J.B.GHUMARE, Advocate
Ch. No. 502, Bldg. No. 03,
District Court Compound, Nashik
Dt. 01/07/2017

TITLE & SEARCH CERTIFICATE

(TO WHOMSOEVER IT MAY CONCERN)

A] Description of the property:- All that piece & parcel of the landed property bearing Plot No. 5 out of G.No. 634, admeasuring 468.34 Sq.Mts., situated, being & lying within the village limits of Adgaon, Tal & Dist. Nashik.(Hereinafter referred to as the "said plot")

B] Name of Owners:- Siddhivinayak Buildtech, a Partnership Firm through Partner Mr.Vijay Narayan Dhanwate

C] Documents perused & record inspected:-

1)All the relevant 7/12 extracts & mutation entries for the last 30 years.
2)All the Index-II record for the last 30 Years.
3)Lay-Out Dt.2/5/2009
4)N.A. order Dt. 10/11/1998
5)Sale Deeds Dt. 11/10/1996, 11/8/1997, 5/5/2011 & 19/1/2016
6)Commencement Certificate Dt. 21/06/2017

D] Brief History & Findings:- After the perusal of all the abovelisted documents & after the inspection of all abovementioned record, I found that:-

1)The land originally bearing G.No.634 was owned by Namdev Bhoma Sonawane & others, The charge of Adgaon V.K.S. Society was deleted from 7/12 of the said land vide M.W.No.618.

2) Uddhav Raghunath Amrutkar & others purchased 1981.20 Sq.Mts area out of said land from Namdev Bhoma Sonawane & others through G.P.A. Holder Shashikant Ramchandra Jadhav by a sale deed registered with Sub-Registrar, Nashik-2 at Sr.No.6039 Dt.11/10/1996 & this change was mutated vide M.E.No.6067.

3) Mahendra Hansraj Pardeshi & others purchased 798.60 Sq.Mts. out of the total area of the G.No. 634 from Namdev Bhoma Sonawane & others through G.P.A. Holder Shashikant Ramchandra Jadhav by a sale deed Dt.11/8/1997 & this change was mutated vide M.E.No.6885.

4) All the said owners of the said land i.e. G.No. 634 viz.Namdev Bhoma Sonawane & others got sanctioned a lay-out plan on the said land from Nashik Municipal Corporation vide letter No. Nagar Rachana Vibhag/ Panchavati/15 Dt.2/5/2009 & the Collector of Nashik granted a non-agricultural use permission to the said land vide N.A. order No.Mah/ Kaksha-3/BSPK/284/98 Dt.10/11/1008. As result of the said lay-out, the total area of the said land was divided into various plots, out of which Plot No. 5 bearing G.No. 634 admeasured 468.34 Sq.Mts.(hereinafter referred

to as 'the said plot').This change was mutated vide M.E.No.10946.

5) All the owners of the said land got distributed all the plots from the said lay-out amongst themselves, out of which the said Plot No.5 went to the share & ownership of Mr.Arjun Madhavrao Khaire. This change was mutated vide M.E.No.11618.

6) Thereafter Anita Arjun Khaire & Sneha Arjun Khaire purchased 1/2 area each out of the total area of the said plot i.e.234.17 Sq.Mts. from Arjun Madhavrao Khaire by two seperate sale deeds registered with Joint Sub-Registrar, Class-II,Nashik-5 at Sr.No.3960 & 3961 Dt. 5/5/2011. This change was mutated vide M.E.No.13405.

7) Thereafter. Siddhivinayak Buildtech, through Partner Mr.Vijay Narayan Dhanwate purchased to total plot from Anita Arjun Khaire & Sneha Arjun Khaire by a sale deed registered with Joint Sub-Registrar, Class-II,Nashik-4 at Sr.No. 458 Dt.19/1/2016. This change was mutated vide M.E.No. 20027. Thus, at present, Siddhivinayak Buildtech, through Partner Mr.Vijay Narayan Dhanwate is the absolute owner of the said plot.Siddhivinayak Buildtech,through Partner Mr.Vijay Narayan Dhanwate decided to develop the said plot thereby constructing a building of flats thereon & accordingly got sanctioned a building plan on the said plot from Nashik Municipal Corporation vide Commencement Certificate No. LND/BP/C-2/204/1762 Dt.21/06/2017.

E) Opinion:- After the perusal of all the abovelisted documents & after the inspection of the Index-II record & after the discussion above, I am of the opinion that Siddhivinayak Buildtech, through Partner Mr.Vijay Narayan Dhanwate is the absolute owner of Plot No. 5 out of G.No. 634, situated at Adgaon, Tal. & Dist. Nashik, admeasuring 468.34 Sq.Mts. & that the said owner is having a clear & good marketable title to the said plot, free from all types of encumbrances, whatsoever, subject to the above findings.

Nashik Dt. 01/07/2017

J.B.GHUMARE
(ADVOCATE)

J. B. GHUMARE
ADVOCATE
Chamber No.502, Building No.3,
District Court Compound, Nashik