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current title holder. And where minor's interest or other clog on title is involved, search should be made for a future period, depending on the need for clearance of such clog on the Title: .

(Reproduce & refer relevant record as may be required for explaining the links in the chain in the Title History).

8.1. It appears that S. No. 463 is owned by Pandurang Hari Kathe since prior to 1979-80.

8.2. M. E. No. 12378 Dated: 19/05/1971 for giving effect to Indian Coinage Act and Indian Enforcement Act.

8.3. M. E. No. 11653 Dated: 26/12/1969 at the instance of Pandurag Hari Kathe the names of his two sons Yashwant and Trimbak Kathe are mutated in the owner's column and name of Pandurang was deleted.

8.4. That Pandurang Hari Kathe died on 29/08/1981 he had Yashwant Pandurang Kathe, Trimbak Pandurang Kathe & Vishnu Pandurang Kathe has legal heirs Vishnu Pandurang Kathe died and therefore his wife filled Civil Suit No. 169/1975 which was compromise and they release there right in S. No. 463 in favour of Yashwant Pandurang Kathe, Trimbak Pandurang Kathe under M. E. No. 18566 on 25/09/1981.

8.5. As per the M. E. No. 20443 on 20/12/1983 shows that the entire land owner partitioned S. No. 463 and other properties whereby S. No. 463 came to the share of Yashwant Pandurang Kathe and such name of Trimbak Pandurang Kathe is deleted.

8.6. As Per the M. E. No. 22641 Dated: 30/07/1986 shows that charge of Kalika Society is deleted from the other right column.

8.7. The Owner of S. No. 463 partitioned the property amongst themselves and as such S. No. 463 is Sub-Divided 11 Hissas and name of individual allottee are mutated the owners column of respective hissass, Hissa No. 1 is allotted Yashwant Pandurang Kathe, Hissa No. 2 is allotted to Sulochana Yashawant Kathe, Hissa No. 3 is allotted to Somnath Yashwant Kathe, Hissa No. 4 is allotted to Sushil Somnath Kathe, Hissa No. 5 is allotted to Ravindra Yashwant Kath, Hissa No. 6 is allotted to Sarla Ravindra Kathe, Hissa No. 7 is allotted to Dinkar Yashwant Kath, Hissa No. 8 is allotted to Shakuntala Uddhav Vidhate, Hissa No. 9 is allotted Satyabhama Sampat Khode, Hissa No. 10 is allotted Ranjana Rajaram Wagh, Hissa No. 11 is allotted Kamal Ashok Bhandure an such names of respective allottees are mutated in respective hissass under M. E. No. 23282 on 12/02/1987.

8.8. As per the M. E. No. 39154 Dated: 17/12/1998 shows that remark of excess land is deleted from other right column of S. No. 463/6.

8.9. That the area 0 H 36 Ares out of S. No. 463/1 is acquired for Pumping Station by the Nashik Municipal Corporation, Nashik an such name of Nashik Municipal Corporation, Nashik for an area adm. 0 H. 36 Ares is mutated in owner column under M. E. No. 48411 on 05/04/2003.

8.10. As per the M. E. No. 54028 Dated: 19/09/2005 shows that once again affected for mutating the name of Nashik Municipal Corporation for the 36 Ares.

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8.11. It appears from the record that Yashwant Pandurant Kathe died on 03/06/2006 and as such his legal heirs namely widow Sulochana, Sons Somnath, Ravindra, Dinkar and name of married daughter Shakuntala, Ranjana, Satyabhama, Kamal are mutated in the owner of the column S. No. 463/1 under M. E. No. 55781 on 23/06/2006.

8.12. It appears from the record that at the instance Sarla Ravindra Kathe the name of her husband Ravindra Yashwant Kathe is also mutated in the owner column under M. E. No. 56043 on 03/08/2006.

8.13. It appears from the record that as per the partition amongst all the owners of S. No. 46/1, 463/6 and 463/7 the said Survey Numbers came the share of Somnath and Dinkar Yashwant Kathe and as such names of all the other owners are deleted under M. E. No. 57196 on 11/01/2007.

8.14. As per the M. E. No. 58332 Dated: 30/05/2007 shows that the land owners amalgamated S. No. 463/1, 463/6 and 463/7 prepared a layout which is duly approved by Nashik Municipal Corporation on 28/05/2007 under the Nagar Rachana Vibhag/Antim/A-4/08 and property is converted non-agriculture use under section 44 of the MLR Code under order of Collector, Nashik on 19/12/2006 under No. Maha/Kaksha-3/4/Bi.She.Pa.Kra./259/2006 and accordingly separate 7/12 extract are prepared for individual plots.

