~ ANNEXURE A ~

Off.: Room No.18,
New Advocate's Bar Room,
Nasik District Court, Nasik - 422 002.

Adv. Sandeep Prabhakar Kapote
B.Com., LL.B.

Resi: 9, Atharva Towers,
Near Ganorkar Hospital, Gaikwad Nagar,
Mumbai Naka, Nashik - 422 002.

Cell No. : 98220-66373

TITLE SEARCH CUM VERIFICATION REPORT

To Whomsoever It May Concern

1. Introduction:

I have been called upon by my client **M/s. Bagad Properties through its Partner Shri. Deepak Ramchandra Bagad** having their office at 1/2, Ramtirth Park, Kulkarni Colony, Sharanpur Road, Nasik – 422 002 to opine whether **(1) Survey No.141/1 to 2/1/2, Adm., total area of 00 Hector 77 R's., (2) Survey No.141/1 to 2/1/3, Adm., total area of 00 Hector 18 R's.,** and **(3) Survey No.141/1 to 2/2, Adm., total area of 00 Hector 74 R's.,** all lying and being at **village Makhamalabad,** Tal. & Dist. Nasik and well within the limits of Nasik Municipal Corporation, Nasik and within the limits of Nasik Agglomeration are free from all encumbrances and possess a good and marketable title.

2. Description of the Property:

All that piece and parcel of the **(1) Survey No.141/1 to 2/1/2, Adm., total area of 00 Hector 77 R's.,** is owned by **(1) Shri. Vilas Ramchandra Bagad and (2) M/s. Bagad Properties, (2) Survey No.141/1 to 2/1/3, Adm., total area of 00 Hector 18 R's.,** is owned by **Sau. Nayna Ashok Dughad** and **(3) Survey No.141/1 to 2/2, Adm., total area of 00 Hector 74 R's.,** is owned by **M/s. Bagad Properties** and are being situated at **village Makhamalabad,** Tal. & Dist. Nasik. That, all the above mentioned 3 Survey Numbers are developed by **M/s. Bagad Properties** and hereinafter jointly referred to as the **"Said Property",** and are bounded as per record of rights.

The said property together with all right, title, interest and all the property and all the estate.

xxiii) **Opinion: -** On the basis of the observations made above I verify that the landholders and developer **M/s. Bagad Properties through its Partner Shri. Deepak Ramchandra Bagad** has acquired good, marketable, transferable, clear and free from encumbrance title over the said property subject to the charge created vide Mortgage deed, 26.09.2013 executed by M/s. Bagad Properties in favour of ICICI Bank, Nashik with respect to Survey No.141/1+2/1 and Survey No.141/1+2/2 of village Makhamalabad, that has been registered with Sub-Registrar, Class-II, Nashik-1 at Serial No.10317/2013 on 26.09.2013.

Nasik.

Date: 14.03.2014.

Sandeep P. Kapote
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