

SAU. VIDYULLATA K. TATED

Advocate

Resi.: 5, Jeevan Swapna Co-op. Hsg. Scty, L.I.C. Colony Indira Nagar, Nashik-9. Ph.: 2324769
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TITLE REPORT

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

Roongta Homes L.L.P. , registered under ' The Limited Liability Partnership Act, 2008' . Its registered office is at Shree Tirumala Ashirwad Apartment , Pethenagar Road , Indiranagar , Nasik -422009 through its partner Mr. Akhil Lalit Roongta .

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

Roongta Homes L.L.P. , registered under ' The Limited Liability Partnership Act, 2008' . Its registered office is at Shree Tirumala Ashirwad Apartment , Pethenagar Road , Indiranagar , Nasik -422009 through its partner Mr. Akhil Lalit Roongta .

III) DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of land bearing Gat. No. 309 / 1 + 2 + 3, out of which plot no.1 admeasuring 1656.65 sq.meter , plot no. 2 admeasuring 1587.60 sq.meter , plot no. 3 admeasuring 1692.40 sq.meter , total area admeasuring 4936.65 sq meter lying and being at Adgaon Shiwar, out of 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	:	Plot no. 8 to 12
On or towards West	:	18 meter D P Road
On or towards South	:	24 meter DP road
On or towards North	:	Plot No. 4

III) OBJECT OF THE TITLE REPORT :-

As per the instructions from the owners of the above said property.

IV) COVERAGE OF SEARCHES MADE :-

- 1) 7/12 extracts from the year 1979 to 2018
- 2) Mutation Entries from form No. 6 - D.

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- 3) Sale deed dated 28.12.1967 , 18/01/2008 ,09/06/2011 ,21/03/2018
 - 4) Order of tahasildar , Nashik dated 22-05-2008
 - 5) . N. A. Permission having No. Maha/ Kaksha - 3/ 4 / NA / 43 / 2012 Nashik , dated 21/12/2012.
 - 6) Title report of Adv. Rasika Lele dated 25-06-2009
 - 7) Memorandum of Understanding dated 28/10/2013
- Previous Survey number of present Gat No. 309 is S. No. 134 / 1 is owned by Mr. Balkrushna Kallumal Agrawal .

It appears from M.E. No. 5949 dated 07-02-1968 that Mr. Vajjanath Kallumal Agrawal , Mr. Daulatram Kallumal Agrawal, Mr. Balkrushna Kallumal Agrawal , Mr. Durgaprasad Kallumal Agrawal , Mr. Ratanlal Purushottamdas Agrawal , Smt. Dularidevi Shamlal Agrawal , Mrs. Indumati Gangaram Agrawal had purchased Survey no.133 admeasuring 30 Acre 0.33 potkharaba and Survey No 134 admeasuring 33 Acre 0.27 potkharaba , total admeasuring 63 Acre 1.20 potkharaba from Mr. Vaman Gangadhar Yardi, Mr. Arvind Vaman Yardi , Mr. Kamalakar Vaman Yardi , Mr. Prakash Vaman Yardi, Mr. Ganesh Gangadhar Yardi , Mr. Arun Ganesh Yardi , Mr. Ramchandra Shankar Yardi , Mr. Bhaskar Shankar Yardi , Mr. Madhav Bhaskar Yardi, Mr. Vasant Bhaskar Yardi through their guardian Mr. Bhaskar Shankar Yardi, Mr. Dattatray Trimbak Yardi , Mr. Deepak Dattatray Yardi through their guardian Mr. Dattatray Trimbak Yardi , Mr. Neelkanth Dattatray Yardi through their guardian Mr. Dattatray Trimbak Yardi, Mr. Raghunath Trimbak Yardi , Mr. Ajay Raghunath Yardi through their guardian Mr. Raghunath Trimbak Yardi by registered sale deed. The said sale deed was registered in sub registrar office Nashik at Sr. No. 2371, Dated 28/12/1967.

It appears from M.E. No. 5952 dated 25-02-1968 that the said S.No. 133 and 134 were owned by Mr. Vaman Gangadhar Yardi and others on new impartial tenure . But the said land owner had deposited the amount of najarana Rs. 1622.40 /-. Hence as per the order of Collector dated 19-12-1967, the said land was converted on old tenure subject to 50% amount was paid as per market valuation at the time of conversion of non agricultural use.

