Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE

Off.: Chamber No. 224 / 2, Distric Court, Nashik - 422002
Resi.: Flat No. 3, Pooja Apt., Shankar Nagar, Gangapur Road, Nashik - 422 013. Cell : 9822215150

Sq.mtr. & got it sanctioned from Nasik Municipal Corporation vide their No.Town Planning Dept/ Final/B/4/41 dt.15-09-2003, as well as obtained N.A.order from Collector Nasik vide its order No. NA/SR/41/2002 dt-27-02-2004. Hence plots were formed & separated as per revenue record.

S.No.	Hissa No.	Plot No.	Area Sq.Mtr.
308/A/2	2	2	222.50
308/A/2	2	3	217.50

This fact is Evident from M.E.No. 9333 dt.23-02-2004

13] On 22-03-2005 Shri.Sudhir Ranchandra Gite,Vilas Dattarya Nagare, Vishal Jayram Gomase purchased Plot No.2 & 3 total area admeasuring 440 Sq.Mtr. out of S.No.308/A/2 by registered Sale deed from Shri.Kondaji Kalu Navale & others through their General Power of Attorney holder Shri.Chandrashekhar Babulal Shaha . That sale deed is registered with Sub-Registrar,Nasik-2 at serial No.1161 dt.05-04-2005.

This fact is Evident from M.E.No. 10025 dt.17-06-2005

14] On 05-09-2011 M/s.Shree builders and contractors through their prop.Shri.Sanjay Manak Patil purchased **plot No.2** area admeasuring 222.50 Sq.Mtr.out of S.No.308/A/2/2 And **plot No.3** area admeasuring 217.50 Sq.Mtr out of S.No.308/A/2/3 by Registered sale deed from Shri.Sudhir Ranchandra Gite,Vilas Dattarya Nagare, Vishal Jayram Gomase.The said sale deed is registered with Sub-Registrar Nasik-5 at Sr.No.7151 dt.06-09-2011.

This fact is Evident from M.E.No. 18984 dt.08-09-2011

15] On 19-12-2011 M/s.Shree builders and contractors through their prop.Shri.Sanjay Manak Patil purchased T.D.R. area

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admeasuring 175 Sq.Mtr. out of Gut.No.350/2/36 from Village Adgaon from Gulmohar Properties through their partner by registered sale deed dt.19-12-2011.That sale deed is registered before Sub-Registrar,Nashik-3 at Sr.No.13095.

16] M/s.Shree builders and contractors through their prop. Shri.Sanjay Manak Patil has prepared building plan on plot No. 2 & 3 out of S.No.308/A/2 by using above mentioned T.D.R. area on it.And has obtained commencement certificate from Nasik Municipal Corporation,Nashik vide their Letter No.LND/BP/CD/135/ 638 NMC dt.07-01-2012.

OBSERVATION

On perusal of above documents & during study of all records , I have find that the property in question,i.e.**plot No.2** out of **S.No.308/A/2/2** And **plot No.3** out of **S.No.308/A/2/3** is clear & marketable property ,transfer up to the present Owner.

TITLE REPORT

In view of & subject to the above observation & From all the above papers & documents shown to me, I certified that the said property in question is **clear, Marketable & free from all encumbrances.**

Thanking You,

Your's faithfully

23/1/12

(Anuradha Mogal Patil)
Advocate & Notary