

SAU. VIDYULLATA K. TATED

Advocate

Resi : 5, Jeevan Swapna Co-op.Hsg. Scy, L.I.C.Colony Indira Nagar, Nashik- 9. Ph.: 2324769
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FORMAT-A

(CIRCULAR NO:- 28/2021)

TO

MAHARERA

NASHIK

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to S. No. 70/1 to 10/3, Plot No. 4, admeasuring 16.95.50 R.sq.mtrs i.e. 1695.50Sq. Mtrs. lying and being at Anandwalli Shiwar (hereinafter referred as the said plot ").

I have investigated the title of the said Property on the request of Roongta Homes L.L.P and following documents i.e. :-

- 1) Description of the property S. No. 70 / 1 to 10/3, Plot No. 4
- 2) The documents of allotment of property.
- 3) 7/12 extract or property card issued by Talathi Anandwalli dated 27/12/2021, mutation entry no 13481.
- 4) Search report for 30 years from 1991 till 2022.

2/- On persual of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **Roongta Homes L.L.P** is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)

Owners of the land - **Roongta Homes L.L.P**.

- (1) **Roongta Homes L.L.P. S. No. 70 / 1 to 10/3, Plot No. 4, admeasuring 16.95.50 R i.e. 1695.50 Sq. Mtrs.** lying and being at Anandwalli Shiwar
- (2) Qualifying comments / remarks if any.....NIL

3/- The report reflecting the flow of the title of the Roongta Homes L.L.P through its Partner Shri.Akhil Lalit Roongta. on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date : 05/08/2022

Advocate Vidyullata Kantilal Tated

Mrs. VIDYULLATA K. TATED

M.Com., LL.B.

Advocate

Office No. 907, Business Centre,
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(CIRCULAR NO:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND

SR. NO. 70 / 1 to 10/3, Plot No.4

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 13481
- 3) Search report for 30 years from 1991-2022 Taken from Sub Registrar office at Nashik - 4
- 4) Any other relevent title
- 5) Litigations if any... NO

Date : 05/08/2022

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Adv. Vidyullata Kantilal Tated

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TITLE REPORT

I) NAME & ADDRESS OF THE PERSON REQUESTING TO PREPARE TITLE REPORT:-

Roongta Homes L.L.P, a registered under ' The Limited Liability Partnership Act , 2008' , having its registered Office at- Shree Tirumala Ashirwad Apartment, Pethe Nagar Road , Nashik through its Partner Shri.Akhil Lalit Roongta

II) NAME & ADDRESS OF THE OWNER OF THE PROPERTY:-

Roongta Homes L.L.P, a registered under ' The Limited Liability Partnership Act, 2008', having its registered Office at- Shree Tirumala Ashirwad Apartment, Pethe Nagar Road , Nashik through its Partner Shri.Akhil Lalit Roongta

III) DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of land bearing **S. No. 70/1 to 10/3 , Plot No. 4, admeasuring 16.95.50 R.sq.mtrs i.e. 1695.50Sq. Mtrs.** lying and being at Anandwali Shiwar, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik, bounded as shown below:-

On or towards East	:	Adjacent S.no.70/11
On or towards West	:	9 mtrs Road
On or towards South	:	Plot No. 05
On or towards North	:	Adjacent S.no.44

III) OBJECT OF THE TITLE REPORT :-

As per the request of the abovesaid person.

IV) COVERAGE OF SEARCHES MADE :-

- 1) 7/12 extracts from the year 1990-2022
- 2) Mutation Entries from form No. 6 - D .
- 3) Sale deeds dated 12/09/1968, 27/11/1990, 16/12/2020 , 24/12/2021

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- 4) Hissa from No. 12, dated 28/05/2002.
- 5) N. A. permission having No. Kra. Maha / Kaksha -3 / 4 / N. A./438 / 2012 ,Nashik, Dated 31/10/2012.
- 6) Correction Deed TDR dated 16/12/2020
- 6) Copy of Approved final layout.

It appears from M.E No. 644, dated 27/07/1964 that Survey no. 70/1 and 70/2 owned by Dada Dhondiram Nigal as ancestral property Dada Dhondiram Nigal had given application that their was partition between Dada Dhondiram Nigal and Bhaguji Dhondiram Nigal as per the said partition the name of Valu Bhaguji as a karta of joint family recorded for survey no. 70/1 admeasuring 6 Acre .10 R.

