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Nasik District Court, Nasik - 422 002.

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FORMAT - A
(Circular No.:- 28/2021)

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to the plot area of **4.7450 R.Sq.Mtrs.,** out of **Survey No. 53/A2(P)/54(P)1/Plot/103/104,** total Adm. **04.94.00 R.Sq.Mtrs.,** situated within the limits of **village Anandwalli,** Tal. & Dist. Nasik. (Hereinafter referred to as "**said Plot**").

[1] I have investigated the title of said Plot on the request of my client **Mrs. Minakshi Chaitanya Sompara** and following documents and details were made available for my inspection and perusal:

1. Description of said Plot/Property:-

All that piece and parcel of **Survey No. 53/A2(P)/54(P)1/Plot/103/104,** total Adm. **04.94.00 R.Sq.Mtrs.,** situated within the limits of **village Anandwalli,** Tal. & Dist. Nasik (Hereinafter referred to as "**said Plot**") out of which the plot area of **0.19.50 R.Sq.Mtrs.,** has been handed over to Nashik Municipal Corporation, Nashik towards road widening and the remaining Plot area of **4.7450 R.Sq.Mtrs.,** is the subject of present Title Report and is presently hold and possessed by Mrs. Minakshi Chaitanya Sompara as a member of Shri. Sai-Deveshwar Co-Operative Housing Society Ltd.

That, said plot together with all right, title, interest and all the property and all the estate therein.

2. The Details of Documents of Sale Deeds of said Plot:

- (1) Copy of **Transfer Deed,** dated **02/04/2005** executed by **Mrs. Manisha Deepak Patil** as a Vendor alongwith **Shree Saideveshwar Co-Operative Housing Society Ltd.,** through its Chairman Mr. Chandrashekhar Babulal Shah as a Consenting Party in favour of **Mr. Cyrus Savak Kapadia** as a Purchaser with respect to **Survey No.53/A/2Part + 54 Part/1, Plot No.103, Adm.247.00 Sq.Mtrs.** That, present Transfer Deed has been registered

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with Sub-Registrar, Class-II, Nasik-3 at Serial No.1863-2005 on 04/04/2005.

(2) Copy of Transfer Deed, dated 02/04/2005 executed by Mrs. Sheetal Ramesh Wagh as a Vendor alongwith Shree Saideveshwar Co-Operative Housing Society Ltd., through its Chairman Mr. Chandrashekhar Babulal Shah as a Consenting Party in favour of Plot No.104, Adm.247.00 Sq.Mtrs., out of S.No.53/A2(P)/54(P) as the Purchasers with respect to Survey No.53/A/2Part + 54 Part/1, Plot No.104, Adm.247.00 Sq.Mtrs. That, present Transfer Deed has been registered with Sub-Registrar, Class-II, Nasik-3 at Serial No.1855-2005 on 02/04/2005.

(3) Copy of Exchange Deed, dated 16/04/2015 executed between Sau. Minaxi Chaitanya Sompura as Party of the First part and (1) Mr. Cyrus Sawak Kapadia and (2) Mrs. Sophia Andrade Kapadia as Party of the Second part with respect to the properties as described in Schedule-I and Schedule-II of the present Exchange Deed. That, present Exchange Deed has been registered with Sub-Registrar, Class-II, Nasik-1 at Serial No.3443-2015 on 16/04/2015.

3. Copy of Index-II Search Report, dated 29/01/2022 for 30 years from 1992 till 2022, issued by Adv. Nisha Gopi/Thakariya with respect to said Plot.

[2] That, on perusal of the above mentioned documents and all other relevant documents relating to said Plot it appears that the title of Sau. Minaxi Chaitanya Sompura to said Plot is clear, marketable and without any encumbrances.

Owner of said Plot:- That, the plot area of 4.7450 R.Sq.Mtrs., out of said Plot i.e., Survey No. 53/A2(P)/54(P)1/Plot/103/104, total Adm. 04.94.00 R.Sq.Mtrs., of village Anandwalli, Tal. & Dist. Nasik is presently owned, hold and possessed by Sau. Minaxi Chaitanya Sompura. And the remaining plot area of 0.19.50 R.Sq.Mtrs., has been handed over to Nashik Municipal Corporation, Nashik towards road widening.

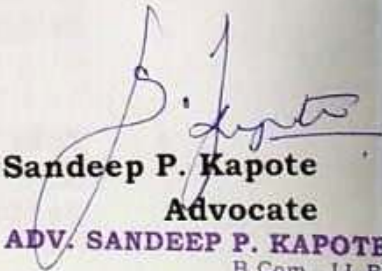
[3] The report reflecting the flow of the title of said Plot holder Sau. Minaxi Chaitanya Sompura is enclosed herewith as Annexure-'A'.

Hence, this Legal Title Report

Encl: Annexure - 'A'.

Place: Nashik.

Date: 01/02/2022.


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