahakari society dtd.04/01/2013 the charge of said society deleted from Survey No.248/1To6/1(old Survey No.248/2) and accordingly the said **M.E.No.27577** is certified to that effect.The said land was converted into Non Agriculture vide Order No. N.A./MAHA/KAKSHA-3/4/BI.SHE.PRA.KRA/528/2012Dated 13/12/2012.

33.It Reveals from M.E.No. 29641 certified on 11/12/2014 that. The above mentioned Survey Nos. amalgamated and final layout sanctioned by The Asst. Director of Town Planning Dept. of Nasik Municipal Corporation Nasik, vide Order No. TOWNPLANNING/FINAL/C3/05 Dated 20/09/2014, and accordingly 7/12 were separated and effect taken on record of rights by certifying Mutation Entry No. 29641 and the said subject matter property re-numbered as Survey No. 248/1 to 6/1+2+3+4(Part), having a Total Area admeasuring 21512.00 Sq. Mtrs.,situated, lying and being at village Deolali ,Taluka-Dist Nashik,Within the limits of The Nasik Municipal Corporation Nasik.

Karda Constructions Pvt. Ltd. Now Karda Construction Ltd. Through its director Mr. Naresh Jagumal Karda has absolute ownership right/ development rights of properties bearing Survey No. 248/1 to 6/1+2+3+4(Part), having a Total Area admeasuring 21512.00 Sq. Mtrs.,situated, lying and being at village Deolali ,Taluka-Dist Nashik,Within the limits of The Nasik Municipal Corporation Nasik., and hence Karda Constructions Ltd. Through its director Mr. Naresh Jagumal Karda prepared a building plan which was sanctioned by the Nasik Municipal Corporation Nasik and issued commencement certificate wide letter No. LND/BP/C-

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3/143/5754/2013 Dated 29/01/2013. After that Karda Constructions Pvt. Ltd. started construction work as per sanction building plan.

AND WHEREAS Karda Constructions Pvt. Ltd. **Now** Karda Construction Ltd. through Director Mr. Naresh Jagumal Karda borrowed a loan from The ICICI Home Finance Co. Ltd.

Thus,I am of the opinion that :-

Karda Constructions Pvt. Ltd. Now Karda Construction Ltd. Through its director Mr. Naresh Jagumal Karda has absolute ownership right/ development rights of properties bearing Survey No. 248/1 to 6/1+2+3+4(Part), having a Total Area admeasuring 21512.00 Sq. Mtrs.,situated, lying and being at village Deolali ,Taluka-Dist Nashik.Within the limits of The Nasik Municipal Corporation Nasik..

And also the above mentioned property is Clean, Marketable and Free from all Encumbrances, subject to clearance of Loan obtained from The ICICI Home Finance Co. Ltd..

The above narration and findings are on the strength of available documents only, submitted by you, the said documents returned to you.

Hence, this Supplementary Title Search Report

Pace: Nasik

Date: 15/07/2017

Advocate

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