8.15. Thereafter Somnath Yashwant Kathe and others sale the aforesaid plots to Mr. Dnyaneshwar Ramdas Sonawane and others and executed the Agreement of Sale on 27/12/2006 and registered on 16/03/2007 at Sr. No. 2110 in the Office of Sub-Registrar Nashik-3.

8.16. As per the M. E. No. 58664 Dated: 06/07/2007 shows that Dnyaneshwar Ramdas Sonawane etc. Purchase aforesaid properties from Dinkar Yashwant Kathe and others as per the registered Sale Deed Dated: 05/07/2007 at Sr. No. 5830/2007 which registered in the Office of Sub-Registrar Nashik-5.

8.17. Thereafter M/s. Omsai Buildcon through Partner purchased the aforesaid plots from Dnyaneshwar Ramdas Sonawane and others as per the Sale Deed Dated: 18/05/2013 which is registered in the office of Sub-Registrar Nashik-5 at Sr. No. 6072/2013 the said name is mutated as per the M. E. No. 893343 on 31/05/2013.

8.18. The said M/s. Omsai Buildcon Partnership Firm made 01/12/2009 the said Deed is Notaries at Sr. No. 1813/2009 on behalf of Bhausaheb Gambhire Advocate and Notary. The partners of said firm is Dnyaneshwar Ramdas Sonawane, Jayshree Dnyaneshwar Sonawane, Shamkant Dadasaheb Jagtap, Manisha Shamkant Jagtap, Anant Narayan Hire and Vaishali Anant Hire. Thereafter the said partners executed Addendum to Partnership Deed on 01/06/2013 which is notaries at Sr. No. 1118 on behalf of Bhausaheb Gambhire Advocate and Notary.

8.19. Thereafter M/s. Omsai Buildcon Partnership Firm purchased "C" Zone TDR Certificate No. 273 area adm. 700.00 Sq. Mtrs. from Viva Highway Pvt. Ltd. at present name Viva Highway Ltd through Representative Mr. Chetan Dattatray More.

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न्यायिक शाखा, नाशिक

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8.20. Thereafter M/s. Omsai Buildcon Partnership Firm taken the Residential building permission from Nashik Municipal Corporation, Nashik at Commencement Certificate No. LND/BP/A-2/2/28/9, Dated: 15/11/2014 on Plot No. 6 & 7 the said project name is "Sai Shilp Residency Bhakti Building"

8.21. On the basis of the same documents it can be said that the said property is free, clear and the incumbent M/s. Omsai Buildcon Partnership Firm has acquired Ownership rights in respect of the subject to the said property which is mention in the property schedule.

8.22. If any of the transaction(s) are oral transaction(s) (specify the transaction such as oral partition, family settlement, etc.) and state whether such transactions are legally valid and enforceable. If any document in the form of duly sworn affidavit before the judicial Magistrate/Notary public, containing no objection and affirming the existence of such oral transaction amongst/between the parties is to be obtained from each of the party to such transaction and if they have already been obtained whether such transactions (s) is/are duly supported by the relevant records of Municipality/City Survey/Revenue etc.

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.	As per sale deeds Ownership
10. If lease hold, whether a. Lease duly stamped and registered. b. Lessee is permitted to mortgage the lease hold rights: Not applicable. c. Duration of the Lease/un-expired period of lease. d. If, a sub-lease check the lease deed in favor of Lessee as to whether Lease Deed permits sub-leasing and mortgage by sub-lessee also: e. Whether the leasehold rights permits for the creation of any superstructure (If applicable)? f. Right to get renewal of the leasehold and nature thereof.	Not applicable ----- ----- ----- Not applicable -----
11. If govt. grant/allotment/lease cum/sale agreement, Whether: a. Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions: b. the mortgagor is competent to create	Not applicable

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charge on such property: c. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Yes No
12. If occupancy right, whether: a. Such right is heritable and transferable. b. Mortgage can be created:	Yes Yes
13. Nature of Minor's interest, if any, and if so, whether creation of mortgage could be possible-the modalities/procedure to be followed and the reasons for coming to such conclusion.	Not applicable
14. If the property has been transferred by way of Gift/Settlement deed whether: a. The gift/settlement deed is duly stamped and registered; b. The gift/settlement deed has been attested by two witnesses. c. The gift/settlement deed transfers the property to Donee. d. Whether the Donee has accepted the gift by signing the Gift/settlement Deed or by a separated writing or by implication or by actions. e. whether there is any restriction on the donor in executing the gift/settlement deed in question. f. whether the donee is in possession of the gifted property. g. whether any life interest is reserved for the donor or any other person any whether there is a need for any other person to join the creation of mortgage. h. Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applicable Not applicable ----- ----- ----- Not applicable ----- Not applicable -----
15. In case of partition/family settlement deeds, whether the original deed is available	Not applicable