

**Arun Wakchaure**

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Advocate

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Date: 18.11.2016

TITTE REPORT**TO WHOM SO EVER IT MAY CONCERN**

Reg : All that piece and parcel of Non Agricultural land bearing Survey No. 46/3B area admeasuring 0 H. 48 R i.e. 4800 Sq. Meters, Situated at Village PANCHAK, Taluka and District NASHIK and bounded as per revenue record of rights, belonging to Mr. Rajendra Eknath Borade and others.

As requested by Mr. Ajit Suresh Bane, I have taken the search in respect of above mentioned property in the Office of Jt. Sub Registrar, Nashik. I have gone through the available certified copies of Registered Document(s) and Revenue Record, Index-II Register kept in the office of Jt. Sub. Registrar, Nashik for the period of past thirty years. For that purpose of Investigation of Title he has furnished the necessary documents, 7/12 extract and mutation entries, Development Agreement and General Power of Attorney and other papers, Based on that I submit my report on title as under:

It appears from the revenue record that:

1. I have perused 7/12 extracts, Mutation Entry and relevant documents with respect to land bearing Survey No. 46/3B admeasuring 4800 Sq. Mtrs.
2. It reveals from the revenue record that; initially Survey No. 46/3B prior to 1972 was owned by Eknath Ravji Borade and Pandu Ravji Borade. They get partitioned their ancestral land. Accordingly as per partition Survey No. 46/3B admeasuring 0 H. 48 R came to the share of Eknath Ravji Borade. Vide M.E. No. 983 dated 03/09/1972. Said Survey No. 46/3B was mutated in the name of Eknath Ravaji Borade.
3. It reveals from the record that; Eknath Ravaji Borade expired on 08/10/2002. He left behind Sons- Madhav, Yadav, Balu, Rajendrda, Daughters- Pushpa Shivaji Vadaje, Suman Ramesh Nirgude and widow Geetabai Eknath Borade. Names of said legal heirs of deceased Eknath

Ravji Borade were brought on revenue record vide M.E. No. 3250 dated 28/03/2003.

4. It reveals from M.E. No. 3537 dated 16/04/2005 that; Mrs. Pushpa Shivaji Wadaje and Mrs. Suman Ramesh Nirgude released their legal rights in favour of Madhav, Yadav, Balu and Rajendra by registered Released Deed which is registered at Sr. No. NSN-2-2151/2009, accordingly as per release deed name of Mrs. Pushpa Wadaje & Mrs. Suman Ramesh Nirgude are deleted from revenue records.
5. Geetabai Eknath Borade, Balu Eknath Borade and Yadhav Eknath Borade also released their legal rights in favour of Madhav Eknath Borade and Rajendra Eknath Borade, hence names of Geetabai Eknath Borade, Yadav Eknath Borade and Balu Eknath Borade are deleted from revenue record of right vide M.E. No. 3859 dated 30/04/2007.

Present owners of Survey No. 46/3B are Rajendra Eknath Borade, Satyabhama Madhav Borade, Santosh Madhav Borade, Dashrath Madhav Borade and Siddheshwar Madhav Borade. They have valid, legal and marketable title over said land.

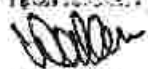
6. Madhav Eknath Borade expired on 07/05/2010. He left behind Sons- Santosh, Dashrath, Siddheshwar and widow Satyabhama. Vide M.E. No. 4747 dated 31/05/2010 names of legal heirs of deceased Madhav are recorded in revenue record of rights.
7. The land owners of Survey No. 46/3B have executed Development Agreement and General Power of Attorney in favour of Mr. Ajit Suresh Bane. Said deeds of Development Agreement and General Power of Attorney are duly registered at the office of Jt. Sub. Registrar, Nashik at Sr. No. NSN-2-5618/2016 and NSN-2-5619/2016 respectively. As per terms & conditions mentioned in Development Agreement the land owners have to get 40% of total constructed area and remaining area will be available to Mr. Ajit Suresh Bane for sale.

I hereby certify that; Mr. Rajendra Eknath Borade and others 4 have legal valid and marketable title over Survey No. 46/3B, Adm. 0 H. 48 R situated at Village PANCHAK, Taluka and District NASHIK and by virtue of Development Agreement and General Power of Attorney executed in favour of Mr. Ajit Suresh Bane, The developer Mr. Ajit Suresh Bane have legal powers and rights to sell the constructed area of his share.

Hence this Certificate.

Place: Nashik

Date: 18/11/2016

Arun Nandkishor Wankhede

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