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Date - 23 .02.2017

TITLE SEARCH LEGAL OPINION REPORT

TO WHOM SO EVER IT MAY CONCERN :-

TITLE / SEARCH OPINION REPORT in respect of the property i.e. **Plot No.04** admeasuring 547.80 sq.Mtrs + FSI area 219.12 Sq.Mtrs out of **S. No. 39/ 2+4/2+39/3** situated at Village **MAKHAMALABAD** within the limits of Nashik Municipal Corporation Tal & Dist Nashik and more particularly described hereunder:-

1. Description of the property :

All that piece and parcel of immovable property i.e. **Plot No.04** admeasuring 547.80 sq. Mtrs + FSI area 219.12 Sq.Mtrs out of **S.No. 39/2+4/2+39/3** situated at Village **MAKHAMALABAD** within the limits of Nashik Municipal Corporation Tal & Dist. Nashik and bounded as under :-

East	-	7.50 Mtr. Wide Colony Road,
West	-	Plot No. 03,
South	-	15.00 Mtr. Wide D.P. Road,
North	-	Plot No. 05 & 06.

Together with existing rights of easements, access

2. NAME OF THE OWNERS :-

Plot No.04 admeasuring 547.80 sq. Mtrs + FSI area 219.12 Sq.Mtrs out of **S.No. 39/2+4/2+39/3** situated at Village **MAKHAMALABAD** today is own by

M/S Bhamare Builders
Through it's Proprietor
Mr. Dilip Karbhari Bhamare
All – Today R/o. Nashik.

3. DOCUMENTS Provide by Owner :-

VII/XII extracts, various Mutation Entry's, Sale Deed dt. 19.07.2016 & Other Sale Deeds , N. A. Order Copy ,Lay-Out Sanction Order Copy , N.A tax receipt .

OBSERVATIONS :-

Mr. Dilip Karbhari Bhamare approached me and request me for the investigation and verification of the title of property in question i.e **Plot No.04** admeasuring 547.80 sq. Mtrs + FSI area 219.12 Sq.Mtrs out of **S.No. 39/2+4/2+39/3** situated at Village **MAKHAMALABAD** Tal & Dist. Nashik. After perusing these documents my observations are as under:-

1. M.E.No. 15630 certifies that, Smt. Jamunabai Baburao Patil Repaid entire Loan amount of Makhamalabad Co-Opp Society. Therefore the remark of loan on S.No.39/2, 39/3 was deleted from other

2. M.E.No. 15912 certifies that, Smt. Jamunabai Baburao Patil make measurement of S.No. 39/ 2 , 39 /4 and therefore Form No. 11 reach and portion of property tale place among Tukabai Santu Pingle S.No. 39 /2/4/1 , Jamnabai Baburao Patil S.No. 39 / 2+4/2 and Dhyaneshwar B. Mahale / Sonubai K. Mahale S.No. 39 /2 +4/3.

3. M.E.No. 9251 certifies that, Mr. Karbhari Sahadu Pingale filed an application that S.No. 39 /2 , 39 /3.. given to his sister Smt. Jamunabai Baburao Patil . And Name of Mr. Karbhari Sahadu Pingale is present already to S.No. 409 P .

4. M.E.No. 21263 certifies that, Plt. No. 4 + D.P. Road FSI was purchased by Mr. Dyaneshwar Kisan Rasal on 26.9.2007 From Smt. Jamunabai B. Patil & others and consent for that transaction is obtain from Suyojit Infrastructure .

5. M.E.No. 7528 certifies that, Part of S.No. 39/3 is Purchased by Smt. Jamunabai Baburao Patil from Mr. Karbhari Sahadu Pingle by sale deed.

6. M.E.No. 3943 certifies that, part of S.No. 39/3 is Purchased by Smt. Jamunabai Baburao Patil from Mr. Gangadhar Sahadu Pingle by sale deed.

2. M.E.No. 15912 certifies that, Smt. Jamunabai Baburao Patil make measurement of S.No. 39/ 2 , 39 /4 and therefore Form No. 11 reach and portion of property tale place among Tukabai Santu Pingle S.No. 39 /2/4/1 , Jamnabai Baburao Patil S.No. 39 / 2+4/2 and Dhyaneshwar B. Mahale / Sonubai K. Mahale S.No. 39 /2 +4/3.