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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. 6302.

It further appears from M.E.no. 6935 dated 28/07/1975 that above mentioned 7 purchasers had divided land between them as follows

S.No.	Area	Assessment	owner
133/1	3.3.50	8.93	Mr. Ratanlal Purushottam Agrawal
	P.Kh. 0.3.0		
133/2	3.3.50	8.94	Mr. Dularidevi Shamlal Agrawal
	P.Kh. 0.3.0		
133/3	3.3.50	8.94	Mr. Vajjanath Kallumal Agrawal
	P.Kh. 0.3.0		
133/4	3.3.50	8.94	Mr. Daulatram Kallumal Agrawal
	P.Kh. 0.4		
134/1	4.45	15.12	Mr. Balkrushna Kallumal Agrawal
	P.Kh. 0.9		
134/2	4.45	15.12	Mr. Durgaprasad Kallumal Agrawal
	P.Kh. 0.9		
134/3	4.46	15.13	Mr. Indumati Gangaram Agrawal
	P.Kh. 0.9		

This division of property was recorded in record of rights.

It further appears from M.E.no. 1 is in respect of implementation of Gat Scheme by which all the survey numbers were changed to gat numbers.

It further appears from ME No 1349 dated 30-04-1987 that Mr. Balkrushna Kallumal Agrawal had mortgaged the said gat no 309 for chara tagai on 09-04-1986 .

It further appears from M.E.no. 1711 dated 20-02-1989 that the charge of bail tagai was deleted from record of rights due to exemption for principle and interest by Maharashtra Government.

It further appears from ME no 5921 that Mr Balkrushna Kallumal Agrawal was died on 28-05-2000 and his legal heirs Mrs. Sushiladevi Balkrushna Agrawal,

Mr. Girish Balkrushna Agrawal , Mr. Shriom Balkrushna Agrawal, Mrs. Uma Rajendra Agrawal, Mrs. Savita alias Sushama Amar Jain , Mrs. Varsha Umesh Agrawal had been mutated to record of rights.

It appears from M.E.no. 9868 dated 07-03-2008 that Mr. Gangadhar Karbhari Jadhav ,Mr. Sanjay Vardhaman Gundecha , Mr. Sachin Vardhaman Gundecha , Mrs. Varsha Sanjay Gundecha , Mrs. Monali Sachin Gundecha , Mr. Ajit Kanhaiyalal Daga , Mrs. Jyoti Ajitkumar Daga , Mr. Ramkishan Indarram LAI , Mr. Prashant Gangadhar Jadhav had purchased Gat no. 309 admeasuring 4 H 01 R + Potkharaba 0 H 53 total area 4 H 54 R from Mrs. Sushiladevi Balkrushna Agrawal , Mr. Girish Balkrushna Agrawal , Mr. Shriom Balkrushna Agrawal, Mrs. Uma Rajendra Agrawal, Mrs. Savita alias Sushama Amar Jain, Mrs. Varsha Umesh Agrawal by registered sale deed. The said sale deed was registered in sub registrar office- 3 Nashik at Sr. No. 739, Dated 18/01/2008.

It further appears that Smt. Sushiladevi Balkrushna Agrawal & others had given application to tahasildar for deciding najrana for non agricultural use for Gat no 309 . As per the order of tahasildar , Nashik vide their order no kra vatan/ ka vi / 339 /08 nashik dated 22-05-2008 ,the said land was converted for non agricultural use .

It appears from M.E.no. 13608 dated 10-06-2011 that Mr. Gangadhar Karbhari Jadhav , Mr. Prashant Gangadhar Jadhav , Mr. Vikrant Gangadhar Jadhav had purchased gat no. 309 admeasuring 0 H 30 R out of 4 H 54 R from Mr. Sanjay Vardhaman Gundecha , Mr. Sachin Vardhaman Gundecha , Mrs. Varsha Sanjay Gundecha , Mrs. Monali Sachin Gundecha , Mr. Ajit Kanhaiyalal Daga , Mrs. Jyoti Ajitkumar Daga with consent of Mr. Ramkishan Indarram LAI by registered sale deed. The said sale deed was registered in sub registrar office- 1 Nashik at Sr. No. 4740 Dated 09/06/2011.

