

SAU. VIDYULLATA K. TATED

Advocate

Resi : 5, Jeevan Swapna Co-op.Hsg. Scry, 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

NASHIK

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **S. No. 70 / 1 to 10/8, Plot No. 3, admeasuring 18.12.24 R i.e. 1812.24 Sq. Mtrs.** lying and being at Anandwalli 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 Property on the request of **Roongta Landmarks L.L.P** and following documents i.e. :-

- 1) Description of the property. **S. No. 70 / 1 to 10/8, Plot No. 3**
- 2) The documents of allotment of property.
- 3) 7/12 extract or property card issued by Talathi Anandwalli dated 03/10/2021 , mutation entry no 13212
- 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 Landmarks L.L.P** . is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)

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

(1) **Roongta Landmarks L.L.P. S. No. 70 / 1 to 10/8, Plot No. 3, admeasuring 18.12.24 R i.e. 1812.24 Sq. Mtrs.** lying and being at Anandwalli Shiwar

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

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3/- The report reflecting the flow of the title of the Roonrgta Landmarks L.L.P through its Partner Shri.Akhil Lalit Roonrgta. 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,
Above SBI Bank, Govind Nagar, Nashik-422 009

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Resi. : 5, Jeevan Swapna Co-op.Hsg. Scdy, L.I.C.Colony Indira Nagar, Nashik-9. Ph.: 2324769
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(CIRCULAR NO:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND

SR. NO. 70 / 1 to 10/8, Plot No. 3

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 13212
- 3) Search report for 30 years from 1991-2022 Taken from Sub Registrar office at Nashik - 4
- 4) Any other relevant title
- 5) Litigations if any...NO

Date : 05/08/2022

Adv. Vidyullata Kantilal Tated

Santosh V. U.

Mrs. VIDYULLATA K. TATED

M.Com., LL.B.

Advocate

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

SAU. VIDYULLATA K. TATED

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TITLE REPORT

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

Roongta Landmarks L.L.P , registered under ' The Limited Liability Partnership Act , 2008' . Its registered office is 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 Landmarks L.L.P , registered under ' The Limited Liability Partnership Act , 2008' . Its registered office is 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 10/8, Plot No. 3, admeasuring 18.12.24 R i.e. 1812.24 Sq. 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	:	9 Mtr. Colony Road
On or towards West	:	Plot No. 2
On or towards South	:	24.00 Mtr. D.P Road
On or towards North	:	Plot No. 1

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) Release Deeds dated 01/07/2020
- 4) Sale deeds dated 12/09/1968, 27/11/1990, 30/08/2021, 02/12/2021.

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- 5) Hissa from No. 12, dated 28/05/2002.
- 6) N. A. permission having No. Kra. Maha / Kaksha -3 / 4 / N. A./438 / 2012 ,Nashik, Dated 31/10/2012.
- 7) Copy of Approved final layout.
- 8) Commencement Certificate No. LND/BP/A1/BP/367/2021 Dated. 28/12/2021.
- 9) Commercial N. A. permission bearing No.Kra.Jama-1 /42-B/ S.R/168/2022 dated. 14/03/2022
- 10) NA Sanad Number- Kra.Jama-1 /42-B/ S.R/168/2022 , dated. 17/03/2022

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 applicaton 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 Valetine 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 PothHissa 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
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(Handwritten mark)

1. 70/1 0.12 Shri Madansingh Ganpatsingh Pardeshi
2. 70/2 0.08 Shri. Madansingh Ganpatsingh 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

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9.	70/9	0.19	Shri Sunil Madansingh Pardeshi
10.	70/10	0.19	Shri Rameshsingh 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. 7416, dated 05/01/2011 that Rajendrasingh Madansingh Pardeshi had mortgaged Survey No. 70 / 4 in favour of Jankalyan Co-op Bank Ltd Nashik by a registered Mortgage Deed. The said Mortgage Deed was registered in Sub-registrar office Nashik 5 at Sr No. 10598 on 29/12/2010. Hence the name of the said bank was entered in other rights column.

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 Maha/ Kaksha - 3 / 4 / NA / 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.3, admeasuring 1812.24 Sq. Mtrs., was owned by Shri Rajendra 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 Patra, hissas of 7/12 extracts were formed. S.No. 70/4 was changed as 70/1 to 10/8 admeasuring 1812.24 sq.mtrs.

It further appears from M.E No. 12384, dated 17/07/2020 that Jankalyan

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Co-op bank Ltd Nashik through authorized person Tukaram Raghunath Pawar had executed Reconveyance Deed in Favour of Rajendrasingh Madansingh Pardeshi. The said Release Deed was registered in Sub-registrar office Nashik 3 at Sr no. 3108 on 01/07/2020

It further appears from M.E No. 13212 dated 31/0/2021 that Roongta Landmarks L.L.P, through its Partner Shri.Akhil Lalit Roongta. had purchased out of S. No. 70 / 1 to 10/8, Plot No. 3, admeasuring 1812.24 Sq. Mtrs from Shri Rajendrasingh Madansingh Pardeshi by registered sale deed . The said Sale Deed was registered in Sub-registrar office Nashik -4 at Sr. No. 8454 on 30/08/2021

It further appears that Roongta Landmarks L.L.P, through its Partner Shri.Akhil Lalit Roongta had Purchased TDR 8430.06 sq. Mtrs From TDR Certificate no. 947 A from Vilas Mohanrao Deore by registered Sale deed. The Said Sale deed was registered in sub registrar office Nashik -5 at Sr. no. 11962 dated 02/12/2021. & out of this Purchased TDR, TDR area of 1825.59 sq.mtrs utilized on this Project Land.

It further appears that Roongta Landmarks L.L.P. through its Partner Mr. Akhil Lalit Roongta had prepared Building Plan for plot no.3 out of S. No.70/1 to 10/8 and Nashik Municipal Corporation had approved said Plan Vide their Commencement Certificate No. LND/BP/A1/BP/367/2021 Dated. 28/12/2021. with TDR utilized area admeasuring 1825.59 sq.mtrs

It further appears that out of said Building Plan area admeasuring 106.28 sq.mtr converted for Commercial purpose as per order of Tehsildar bearing No.Kra.Jama-1 /42-B/ S.R/168/2022 dated. 14/03/2022 and issued sanad vide sanad no.Kra.Jama-1 /42-B/ S.R/168/2022 dated. 17/03/2022.

From the records put before me. and subject to the above findings the title of the land bearing S. No. 70 / 1 to 10/8, Plot No. 3, admeasuring 18.12.24 R i.e. 1812.24 Sq. Mtrs lying and being at Anandwalli Shiwar, , Nashik owned by Roongta Landmarks 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.

Advocate

Office No. 307, Business Centre,
Above SBI Bank, Govind Nagar, Nashik-422 009