

प्रविण बाबुराव खर्डे

अॅडव्होकेट

बी.ए. एलएल.बी.

ऑफीस :- मारुती चेंबर्स नं. ३१२, बिल्डींग नं. १, जिल्हा न्यायालय, नाशिक-४२२ ००२. मोबा : ९४२२२४८१११

निवास :- ७०४, 'सिंधुदुर्ग', तिरुपती टाऊन समोर, आकाशवाणी केंद्रामागे, गंगापूर रोड, नाशिक-१३. फोन : २३४२४२९

संदर्भ

दिनांक : / / २००

TITLE CLEARANCE REPORT

TO WHOM SO EVER IT MAY CONCERN.

1. DESCRIPTION OF PROPERTY :-

ALL THAT piece and parcel of land or ground situate lying and being at Revenue Village NASHIK, Taluka and District Nashik, within the limits of Nashik Municipal Corporation bearing Survey No. 659/1B/21, bearing Plot No. 20, admeasuring area 510.03 sq. mts. and bounded as per approved layout plan.

2. NAME OF THE OWNERS / HOLDERS OF SAID PROPERTY: -

SUNSHINE CO OP HOUSING SOCEITY LTD., NASHIK.

3. NAME OF THE DEVELOPER / POWER OF ATTORNEY HOLDERS OF SAID PROPERTY: -

KRISHNA DEVELOPERS, Through Prop.

Mr. ABHIJIT WAMANRAO PATIL

R/o : Nashik..

4. DOCUMENT PRODUCED BEFORE ME :-

- Xerox copy of Development Agreement No.6952, dated 03/08/2015.
- Xerox copy of General Power of Attorney No.6953, dated 03/08/2015.
- Xerox copy of TDR Sale Deed No. 3909, dated 22/06/2016.
- N.A. order.
- 7/12 extract.
- Mutation entries.
- Lay - out plan.
- Commencement Certificate No. LND /BP / A1 / 220 / 2987, dt 29/08/2016.
- Building plan
- Other relevant Papers

5. OBSERVATIONS & FINDINGS:-

As per the request KRUSHNA DEVELOPERS, Through Prop. Mr. ABHIJIT WAMANRAO PATIL, I had investigated into the title of above said Plot No. 20 For that purpose, I had perused the concerned related papers etc. and my observation & findings are as under:-

M. E. No. 11832, dated 23/04/1970 goes to show that, Account holder of S. No. 659/1B Smt. Shila Ganpatrao Adke prepared a Layout Plan and after its submission the same was approved by Arbitrator, Mumbai as per his order No. TPS / II / 1119 / Nashik dated 24/07/1970. Also the Collector of Nashik have given necessary N. A. permission to the said land as per this order No. LNA / SR /

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Duly registered in the office of Sub - Registrar Class II, Nashik : 5 wide Sr. No. 3909/2016 dated 22/06/2016. दिनांक : / / २००

Record further shows that after purchasing TDR, KRUSHNA DEVELOPERS, Through Prop. Mr. ABHIJIT WAMANRAO PATIL revised a the building plan, and same was approved by the Nashik Municipal Corporation wide its letter No. LND / BP / A-1 / 220 / 2987, dated 29/08/2016.

By virtue of the said Development Agreement & General Power of Attorney, KRUSHNA DEVELOPERS, Through Prop. Mr. ABHIJIT WAMANRAO PATIL got right to develop the said Plot. KRUSHNA DEVELOPERS, Through Prop. Mr. ABHIJIT WAMANRAO PATIL empower to sale, alienate and dispose off the construction thereon.

6. OPINION :-

After perusing all the aforesaid records and other related paper/permissions etc. I am of the opinion that, KRUSHNA DEVELOPERS, Through Prop. Mr. ABHIJIT WAMANRAO PATIL is having a clear, legal & marketable title over abovesaid Survey No. 659/1B/21, bearing Plot No. 20, admeasuring area 510.03 Sq. mtr. situated at Village : Nashik, Tal. & Dist. Nashik, and which is free from all encumbrances/ charges of whatsoever nature.

This Title Clearance Report is issued only upon the strength of the documents/papers etc. produced before me by KRUSHNA DEVELOPERS, Through Prop. Mr. ABHIJIT WAMANRAO PATIL, R/o : Nashik..

Hence this Report.

Place : Nashik

Date: 13/07/2017

(PRAVIN B. KHARDE)
ADVOCATE & NOTARY

PRAVIN B. KHARDE
ADVOCATE & NOTARY
Maruti Chamber No.312, Bldg. No.1,
Dist Court Compound, Nashik-2

KHARDE
& NOTARY
312, Bldg. No.1,
ound, Nashik-2