

Adv. Santosh Somnath Sangle (Patil)

B.S.L., L.L.B.

Advocate

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अॅड. संतोष सोमनाथ सांगळे (पाटील)

बी.एस.एल., एल.एल.बी.

अॅडवोकेट

ऑफिस - १. विठ्ठल अपार्टमेंट, रायखेडकर हॉस्पिटल मागे, लक्ष्मीनगर, कामटवाडे, नाशिक - ४२२००८. फोन : ०२५३-२२९८९९९ मो. ९४२२२६२९५५

TITLE SEARCH REPORT/ CERTIFICATE TO WHOM SO EVER IT MAY CONCERN

NAME OF THE OWNER/ HOLDER OF SAID PROPERTY

Mr. Uday shantaram Sali and Milind shantaram Sali through their GPA holder
M/s.Trimurti Group partnership firm through its Partner Shri.Rajaram Gopala Matale &
others R/o. Kamatawade, Nashik.10

DESCRIPTION OF PROPERTY:-

ALL THAT piece and parcel of the Non, Agricultural / Residential land situated at
Village 'Kamatawade' within Nashik Municipal Corporation, within registration and sub
registration District of Nashik bearing Survey No. 26/1/1A+26/2A/5/5 bearing Plot No. 45
total admeasuring 565.52 Sq.mtrs. bounded as follows:-

On or towered East	-	Survey No. 48 / 1
On or towered West	-	Plot No. 44 & 38
On or towered South	-	7.5 Mtrs. Colony Road
On or towered North	-	6 Mtrs. Colony Road

HISTORY AND SEARCH:-

After going through the 30 years mutation entries and 7/12 extract, Index II search
and other copy of papers produced before me, my observations are follows:-

a) It shows that Mr. Balu Anaji Salunke and other has been submitted lay out plan to
N.M.C. Nashik and same has been sanctioned by Nashik Municipal Corporation Nashik
vide its permission Ja No. LND/final/157/276, Date.26/09/1994 and also Collectors of
Nashik given necessary N.A. permission to said land vide its Letter No. Mah /Kaksh /
B.She.Pra.Kra. /711 / 1993 on Date.05/02/1994 and Scheme of ULC under section 20 (1)
has been sanctioned on above said land vide its letter No. ULC/1091/05 Date.27/08/1994
because of that said land has been divided into various plot including above said plot
no.45 area admeasuring 567.52 Sq. mtrs. Because that the M.E No.1969 was effected.

b) It show that land owner Mr. Balu Annaji Salunke and other 3 Through their GPA
Holders Mr. Nitin Dhatriak was sold above said property to be Sou. Tarabai Shantaram Sali
by taking permission from ULC Nashik by way of Sale Deed which has been registered at
Sub Registrar of office at Nashik on date 08/06/1995 & because of that sale deed the
name of Sau.Tarabai S. Sali has been mutated in the record of rights to said property.
Because that the M.E No.2133 was effected.

Santosh Somnath Sangle
BSL, L.L.B. ADVOCATE



Adv. Santosh Somnath Sangle (Petil)

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अॅडवोकेट

ऑफिस : १ विज्ञान अपार्टमेंट, सायबेडकर हॉस्पिटल मागे, लक्ष्मीनगर, कामटवाडे, नाशिक - ४२२००८. फोन : ०२५३-२३९८१९१ मो. ९४२२२६२९५५

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c) Its shows that a Plot Owner of above said property Sau.Tarabai S. Sali was died on 02/09/2008 at Nashik & her legal heirs Namely Mr.Uday Shantaram Sali (son), Mr. Milind Shantaram Sali (son) and daughter's Sau. Jyoti Narendra Dhage are brought on record of right of above said Plot property and Because that the **M.E No.7167** was effected.

d) Its show that Sau. Jyoti Narendra Dhage has been released her legal rights form above said property by way of registered release deed (Hakkasod Patra) on dated 03/02/2009 at Sr. No. 785/2009 in favour of her two brothers and co-owner of above said property namely Mr.Uday and Mr.Milind shantaram Sali and because of that release deed her name has been deleted from Owners rights Column from record of right & Because of that **M.E. No. 7520** was effected.

e) The present Plot Owner Mr. Uday shantaram Sali and Milind Shantaram Sali entrusted the above Plot property bearing Plot No. 45 to M/s. Trimurti Group partnership firm through Partners Shri. Rajaram G.Matale & others under Development Agreement & General Power Of Attorney dated 06/08/2014, which is duly registered at Sub Registrar office at Nashik- 4 at Sr.No.7558 & 7559 /2014 on dated 06/08/2014.

f) It is observed from the T.D.R. of 'D' zone Sale Deed on dated 12/8/2014 that Trimurti Group Partnership firm through its Partners Shri. Rajaram Gopala Matale & others have purchased T.D.R. Admeasuring 227.00 Sq.mtrs. out of S.No. 273/2/B/2 of village Ambad, Nashik. total area admeasuring 4000 Sq.mtrs. for DP road (D zone) from Mr.Chndrakant Sakharan Datir and Mr. Bhaushaheb Sakharan Datir R/o at Nashik. & the said T.D.R. is purchased as per the certificate No .697, dt.24/07/2014 issued by the NMC Nashik .& The said T.D.R. is to be used on Sr.No. **26/1/1A+26/2A/5/5** bearing plot No.45 at kamatwade, Nashik.

g) Its appears that Present Plot owner of Above said plot property through their GPA holder M/s. Trimurti Group partnership firm has been decided to develop the said plot by constructing a building on said Plot & for that the present plot owner through his GPA holder M/s. Trimurti Group Partnership firm submitted building plan for Sanction to the NMC Nashik and same has been sanction under its Commencement Certificate No.LND / BP / B4 / 197/ 821, dated 26/06/2015.

h) As per your instruction I have taken the Index II Search in respect of above mention property of 30 years i.e. from 1986 to 2016, after perusing & examining available registers. The above said report is issued by me only on the basis of available record the record which is not available I shall never be responsible for any of such entries, I have deposited the search charges on dated 24/10/2016 by Receipt No. 11671 in the sub registered office - 4, Nashik, original receipt annexed herewith.

No Charge, Encumbrance or Defect in the Title is observed during the course of the search.


Santosh Somnath Sangle
B.S.L. LL.B ADVOCATE

॥ श्री साईं समर्थ ॥

Adv. Santosh Somnath Sangle (Patil)

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अॅड. संतोष सोमनाथ सांगळे (पाटील)

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ऑफिस : १: दिवल अपार्टमेंट, सायखेडकर हॉस्पिटल मागे, लक्ष्मीनगर, कामटवाडे, नाशिक - ४२२००८. फोन : ०२५३-२३९८९९९ मो. ९४२२२६२९५५

OPINION:-

In consistence with the above said observation, I am of the opinion that, the aforesaid holder to the aforesaid property is clear, negotiable and marketable without any Charge encumbrance or no defect in Mr. Uday shantaram Sali and Milind shantaram Sali through his GPA holder M/s. Trimurti Group partnership firm has empowered to develop /construct, sale or transfer the said property

THIS Title Certificate/search report is issue only upon the strength of the Xerox documents produced before me by Mr. Uday shantaram Sali and Milind shantaram Sali through his GPA holder M/s. Trimurti Group partnership firm R/o. Kamatwade, Nashik. Hence this Title Certificate/ search report .

Nashik.

Date. 24/ 10 / 2016



[Signature]
SANTOSH .S. SANGLE (PATIL)
ADVOCATE
Santosh Somnath Sangle
BSL, LL.B. ADVOCATE