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4. M.E.No. 21263 certifies that, Plt. No. 4 + D.P. Road FSI was purchased by Mr. Dyaneshwar Kisan Rasal on 26.9.2007 From Smt. Jamunabai B. Patil & others and consent for that transaction is obtain from Suyojit Infrastructure .

5. M.E.No. 7528 certifies that, Part of S.No. 39/3 is Purchased by Smt. Jamunabai Baburao Patil from Mr. Karbhari Sahadu Pingle by sale deed.

6. M.E.No. 3943 certifies that, part of S.No. 39/3 is Purchased by Smt. Jamunabai Baburao Patil from Mr. Gangadhar Sahadu Pingle by sale deed.

7. M.E.No. 16600 dt. 22.6.2002 certifies that, S.No.39/3,39/2+4/2 that on 31.12.2001 Jamunabai Baburao Patil, baburao Pandurang Patil, & Bharti Popatrao Dayal execute Development Agreement in feavour of Suyojit Buldtech through Director Anant Keshav Rajegaonkar.

8. M.E.No. 21120 certifies that, Smt.Jamunabai Baburao Patil through G.P.H. Suyojit Buildtech Pvt.Ltd (Mr. Anant Rajegoankar / Mrs. Vaishali Jain) prepare Lay-Out Plan on S.No. 39 /2 + 4/2 and 39 /3 and obtain order from Nashik Municipal Corporation Vide order No. Out / Town Planning / Final / PAN / 51 / 982 Dt. 24.8.2008.

9. M.E.No. 21263 dt. 27.9.2007 & sale Deed registered on Dt. 26.09.2007 also certifies that, aforesaid Plot No. 04 + FSI area 219.12 Sq. Mtrs with rights to use upon said plot is Purchased by Mr. Khaneshawar Kisan Rasal from Jamunabai Baburao Patil, baburao Pandurang Patil, & Bharti Popatrao Dayal and consenting party is Suyojit Buildtech trough Director Anant Keshav Rajegaonkar by sale deed registered on Dt. 26.09.2007 in the office of Sub Reg Office No.03 Nashik at serial No. 08377 / 2007 .

10. M.E. No. 21555 dt. 03.12.2007 & sale Deed registered on Dt. 09.07.2010 also certifies that, aforesaid Plot No. 04 + FSI area 219.12 Sq. Mtrs with rights to use upon said plot is Purchased by Mr. Indu R. Raisingahani & Mr. Laldeav R. Yadav from Mr. Khaneshawar Kisan Rasal by sale deed registered on Dt. 22.10.2007 in the office of Sub Reg. Office No.01 Nashik at serial No. 09792 / 2007 .

11. M.E.No. 25180 dt. 7.7.2010 & sale Deed registered on Dt. 09.07.2010 also certifies that, aforesaid Plot No. 04 + FSI area 219.12 Sq. Mtrs with rights to use upon said plot is Purchased by Mrs. Reshama Manoj Kalantri from Mr. Indru R. Raisingahani & Mr. Laldeav R. Yadav by sale deed registered on Dt. 09.07.2010 in the office of Sub Reg Office No.01 Nashik at serial No. 06093 / 2010 .

12. M.E.No. 33696 dt. 30.7.2016 & sale Deed registered on Dt. 19.07.2016 also certifies that, aforesaid Plot No. 04 + FSI area 219.12 Sq. Mtrs with rights to use upon said plot is Purchased by M/S Bhamare Builders Through it's Proprietor Mr. Dilip Karbhari Bhamare from Mrs. Reshama Manoj Kalantri by sale deed registered on Dt. 19.07.2016 in the office of Sub Reg Office No.01 Nashik at serial No. 5837 / 2016.

13. Apart from above observations , I have carried out search in the available Index-II register kept at the office of sub-Registrar class II, Nashik From the year 1988 to 2017 i.e 30 years Vide Receipt No. 2667 Dt.

22.02.2017, and I have not come across any adverse entry affecting the title of over the above said **Plot No.04**, My opinion is that the present owner i.e. M/S Bhamare Builders Through it's Proprietor Mr. Dilip Karbhari Bhamare is possessing clear and marketable title on i.e. **Plot No.04** admeasuring 547.80 sq.Mtrs + FSI area 219.12 Sq.Mtrs out of **S.No.39/2 + 4 / 2 + 39/ 3** situated at Village **MAKHAMALABAD** within the limits of Nashik Municipal Corporation Tal & Dist Nashik **Hence this Title Search Legal Opinion Report.**

Girish A.Waghaskar
ADVOCATE