

# SAU. VIDYULLATA K. TATED

Advocate

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## FORMAT-A

(CIRCULAR NO.- 28/2021)

TO

MAHARERA

NASHIK

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Gat. No. 309 / 1 / 2 / 3/  
Plot No. / 16 to 22, admeasuring 8095.35 sq.meter situated at Adgaon 1  
, Nashik Taluka / District Nashik(hereinafter referred as the said plot" ).

I have investigated the title of the said plot on the request of Roongta  
Landmarks L.L.P. and following documents i.e. :-

- 1) Description of the property Gat. No. 309 / 1 / 2 / 3/ Plot No. / 16 to 22.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by TALATHI, ADGAON dated 15/02/2022 , mutation entry no.25849
- 4) Search report for 30 years from 1991 to 2021

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.

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

- (1) Roongta Landmarks L.L.P. Gat. No. 309 / 1 / 2 / 3/ Plot No. / 16 to 22, admeasuring 8095.35 sq.mtrs.
- (2) Qualifying comments / remarks if any.....NIL.....

3/- The report reflecting the flow of the title of the ROONGTA LANDMARKS L.L.P. THROUGH ITS PARTNER MR. NIKHIL LALIT ROONGTA. on the said land is enclosed herewith as annexure.

Encl: Annexure.



Date : 22/02/2022

Advocate Vidyullata Kantilal Tated

**Mrs.VIDYULLATA K. TATED**

M.Cert:LL.B.

Advocate

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## **SAU. VIDYULLATA K. TATED**

**Advocate**

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### **FORMAT-A**

**(CIRCULAR NO.- 28 /2021)**

### **FLOW OF THE TITLE OF THE SAID LAND**

**SR. NO. Gat. No. 309 / 1 / 2 / 3/ Plot No. / 16 to 22**

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 25849.
- 3) Search report for 30 years from 1991-2021 Taken from Sub Registrar office at .Nashik-4
- 4) Any other relevent title
- 5) Litigations if any- No

**Date : 22/02/2022**



**Adv. Vidyullata Kantilal Tated**

**Mrs. VIDYULLATA K. TATED**

**M.Com:LL.B  
Advocate**

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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 Trumala Ashirwad Apartment , Pethenagar Road , Indiranagar , Nasik -422009 through its partner Mr. Nikhil Lalit Roongta .

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

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

### III) DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of land bearing Gat. No. 309 / 1 / 2 / 3/ Plot No./16 to 22 , admeasuring 8095.35 sq.meter lying and being at Adgaon - 1 Shiwar, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik, which property is bounded jointly as shown below:-

On or towards East	:	18 meter D P Road
On or towards West	:	Plot No. 14, 15 & 9 mtres Road
On or towards South	:	Plot No. 15, 23 & 24
On or towards North	:	Open Space

### 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 2022
- 2) Mutation Entries from form No. 6 - D.
- 3) Sale deed dated 28.12.1967 , 18/01/2008 , 09/06/2011 , 21/03/2018, 22/04/2021
- 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) Mortgage Deed Dated 23/03/2018

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- 7) Released Deed Dated.22/04/2021
- 8) Cancellation Deed Dated.22/03/2021
- 9) Agreement for sale Dated.22/03/2021
- 10) Commencement No. LND / BP / C2 / 117 / 2021 dated  
17/06/2021

It further 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 further 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.

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

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

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 further 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 + Potkaraba 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 further 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 further 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 Tahasili 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 further appears that Shri Gangadhar Karbhari Jadhav , Shri Prashant Gangadhar Jadhav & Shri Virkant Gangadhar Jadhav had taken loan of Rs. 2,00,00,000/- from State Bank of India , Nashik for to the said loan amount Shri Gangadhar Karbhari Jadhav & Shri Prashant Gangadhar Jadhav & Shri Virkant Gangadhar Jadhav had executed Mortgaged deed in favour of State Bank of India , Nashik for Plot No 19 & 20 which was registered in Sub- registrar office Nashik -6 at Sr. No.856 dated 23/03/2018

