

VIDYULLATA K. TATED

Advocate

Resi. : 5, Jeevan Swapna Co-op. Hsg. Scty, L.I.C.Colony Indira Nagar, Nashik-9. Ph.: 2324769
Office : Chamber No. 205, Bldg. No.2, District Court Campus, Nashik - 422 009. Ph.: 2580630.

TITLE REPORT

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

Roongta Homes LLP , through its partner Mr. Akhil Lalit Roongta having its office at Shree Tirumala Ashirwad Apartment, Pethenagar Road, Indiranagar, Nashik- 422009.

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

Roongta Homes LLP , through its partner Mr. Akhil Lalit Roongta having its office at Shree Tirumala Ashirwad Apartment, Pethenagar Road, Indiranagar, Nashik- 422009.

Decimus Realty LLP, a LLP registered under the Limited Liability Partnership Act, 2008, its Office at- 310, Jolly Bhavan no. 1, 10 New Marine Lines, Church Gate, Mumbai, 400020, through Partner Sau. Rohini Pramod Borse.

III) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of land bearing **S. No. 962 /2/962/3/1**, out of which **Plot no. 1 admeasuring 3006.36 Sq. meters 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 follows-

Towards East	:	By 9 meter colony Road
Towards West	:	By 9 meter colony Road & Open Space
Towards South	:	By S. No. 962 /2
Towards North	:	BY S. No. 962 / 3

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 2000 to 2019
2. Mutation Entries from form No. 6-D.
3. Sale Deed dated 29/04/2014 , 29/04/2016 , 21/10/2016 & 15/03/2017
4. Revenue Sharing Agreement dated 26/06/2018
5. Power of Attorney dated 26/06/2018
6. Release Deed dated 17 /07 /2008 , 18/01/2001, 02/07/2004 , 04/12/2003

& 05/01/2004 , 06 /01 /2006 &

7. No Objection Certificate No. Kra. Maha / Kaksha - 3 / 4 / Na. ha. Da. Pra. Kra, 124 / 2015 , Nashik , dated 17/02/2016.
8. ULC Oder No. ULC/A-1 / SR / 70 / 2007, Nashik dated 01/11/2007.

It appears that originally S. No. 962 / admeasuring 4 H. 20 R. + Pot Kharaba 0 H. 4 R. was owned by Punjaji Shankar Pangare , Parvatabai Shankar Pangare, Savitribai Shankar Pangare Hausabai Ramchandra Aswale , Jayvantabai Baburao Salunkhe , Thakubai Balu Jagtap , Chhababai Ramnath Datir, Hirabai Tukaram Godase .

It further appears from M.E. no. 28115 dated 05 /06 /1991 that their was partition between Punjaji Shankar Pangare and others. As per the said partition S. No. 962 / 2 admeasuring 0 H. 85 R. + Pot Kharaba 0H. 01R. Owned by Savitribai Shankar Pangare & S. No. 962 / 3 admeasuring 0 H. 85 R. + Pot Kharaba 0H. 01R. Owned by Ratan Punjaji Pangare .

It further appears from M.E. no. 54429 dated 24/11/2005 that Ratan Punjaji Pangare and others 12 had sold area admeasuring 0 H. 20 R. out of S. No. 962 / 3 to Babita Daulatrao Zoman by registered Sale deed dated 28/06/1995. The said Sale deed was registered 3774 in sub registrar office Nashik - 1.

It further appears from M.E. no. 58448 that Savitribai Shankar Pangare with Consent Hausabai Ramchandra Aswale and others had sold area admeasuring 0 H. 20 R. out of S. No. 962 / 2 to Deoram Gangaram Date by registered Sale deed dated 28/06/1995. The said Sale deed was registered 3769 in sub registrar office Nashik - 1.

It further appears from M.E. no. 87199 dated 10 /12 /2012 that that Mr. Sunil Mishrilal Bhansali , Shri. Vinod Mishrilal Bansali and others 3 had taken the abovesaid property i.e. S. No. 962 / 3 out of which 0 H. 20 R. and S. No. 962 / 2 out of which 0 H. 20 R. on Development on 30/07/2007 from Babita Daulatrao Zoman and Deoram Gangaram Date . The said Development Agreement and Power of Attorney was registered in Sub registrar office Nashik-1 at Sr. No. 6938. The said M.E. is cancelled for M.E. No. 93281 is approved.