It further appears from M.E. No. 691 dated 17/02/1966 that Valu Bhaguji Nigal had given application that the said survey no. 70 /1 was in his name as a joint family. As per the said application there was partition of the said survey no. 70 / 1 between Valu Bhaguji Nigal ,Kashinath Bhaguji Nigal and Mohan Bhaguji Nigal . As per the said partition the said survey no. 70/ 1 was owned by Kashinath Bhaguji Nigal and Mohan Bhaguji Nigal . And as per application name of Valu Bhaguji Nigal was deleted from record of rights of Survey No. 70/1.

It further appears from M.E. No. 736 dated 20/12/1968 that Valetine Daygo Dsouza Rodrix and Jon Paskal Dsouza had purchased survey no. 70/1 admeasuring 6 acre 10 gunthe from Kashinath Bhaguji Nigal, Mohan Bhaguji Nigal & Gangubai Bhaguji Nigal by registered sale deed. The said sale deed was registered at sr. no. 1924 dated 12/09/1968 in sub registrar office Nashik.

Due to implementation of enforcement of weights and measurements Act & Indian coinage Act the measurements of the said land have been converted in to metric by way of certifying in M. E. No. 747.

It further appears from M.E No. 1777 dated 20/02/1991, that Shri Madansingh Ganpatsingh Pardeshi ,Shri Nandkumar Madansingh Pardeshi, Shri Rajendra Madansingh Pardeshi, Shri. Komal Madansingh Pardeshi, Shri Sanjay Madansingh Pardeshi, Shri Anil Madansingh Pardeshi and Shri Sunil Madansingh Pardeshi, Shri Rameshsingh Ganpatsingh Pardeshi

had purchased 2 H 53 R out of survey no. 70/1 from Valeine Daygo Dsouza Rodrix and Jon Paskal Dsouza by registered sale deed dated 27/11/1990. The said sale deed was registered at Sr. No. 8055 in sub registrar office Nashik . As per the said sale deed their was partition of survey no. 70/1 as follows -

Sr. No.	Survey No.	Area (H.&R.)	Owners Name
1.	70/1/1	0.91	Original Land Owners
2.	70/1/2	0.9.74	Shri Madansingh Ganpatsingh Pardeshi
3.	70/1/3	0.19.89	Shri. Nandkumar Madansingh Pardeshi
4.	70/1/4	0.19.64	Shri Rajendrasingh Madansingh Pardeshi
5.	70/1/5	0.18.60	Shri Komal Madansingh Pardeshi
6.	70/1/6	0.18.60	Shri Sanjay Madansingh Pardeshi
7.	70/1/7	0.19.71	Shri Anil Madansingh Pardeshi
8.	70/1/8	0.18.87	Shri Sunil Madansingh Pardeshi
9.	70/1/9	0.18.87	Shri Rameshsingh Ganapatsingh Pardeshi

At the time of above Pothissa area admeasuring 1807. 75 sq. Mtrs. Shown for road .

It further appears from M.E No. 4005 , dated 06/06/2002 that pot hissas of Survey No. 70 were admeasured and as per form no. 1, 12 hissas of Survey No 70 were made. As follows -

Sr. No.	Survey No.	Area (H.&R.)	Owners Name
1.	70/1	0.12	Shri Madansingh Ganpatsingh Pardeshi
2.	70/2	0.08	Shri. Madansingh Ganpatsingh

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			Pardeshi , Shri Rameshsingh Ganapatsingh Pardeshi, Shri Nandkumar Madansingh Pardeshi, Shri Rajendrasingh Madansingh Pardeshi, Shri. Komal Madansingh Pardeshi, Shri Sanjay Madansingh Pardeshi, Shri Anil Madansingh Pardeshi and Shri Sunil Madansingh Pardeshi,
3.	70/3	0.20	Shri. Nandkumar Madansingh Pardeshi
4.	70/4	0.19	Shri Rajendrasingh Madansingh Pardeshi
5.	70/5	0.18	Shri Komal Madansingh Pardeshi
6.	70/6	0.18	Shri SanjayMadansingh Pardeshi
7.	70/7	0.09	Shri. Madansingh Ganpatsingh Pardeshi , Shri Rameshsingh Ganapatsingh Pardeshi, Shri Nandkumar Madansingh Pardeshi, Shri Rajendrasingh Madansingh Pardeshi, Shri. Komal Madansingh Pardeshi, Shri Sanjay Madansinh Pardeshi, Shri Anil Madansingh Pardeshi and Shri Sunil Madansingh Pardeshi
8.	70/8	0.20	Shri Anil Madansingh Pardeshi
9.	70/9	0.19	Shri Sunil Madansingh Pardeshi
10.	70/10	0.19	Shri Rameshsingh

