

SAU. VIDYULLATA K. TATED

Advocate

Resi. : 5, Jeevan Swapna Co-op.Hsg. Scty, L.I.C.Colony Indira Nagar, Nashik- 9. Ph.: 2324769
Office : Office No. 907, Business Centre ,Govind Nagar , Nashik -422009 Mob. 9823133121

FORMAT-A

(CIRCULAR NO:- 28/2021)

TO

MAHARERA

MUMBAI

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **S. No. 807 / 2A 2 / 34 ,Out of which plot no. 34 , admeasuring 452.42 sq. mtrs & S. No. 807 / 2A 2 / 37 out of which plot no. 37 area admeasuring 452.42 sq. mtrs lying and being at Nasik Shiwar**, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of Roongta Homes LLP through Partners Shri.Akhil Lalit Roongta. and following documents i.e.:-

1) Description of the property- **S. No. 807 / 2A 2 / 34 out of which plot no. 34 , area admeasuring 452.42 sq. mtrs & S. No. 807 / 2A 2 / 37 out of which plot no. 37 area admeasuring 452.42 sq. mtrs lying and being at Nasik Shiwar.**

2) The documents of allotment of plot.

3) 7/12 extract or property card issued by Talathi Nashik, mutation entry no. 407595 dated 29/04/2023

4) Search report for 30 years from 1992 till 2023

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 LLP through Partners Shri.Akhil Lalit Roongta. is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)

Owners of the land

Roongta Homes LLP through Partners Shri.Akhil Lalit Roongta

(1)**S. No. 807 / 2A 2 / 34 ,Out of which plot no. 34 , admeasuring**

452.42 sq. mtrs & S. No. 807 / 2A 2 / 37 out of which plot no. 37 area admeasuring 452.42 sq. mtrs lying and being at Nasik Shiwar, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik,

(2) Qualifying comments / remarks if any.. NIL

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

Encl: Annexure.

Sawdada V.K.

Date :02/08/2023

Advocate Vidyullata Kantilal Tated

Mrs. VIDYULLATA K. TATED

M.Com., LL.B.

Advocate

Office No. 907, Business Centre,
Above SBI Bank, Govind Nagar, Nashik-422 009

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(CIRCULAR NO:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND

S. No. 807 / 2A 2 / 34 out of which plot no. 34 , admeasuring 452.42 sq. mtrs & S. No. 807 / 2A 2 / 37 out of which plot no. 37 area admeasuring 452.42 sq. mtrs lying and being at Nashik Shiwar, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 13030 , 20575 ,20813 ,21875 , 103319 ,400119 ,401178 , 407595 ,
- 3) Search report for 30 years from 1993-2023 Taken from Sub Registrar office at Nashik.
- 4) Any other relevant title
- 5) Litigations if any.

Date :- 02/08/2023

Sau. Vidyullata K. Tated

Adv. Vidyullata Kantilal Tated

Mrs. VIDYULLATA K. TATED

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TITLE SEARCH REPORT

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

Roongta Homes LLP having office Shri.Trumala Arshiwad Apartment Pethe Nagar Road through Partners Shri.Akhil Lalit Roongta.

II) NAME & ADDRESS OF THE OWNERS OF THE PROPERTY :

Roongta Homes LLP having office Shri.Trumala Arshiwad Apartment Pethe Nagar Road through Partners Shri.Akhil Lalit Roongta.

III) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of land bearing **S. No. 807 / 2A 2 / 34**, **Out of which plot no. 34** , **admeasuring 452.42 sq. mtrs & S. No. 807 / 2A 2 / 37 out of which plot no. 37 area admeasuring 452.42 sq. mtrs lying and being at Nasik Shiwar**, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik, which property is bounded as shown below

On or towards East	:	By Plot no.35 & 38
On or towards West	:	By 25 feet Colony road
On or towards South	:	By Plot no.40
On or towards North	:	By Plot no.31

IV) OBJECT OF THE TITLE REPORT :

As per the request of the abovesaid person.

V) COVERAGE OF SEARCHES MADE :-

1. 7/12 extracts from the year 1985-86 to 2022-23
2. Mutation Entries from form No. 6-D.
3. Sale Deed dated 21/05/1985, 17/03/2023
4. Registration certificate under Maharashtra Co.op. Society Act 1860 having registration no. MAH/558/Nashik, dated-29/02/1980.
5. Certificate issued by Assistant Charity Commissioner, Nashik under Public Trusteeship Act, 1950 having registration number F-506, Nashik dated 07/06/1980.
6. Commencement Certificate No. LND/BP/A4/67/2023, dated 16/05/2023.

It appears that the said Guru GobindSingh Foundation Nashik is registered under Maharashtra Co.op. Society Act 1860 vide their registration no. MAH/558/Nashik, dated-29/02/1980.

It further appears that Assistant Charity Commissioner, Nashik had issued certificate under Public Trusteeship Act, 1950 to Guru Govindsingh Foundation, Nashik having registration number F-506, Nashik dated 07/06/1980.

It further appears that Chairman Gurunanak Co Op Housing Society, Nashik had purchased area out of S.No. 807/2A paiki from Kazi Jahuroddin Bahajoddin by registered Sale Deed. After said Sale Deed, S.No. 807/2A was divided into 2 hissas and S.No. 807/2A/2 was owned by Gurunanak Co Op Housing Society, Nashik. M.E. no. 11344 was mutated to record of rights.