It further appears from M.E. no. 93281 dated 08/05 /2014 that Kanaklaxmi Developers Partnership Firm , Mr. Sunil Mishrilal Bhansali & Shri. Vinod Mishrilal Bansali had purchased area admeasuring 0 H. 20 R. out of S. No. 962 / 3 from Babita Daulatrao Zoman & area admeasuring 0 H. 20 R. out of S. No. 962 / 2 from Devram Gangaram Date. By registered sale deed with consent of Mr. Sunil Mishrilal Bhansali & others. The said Sale deed was registered at Sr. No. 208 , dated 29/04/2014 in sub registrar office Nashik - 6.

It further appears from M.E. no. A- 2001 dated 02/07/2016 , that Shri. Kantilal Ratanchand Chopada had purchased area admeasuring 0 H. 10 R. from

S. No. 962/ 3 / 1 and 962 / 2 from Kanaklaxmi Developers Partnership Firm out of area OH. 40 R. with consent of Mr. Sunil Mishrilal Bhansali & Mr. Vinod Mishrilal Bhansali. The said Sale deed was registered at Sr. No. 2781 , dated 29/04/2014 in sub registrar office Nashik - 5.

It further appears that Collector Nashik had issued no objection certificate for Non-agreecultural for area admeasuring 4000.00 sq. mtrs. out of S. No. 962/ 3 / 1 & 962 / 2 vide their letter no. Kra. Maha / Kaksha - 3 / 4 / Na. ha. Da. Pra. Kra, 124 / 2015 , Nashik , dated 17/02/2016.

It further appears from M. e. No. A-3044 that Roongta Homes LLP , through its partner Mr. Akhil Lalit Roongta had purchased area admeasuring 0 H. 20 R. out of S. No. 962 / 3 / 1 from Kanaklaxmi Developers Partnership Firm through their Partners Shri Dilip Mohanlal Khivasara and others 3, Mr. Sunil Mishrilal Bhansali, Mr. Vinod Mishrilal Bhansali & Shri. Kantilal Ratanchand Chopada by registered saledeed. The said Sale deed was registered at Sr. No. 8497, dated 21/10/2016 in sub registrar office Nashik - 3.

It further appears that Decimus Realty LLP, through Partner Sau. Rohini Pramod Borse had purchased area admeasuring 0 H. 20 R. out of S. No. 962 / 2 from Kanaklaxmi Developers Partnership Firm through their Partners Shri Dilip Mohanlal Khivasara and others 3, Mr. Sunil Mishrilal Bhansali, Mr. Vinod Mishrilal Bhansali & Shri. Kantilal Ratanchand Chopada by registered saledeed. The said Sale deed was registered at Sr. No. 1573, dated 15/03/2017 in sub registrar office Nashik - 4.

It further appears that Decimus Realty LLP, through Partner Sau. Rohini Pramod Borse had executed Revenue Sharing Agreement and Power of Attorney for the area admeasuring 0 H. 20 R. out of S. No. 962 / 2 in favour of Roongta Homes LLP , through its partner Mr. Akhil Lalit Roongta. The said Revenue Sharing Agreement and Power of Attorney was registered at Sr. No. 3168 & 3169 respectively dated 26/06/2018 in sub registrar office Nashik - 7.

It further appears that Roongta Homes LLP , through its partner Mr. Akhil Lalit Roongta had prepared layout for himself and as a power of attorney holder of Decimus Realty LLP, through Partner Sau. Rohini Pramod Borse for s. no. 962 / 2 p and s. no. 962 / 3 / 1 area admeasuring 4000 sq. meters which was approved by Nashik Municipal Corporation vide their letter no. Ja. No. / Nagarrachana Vibhag / Antim / A - 3 / 10 / 2018 Dated 11/10/2018. As per the said layout joint 7/12 extract is prepared as S. No. 962 /2/962/3/1, Plot no. 1 admeasuring 3006.36 Sq. meters. M. e. no. 500946 had been mutated.

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From the records put before me. and subject to the above findings the title of the **S. No. 962 /2/962/3/1, out of which Plot no. 1 admeasuring 3006.36 Sq. meters** lying and being at Nasik Shiwar, owned by Roongta Homes LLP and Decimus Realty LLP is clear and marketable. On the strength of Revenue Sharing Agreement and Power of Attorney Roongta Homes LLP hes right to develop the said property subject to conditions mentioned in Revenue Sharing Agreement

Nashik.

Dated : 05 -07-2019.


Sau. Vidyullata K. Tated,

Advocate

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