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Ganapatsingh Pardeshi

It further appears from M.E No. 4798 dated 24/12/2004 that Shri Madansingh Ganpatsingh Pardeshi was died on 18/05/2002 and his legal heirs 6 sons namely Shri Nandkumar Madansingh Pardeshi, Shri Rajendra Singh Madansingh Pardeshi, Shri. Komal Madansingh Pardeshi, Shri Sanjay Madansingh Pardeshi, Shri Anil Madansingh Pardeshi and Shri Sunil Madansingh Pardeshi, and a daughter namely Chhaya Madhavsingh Pardeshi were brought on record.

It further appears from M.E No. 4799 dated 24/12/2004 that Shri Rameshsingh Ganpatsingh Pardeshi was died on 02/04/2004 and his legal heirs 1 son namely Shri Santosh Rameshsingh Pardeshi and 5 daughters namely Sulakshana Ajitsingh Pardeshi, Anita Chandramohansingh Mehta, Savita Kishorsingh Pardeshi, Vaishali Rameshsingh Pardeshi and Poonam Bharat Pardeshi were brought on record.

It further appears that names of Sulakshana Ajitsingh Pardeshi, Anita Chandramohansingh Mehta, Savita Kishorsingh Pardeshi, Vaishali Rameshsingh Pardeshi, Poonam Bharat Pardeshi and Chhaya Madhavsingh Pardeshi were recorded as heirs for Survey No. 70 / 1 , 70/2, 70 / 7 and 70 /10. Sulakshana Ajitsingh Pardeshi, Anita Chandramohansingh Mehta, Savita Kishorsingh Pardeshi, Vaishali Rameshsingh Pardeshi and Poonam Bharat Pardeshi had released their rights in the Survey No. 70/2, 70 / 7 and 70 /10 in favour of Shri Santosh Rameshsingh Pardeshi by registered Release deed. The said Release Deed was registered in Sub-registrar office Nashik 3 at Sr no. 5184 on 16/09/2004. And Chhaya Madhavsingh Pardeshi had released her rights in the Survey No. 70 / 1 , 70/2 and 70 / 7 in favour of Shri Nandkumar Madansingh Pardeshi, Shri Rajendrasingh Madansingh Pardeshi, Shri. Komal Madansingh Pardeshi, Shri Sanjay Madansingh Pardeshi, Shri Sunil Madansingh Pardeshi and Shri Anil Madansingh Pardeshi by registered Release deed. The said Release Deed was registered in Sub-registrar office Nashik 3 at Sr no. 187 on 09/01/2004. As per the release deeds names of Sulakshana Ajitsingh Pardeshi, Anita Chandramohansingh Mehta, Savita Kishorsingh Pardeshi, Vaishali Rameshsingh Pardeshi, Poonam Bharat Pardeshi and Chhaya Madhavsingh Pardeshi were deleted from record of rights of the said survey numbers. the said M. E had been mutated to record of rights vide M.E No. 4831, dated 15/01/2005

It further appears from M.E No. 8427, dated 04/05/2012 that Shri Nandkumar Madansingh Pardeshi, Shri Rajendrasingh Madansingh Pardeshi, Shri. Komal Madansingh Pardeshi, Shri Sanjay Madansingh Pardeshi, Shri Anil Madansingh Pardeshi and Shri Sunil Madansingh Pardeshi had purchased area admeasuring 0 H 19 R out of Survey No. 70 / 10 , area admeasuring 114.28 sq. mtrs out of Survey No. 70 / 2 and area admeasuring 128.57 sq. mtrs out of Survey No. 70 / 7 from Shri Santosh Ramesh Singh Pardeshi by registered Sale Deed. The said Sale Deed was registered in Sub-registrar office Nashik 4 at Sr. No. 2477 on 12/03/2012.