It further appears that Gurunanak Co Op Housing Society, Nashik had prepared Lay out which was approved by Nashik Municipal Corporation by M.E. no. 12857 and said land was converted for non agricultural use by Collector's permission having order number LNA S.R. 98/1972 Nashik dated 30/12/1972.

It further appears that M.E. no. 13030 is not in readable condition.

It further appears that M.E. no. 14820 is not in readable condition.

It further appears from ME no. 20575 that the Letter issued by the Deputy Registrar of co-operative Societies Nashik, Taluka Nashik dated 30/12/1983 that the said Guru Nanak Co-operative Housing Society Limited was Liquidated & the Plot no.37 was allotted to Guru Gobind Singh Foundation .The name of the said trust was mutated in record of rights.

It further appears from ME no.20813 dated 28/06/1984 that Sevasingh Rajasingh Bindra was owner of plot no. 34 out of S.No. 807/2A/2. He was died on 09/02 /1984 & As per the Partition Deed made on 18/09/1982 by Sevasingh Rajasingh Bindra the said Land was brought in share allotted to Gurubachan Singh Sevasingh Bindra.

It further appears from ME no. 21875 dated 08/08/1985 that Shri.Kundanlal T Wasan, Chairman Guru Govind Singh Foundation ,Nashik had Purchased Plot no.34 out of S.no.807/2A/2/34 area admeasuring 465.91 sq.mtrs from Shri. Gurubachansingh Sevasingh Bindra by Registered Sale Deed.The said Sale Deed was registered in Sub registrar office Nashik at Sr.no 2511 dated 21/05/1985.

It further appears from M.E. No.103319 dated 03/12/2016 that as per order Collector and order of Tahsildar Nashik, there was Division of Nashik City in 5 Section as Nashik City No. 1, Nashik City No. 2, Nashik City No. 3, Nashik City No. 4 and Nashik City No. 5. The said S.No. 807 was in Nashik City No. 4.

It further appears from ME no. 400119 dated 09/05/2019 that there

was computerization of 7/12 extracts.

It further appears from ME no. 401178 dated 09/10/2018 that there was computerization of 7/12 extracts.

It further appears from ME No. 407595 dated 29/04/2023 that Roongta Homes LLP through Partners Shri.Akhil Lalit Roongta had Purchased Plot no.34 area admeasuring 465.91 sq.mtrs. out of S.no.807/2A 2/34 & Plot no.37 area admeasuring 465.91 sq.mtrs. out of S.no.807/2A 2/37 from Chairman Guru Govind Singh Foundation through (A) Chairman. Shri. Balbirsingh Balwantsingh Chabbra (B) through Secretary Shri.Kuljitsingh Gurudevsiingh Birdi (2) Guru Govind Singh Foundation through (A) Chairman Shri. Balbirsingh Balwantsingh Chabbra (B) through Secretary Shri.Kuljitsingh Gurudevsiingh Birdi by Registered Sale Deed.The said Sale Deed was registered in Sub registrar office Nashik-4 at Sr.no 3242 dated 17/03/2023. For to the sale of said property, permission of M/S Joint Charity Commissioner, Nashik had given permission for enquiry application number 22/2022 dated 19/01/2023. Also, Sub Registrar, Co Op Society, Taluka Nashik, Nashik had given permission by letter number Ja. Kra. Vi -4//Housing Society/Guru Govindsingh/Plot vikri/ 2023, dated 12/01/2023.

It further appears that Roongta Homes LLP had prepared building plan for plot no.34 & 37 out of **S. No. 807 / 2A 2 / 34/37** and Nashik Municipal Corporation had approved said plan vide their Commencement Certificate No. LND/BP/A4/67/2023, dated 16/05/2023.

It further appears from ME No. 407851 dated 20/06/2023 that Roongta Homes L.L.P through Partner Akhil Lalit Roongta had transfered area admeasuring 13.49 sq.mtrs out of area 465.91 sq.mtrs from Plot no 34 out of S.no.807/2A 2/34 ,area admeasuring 13.49 sq.mtrs out of area 465.91 sq.mtrs from Plot no 37 out of S.no.807/2A 2/37 total area 26.98 sq.mtrs to Nasik Municipal Corporation for 9 mtr road widening from 6mtr to 7.50mtr. the Name of Nasik Municipal Corporation was recorded for area 13.49 sq.mtrs for each Plot for road widening For Plot No.34 & 37 vide their Order no Ja.kra.Nanivi/Vashi/3499/2023 dated- 28/04/2023.

From the records put before me. and subject to the above findings the title of **S. No. 807 / 2A 2 / 34 Out of which plot no. 34 , area admeasuring 452.42 sq. mtrs & S. No. 807 / 2A 2 / 37 out of which plot no. 37 area admeasuring 452.42 sq. mtrs lying and being at Nasik Shiwar,** within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik, owned by Roongta Homes LLP through Partners Shri.Akhil Lalit Roongta. is free from any

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encumbrances, clear and marketable.

Nashik.

Dated : 02/08/2023



Sau. Vidyullata K. Tated,
Advocate

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