



GOPINATH MURLIDHAR KURHE
(B.Sc., LL.B.)
ADVOCATE

OFFICE:- FJ-32, First Floor, Thakkar Bazzar, New C.B.S., Nashik, M.No.9922781384

Date:-25/07/2017

TITLE INVESTIGATION REPORT

SCHEDULE - I

TO WHOMSOEVER IT MAY CONCERN

SUB:- Investigation of the title of property situated at Nashik, Tal & Dist Nashik within the limits of Nashik Municipal Corporation bearing Plot No.1, out of Survey No.231/2, assessed Rs.294.00, area of the plot approximately 612.00 sq.mtrs.

Shri Bhushan Namdeo Gangurde, R/o: 201, Second Floor, Damodar Chambers, Nashik-2, approached me to investigate of said property. I have investigated the title of the above said property as follows.

1. Description of the property

: All the peace and parcel of the prop. situated at Nashik, within the limits of Nashik Municipal Corp. bearing P.No.1, S.No.231/2 assessed Rs.294.00, area of the plot 612.00 sq.mtrs.

2. Reference No. & date of letter under the cover of which the documents tendered for scrutiny are forwarded

: Nil

3. Name of the unit/concern/person Offering the property/(ies) as security

: Shri Rajaram Tulsiram Wagh
Thru' GPA M/s Rameshwar
Constructions Partnership firm,
Thru Partner Shri Namdeo Dhondu
Gangurde & other

4. Constitution of the unit/concern/person/ Body/authority offering the property For creation of charge

: The borrower has agreed to build the building on the property described in Schedule 'I' individual applicant

5. State as to under what capacity is

Security offered (whether as joint applicant or borrower or as Guarantor, etc)

: As borrower

6.a) Particulars of the documents scrutinized serially and chronologically:-

- i) Xerox copy of agreement of Sale deed executed by Shri Sunil Gajanan Tayade & other in favour of Shri Rajaram Tulsiram Wagh, which is registered in the Office of Sub-Registrar, Nashik at Sr.No.2735/1996, dt.22/04/1996.
- ii) Xerox copy of agreement of GPA executed by Shri Rajaram Tulsiram Wagh & other in favour of M/s Rameshwar Constructions Partnership Firm, Partner Shri Namdeo Dhondu Gangurde & other, which is registered in the Office of Sub-Registrar, Nashik at Sr.No.4665/2015, dt.7/8/2015.
- iii) Xerox copy of agreement of Development executed by Shri Rajaram Tulsiram Wagh & other in favour of M/s Rameshwar Constructions Partnership Firm, Partner Shri Namdeo Dhondu Gangurde & other, which is registered in the Office of Sub-Registrar, Nashik at Sr.No.4664/2015, dt.7/8/2015.
- iv) Sanction of Building plan by Executive Engineer of Town Planning, Nashik Municipal Corporation, Nashik, bearing No. LND/BP/WS/C1/366/1560/15, dt.30/09/2015.
- v) Residential N.A.order given by Collector, Nashik vide order No.MAHA/KAKSHA/3/NASR/257/87, dt.16/12/87 & Commercial N.A.order given by Collector, Nashik vide order No.Maha/Kaksha-3/3/SR/NOC/65/2017, dt.21/7/2017
- vi) Xerox copies of Building plans.
- vii) 7/12 Extracts 2016-17, in the 7/12 extract dt.29/6/2017 of Plot No.1 the name of Shri Rajaram Tulsiram Wagh, is shown as owner and possessor.
- viii) N.A.Tax receipt of the period 2016 -17, dtd. 31 /08/2016
- ix) Relevant mutation entries.
- b) Nature of documents verified and as to whether they are originals or certified copies or registration extract duly certified.

Note :- Only originals or certified extracts from the registering/ land/ revenue other authorities be examined.

All the documents which are produced are the Xerox copies.

7. Complete or full description of the immovable property/(ies) offered as security for creation of Mortgage whether equitable/registered mortgage.

- i) Survey No. : 231/2
- ii) Plot No. : 1
- iii) Plot area : 612.00 sq.mtrs
- iv) Location like name of the place
Village, city, Registration, Sub-dist : Nashik



v) Boundaries

: East - colony road
West - s.no.230
North - 30.48 mtr road
South - P.No.2

8. Flow of titles tracing out the title of the intended mortgagor and his/ its period, depending on the need for clearance of such clog on the title. (separate sheet may be used)

Not applicable being the borrower is going to build the Building on his self purchased plot.

9. Nature of Title of the intended Mortgagor over the property (whether full ownership right, leasehold rights, occupancy / possessory rights or Inam holder or Govt. Grantee / allottee etc)

Not applicable being the borrower is going to build the Building on his self purchased plot.

10. a) Encumbrances, Attachment, and / or claims whether of Government, Central or State or other local authorities or Third party claims, Liens etc and details thereof, if any:-

No.

b) The period covered under the Encumbrances certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction or charge, if any:-

Not applicable.

11. Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?:-

Paid

12. Details of RTC extracts / mutation extracts / Khata extracts pertaining to the property in question:-

- i) It is seen from revenue record that originally land was owned by Shri Dattatraya Vishwnath Gaidhani & other from Shri Zumarlal Mulchand Seth Marwadi, vide mutation entry no.4544.
- ii) It is seen from revenue record that land was owned by Shri Gajanan Shankarao Tayade from Shri Zumarlal Mulchand Seth Marwadi, vide mutation entry no.8234.
- iii) It is seen from revenue record that after death of Shri Gajanan Shankarao Tayade their legal heir Shri Sunil Gajanan Tayde & other entered in the rights of 7/12 utara, vide mutation entry no.14442.
- iv) M.E.No.22525 shows that Smt. Sindhubai Gajanan Tayade has partitioned further properties between Sons & daughter by the order of Tahasildar Nashik vide letter No.RTS/34/1996, dt.9/4/1986.
- v) Smt. Shindhubai Gajanan Tayade laid layout and Sanction of Layout by Municipal Council of Town Planning, Nashik, bearing No. LND/WS/TENT/162, dt.23/3/87, vide mutation entry No.24296.

vi) It is seen from revenue record that land was owned by Shri Rajaram Tulsiram Wagh from Shri Sunil Gajanan Tayade & other, vide mutation entry no.35938.



13. Any bar/ restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc:-

No

14. The specific persons who are required to create mortgage / to deposit documents creating mortgage:-

Shri Rajaram Tulsiram Wagh & other Thru' GPA M/s Rameshwar Constructions Partnership firm, Thru Partner Shri Namdeo Dhondur Gangurde & other.

Note:- In case separate sheets are required, the same may be used and signed.

Date :- 25 /07/2017

Place:- Nashik


ADV. G. M. KURHE
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Thakkar Bazzar, Near New CBS, Nashik
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CERTIFICATE OF TITLE

I have examined the documents in details, I confirm having made a search in the land/ revenue record. I do not find anything adverse which would prevent the title holders from creating a valid mortgage. The property is free from all encumbrances.

After perusal of the record and documents given to me I have not found any charge on the said property. Hence I come to conclusion that above said property i.e. Plot No.1, Survey No.231/2, Nashik, is free and marketable.

Hence this title report.

Date :- 25/07/2017

Place:- Nashik


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