It further appears that Smt. Sushma Gangadhar Jadhav ,Shri Virkant Gangadhar Jadhav , Shri Gangadhar Karbhari Jadhav & Shri Prashant Gangadhar Jadhav & had taken loan of Rs. 1,25,00,000/-from State Bank of India , Nashik .for to the said loan amount Smt. Sushma Gangadhar Jadhav ,Shri Virkant Gangadhar Jadhav , Shri Gangadhar Karbhari Jadhav & Shri Prashant Gangadhar Jadhav had executed Mortgaged deed in favour of State Bank of India , Nashik for Plot No 21 which was registered in Sub- registrar office Nashik -6 at Sr. No.857 dated 23/03/2018

It further appears that State Bank of India had executed Release deed for Plot no- 19 & 20 in Favour of Shri Gangadhar Karbhari Jadhav , Shri Prashant Gangadhar Jadhav & Shri Virkant Gangadhar Jadhav for Rs. 2,00,00,000/ The said Release Deed was registered at serial no. 4815 dated -22/04/2021 in sub registrar office. Nasik.- 4

It further appears that State Bank of India had executed Release deed for Plot no- 21 in Favour of Smt. Sushma Gangadhar Jadhav ,Shri Virkant Gangadhar Jadhav , Shri Gangadhar Karbhari Jadhav & Shri Prashant Gangadhar Jadhav . for Rs. 1,25,00,000/-. The said Release Deed was registered at serial no.4816 dated 22/04/2021 in sub registrar office. Nasik.- 4

It further appears that Mr. Gangadhar Karbhari Jadhav , Mr. Prashant Gangadhar Jadhav & Mr. Vikrant Gangadhar Jadhav had sold plot no.22 admeasuring 1636.70 sq.meiter , out of Gat. No. , 309/1/2/3 to Sumit Ishwar Chaudhary & Kintkumar Bansilal Patil by registered Agreement for Sale The said Agreement was registered in sub registrar office- 4 Nashik at Sr. No. 1802 Dated 05/

4

02/2021.

It further appears that Sumit Ishwar Chaudhary & Kritikumar Bansilal Patil had executed Cancellation deed for Agreement for Sale dated 05/02/2021 at sr no. 1802 in Favour of Shri Gangadhar Karbhari Jadhav , Shri Prashant Gangadhar Jadhav & Shri Virkant Gangadhar Jadhav. The said Cancellation deed was registered at sr no. 3879 dated - 22/03/2021 in sub registrar office, Nashik. - 4

It further appears that Roongta Landmarks L.L.P. and Shri Gangadhar Karbhari Jadhav , Shri Prashant Gangadhar Jadhav & Shri Virkant Gangadhar Jadhav had executed registered Agreement for Sale. The said Agreement for Sale was registered at Sr. No. 3880 dated 22/03/2021 in Sub- Registrar Office, Nashik -4

It further appears from M.E.no. 25849 dated 27/04/2021 that Mr. Gangadhar Karbhari Jadhav , Mr. Prashant Gangadhar Jadhav & Mr. Vikrant Gangadhar Jadhav had sold plot no.16 admeasuring 401.05 sq.meter , plot no. 17 admeasuring 401.05 sq.meter , plot no. 18 admeasuring 582.40 sq.meter ,plot no.19 admeasuring 1752.95 sq.meter , plot no. 20 admeasuring 1668.65 sq.meter , plot no. 21 admeasuring 1652.55 sq.meter & plot no. 22 admeasuring 1636.70 sq.meter total area admeasuring 8095.35 sq meter out of Gat. No. 309 / 1 / 2 / 3 to Roongta Landmarks L.L.P. by registered sale deed. The said sale deed was registered in sub registrar office- 4 Nashik at Sr. No. 4817 Dated 22/04/2021

It further appears that Roongta Landmarks L.L.P. through Mr. Nikhil Lalit Roongta had prepared building plan which was approved by Nashik Municipal Corporation vide its letter number LND/BP/C2/17/2021 dated 17/06/2021.

From the records put before me and subject to the above findings title of the Gat. No. 309 / 1 / 2 / 3/ Plot No./ 16 to 22, area admeasuring 80.95.35 R i.e 8095.35 sq meter lying and being at Adgaon Shiwar, owned by Roongta Landmarks L.L.P. is free from any encumbrances, clear and merkatable.

Date 22/02/2022



Sau. Tated Vidyullata Kantilal

Advocate

**Mrs. VIDYULLATA K. TATED**

M. Com. LL.B.

Advocate

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