It further appears from M.E No. 9264, dated 01/11/2013 that Survey No. 70 / 1 to 10 was owned by Rajendrasingh Madansingh Pardeshi and others. The layout of the said Survey No. 70/1 to 10 was approved by Assistant Director Town Planning Nashik, Nashik Municipal Corporation vide their letter no. Ja. Kra / Nagarrachana Vibhag / Final ./ Satpur / B- 1 / 11, dated 02/08/2013. The said layout was converted for non-agricultural use under Section 44 of Maharashtra Land Revenue Code, 1966 by Collector Nashik vide their order no. Kra.Mahal/ Kaksha - 3 / 4 / N.A / 438 / 2012, Nashik, Dated 31/10/2012. As per the sanad of Tahasildar vide their Sanad no. Jama - 1/ Reg. No. / 109 / 2013, dated 10/10/2013 separate 7/12 extracts of plots were prepared. As per the said layout plot no.4, admeasuring 1695.50 Sq. Mtrs., was owned by Shri Nandkumar Madansingh Pardeshi.

It further appears from M.E No. 9904, dated 07/04/2015 that Kami Jast Patra for S. No. 70 / 1 to 10 from Deputy Superintendent of Land Records Nashik Kra.Nashik / Du R No 807/15 Ka.Ja.Pa.Na 13/2015 , Dated -23/ 02/2015 Ja.kra 163 & Tehsil Office Nashik vide letter no. Kra aadhi/ Abhi/ Kavi/490/2015,Nashik Dated.27/02/2015 .As per Kami Jast Partra, hissas of 7/12 extracts were formed. S.No. 70/3 was changed as 70/1 to 10/3 admeasuring 1695.50 sq.mtrs.

It further appears that Roongta Homes LLP thought their partner Mr. Akhil Lalit Roongta had Purchased TDR area admeasuring 1762.29 sq. Mtrs From TDR Certificate no. 901 from Shri. Hukamchand Amolakchand Nirmani (H.U.F) through Karta Shri. Hukamchand Amolakchand Nirmani by registered Sale deed. The Said Sale deed was registered in sub registrar office Nashik -4 at Sr. no. 10127 dated 16/12/2020

It further appears that Shri. Hukamchand Amolakchand Nirmani (H.U.F) through Karta Shri. Hukamchand Amolakchand Nirmani had executed Correction Deed for area in favour of Roongta Homes LLP thought their partner Mr. Akhil Lalit Roongta by registered Correction Deed. The Said

Correction Deed was registered in sub registrar office Nashik -4 at Sr. no. 1748 dated 04/02/2021.

It further appears from M.E No. 13481, dated 27/12/2021 that Roongta Homes L.L.P Partnership firm through Partner Akhil Lalit Roongta had purchased area admeasuring 16.95.50 R.sq.mtrs i.e 1695.50 sq.mtrs out of Plot no.4 out of which Survey No. 70 / 1 to 10/3 from Shri Nandkumar Madansingh Pardeshi by registered Sale Deed. The said Sale Deed was registered in Sub-registrar office Nashik 4 at Sr. No. 12337 on 24/12/2021.

It further appears that Roongta Homes L.L.P. through its Partner Mr. Akhil Lalit Roongta had prepared Building Plan for plot no.4 out of S. No.70/1 to 10/3 and Nashik Municipal Corporation had approved said Plan Vide their Commencement Certificate No. LND/BP/A1/BP/378/2021 Dated. 31/12/2021.As per formula TDR utilized area admeasuring 1411.73 sq.mtrs

From the records put before me. and subject to the above findings the title of the land bearing S. No. 70 / 1 to 10/3, Plot No. 4, admeasuring 16.95.50 R i.e. 1695.50 Sq. Mtrs lying and being at Anandwalli Shiwar, Nashik owned by Roongta Homes L.L.P through its Partner Shri.Akhil Lalit Roongta is clear and marketable.

Nashik,

Dated -05/08/2022


Sau. Vidyullata K. Tated,

Advocate

Mrs. VIDYULLATA K. TATED
M.Com., LL.B.
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