It further appears from ME no.14313 dated 26-08-2011 that hissa form no 12 was applicable and as per the order of deputy superintendent land record nashik dated 08-08-2011 vide their order no. bhumapan / pothissa no 1002 / 11 dated 08-08-2011 and tahasildar , nashik vide their order no. adhi / abhi / kavi / 2461 / 2011 , Nashik dated 12-08-2011 , there was division of S.No. 309 Gat no 309 admeasuring 4 H 54 R owned by Mr. Gangadhar Karbhari Jadhav, Mr. Prashant Gangadhar Jadhav , Mr. Vikrant Gangadhar Jadhav ,Mr. Ramkishan

Indarram LAI. The said gat no 309 was divided as 309/01 admeasuring 1 H 62 R owned by Mr. Gangadhar Karbhari Jadhav , Mr. Prashant Gangadhar Jadhav , Gat no 309 / 02 1 H 28 R owned by Mr. Gangadhar Karbhari Jadhav , Mr. Ramkishan Indarram LAI , Mr. Vikrant Gangadhar Jadhav and Gat no 309 / 03 admeasuring 1 H 64 R owned by Mr. Gangadhar Karbhari Jadhav.

It appears from M.E.no. 17826 dated 29-10-2013 that Mr. Gangadhar Karbhari Jadhav, Mr. Prashant Gangadhar jadhav , Mr, Vikrant Gangadhar Jadhav and Mr. Ramkishan Indarram Lal had prepared joint layout for Gat no. 309/1 admeasuring 16200 sq. m. , Gat no. 309/2 admeasuring 12800 sq.m. , Gat no 309 / 3 admeasuring 16400 sq. m. , total area admeasuring 45400 sq.m. and submitted to Municipal Corporation , Nashik which was sanctioned vide letter no. Ja No. / Nagarrachana Vibhag / antim / panchavati / C 5 / 57 , dated 10-10-2013. For to the said layout non agricultural permission was obtained from Collector , Nashik vide order no . Maha / kaksha- 3/ 4 / bi she pra kra / 43 / 212 dated 21.12.2012. The said NA property has obtained sanad from M/S Tahasil Karyalay , Nashik vide order no. Jama - 1 / S R / 113/ 2013 dated 19-10-2013. The said gat no. 309/1 admeasuring 16200 sq. m. , Gat no. 309/ 2 admeasuring 12800 sq.m. , Gat no 309 / 3 admeasuring 16400 sq. m. , total Gat no 309/1+2+3 admeasuring 45400 sq.m. has been divided into 24 plots As per the Memorandum of understanding Plot no. 12 out of Gat no.309 / 1+2+3 admeasuring 789.50 sq. meters allotted to Shri. Ramkishan Indarram Lal and remaining plots are owned by Mr. Gangadhar Karbhari Jadhav , Mr. Prashant Gangadhar Jadhav & Mr. Vikrant Gangadhar Jadhav.

It appears from M.E.no. 21995 dated 30-06-2018 that Mr. Gangadhar Karbhari Jadhav , Mr. Prashant Gangadhar Jadhav & Mr. Vikrant Gangadhar Jadhav had sold plot no.1 admeasuring 1656.65 sq.meter , plot no. 2 admeasuring 1587.60 sq.meter , plot no. 3 admeasuring 1692.40 sq.meter ,total area admeasuring 4936.65 sq meter out of Gat. No. 309 / 1 + 2 + 3, to Roongta Homes L.L.P. by registered sale deed. The said sale deed was registered in sub registrar office- 4 Nashik at Sr. No. 2718 Dated 21/03/2018.

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From the records put before me and subject to the above findings title of the Gat. No. 309/1+2+3 out of which plot no.1 admeasuring 1656.65 sq.meter, plot no. 2 admeasuring 1587.60 sq.meter , plot no. 3 admeasuring 1692.40 sq.meter ,total area admeasuring 4936.65 sq meter lying and being at Adgaon Shiwar, owned by Roongta Homes L.L.P. through Its Partner Mr. Akhil Lalit Roongta is free from any encumbrances, clear and markatable.

Date 10-08-2018.


Sau. Tated Vidyullata Kantial

Advocate
सौ. विद्युलता कां. ततेड
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ऑडिओकेट