C. R. DEORE
Advocate,
Rajsiddhi, 15 A, New Shivaji
Hsg. Society, Malegaon-camp,
Malegaon (Nashik) Ph. 251276.

Date :- 03/08/2017.

SEARCH REPORT & TITLE CERTIFICATE

To,
TO WHOMSOEVER IT MAY CONCERN,

Sir,

I have to certify that I have taken the search of Revenue records and also registry for the period of last more than 30 years in respect of the Plot Property with construction thereon belonging to- Sau. Jayashri Shashikant Mane of Malegaon-camp, Tal. Malegaon, Dist. Nashik.

Part - I : **Documents perused**

i) 7/12 Extracts, dt. 19/07/2016.
ii) Extracts of Mutation Entries,
iii) Index-II Register,
iv) Revenue & Tax Paid Receipts,
v) Original Sale Deed dt. 17/03/2012,
vi) Construction permission of MMC, dt. 22/05/2015,
vii) Sanctioned Building Plan, dt. 22/05/2015.

Part - II : **Description of Property -**

Situated at- Malegaon-camp, Tal. Malegaon, Dist.Nasik.
S.No. 32/5A/32/5B, Plot No. 5, Area- 546.30 Sq.Mtr.,
Asstt. Rs. 131=10 Ps. wih construction thereon.
Boundaries-

East- Plot No. 40 & Road, West- Nampur Road,
South- Plot No. 6, North- S.No. 32/4.

Part - III : **Flow of Title**

Originally, the S. No. 32/5A/32/5B of Malegaon-camp, Tal. Malegaon was owned and possessed by- Rajendra Krishnarao Pawar and others. These persons applied to Town Planning Officer to lay out plots of the said S.No. and granted permission to lay out plots vide order No. Building Khate, Javak No. 1582, dt. 04/01/1989 and Plot No. 1 to 14 were laid in and also N.A. permission to the said plots obtained from Revenue authorities, the Tahsildar, Malegaon vide his order No. Hukum No. Jama/1/Kavi/1276/89, dt. 21/06/1089 mutated the name of Jaywant Deoram Pawar to Plot No. 5 and to that effect M.E. No. 2083 effected. Jaywant Deoram Pawar through his GPA Hoder Narayandsas Pralhaddas Maheshwari sold Plot No. 5 to Suresh Narayan Jude and Sau. Pramila Suresh Jude by way of Sale Deed of Rs. 3,36,000/- dt. 05/06/1996 and to that effect M.E. No. 5173 effected. Suresh Narayan Jade and

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Pramila Suresh Jade through their GPA Holder Sanjay Suresh Jade sold Plot No. 5 to Rajendra Shivajirao Pawar, Rajaram Shivajirao Pawar, Sanjay Shivajirao Pawar and Jagdish Hiraman Suryawanshi by way of Sale Deed of Rs. 14,76,000/- dt. 11/10/2011 and to that effect M.E. No. 11515 effected. Rajendra Shivajirao Pawar, Sanjay Shivajirao Pawar through their GPA Holder Rajaram Shivajirao Pawar and also for himself, Jagdish Hiraman Suryawanshi have sold Plot No. 5 to Sau. Jayashri Shashikant Mane by way of Sale Deed of Rs. 16,40,000/- dt. 16/03/2012 and to that effect M.E. No. 11678 effected.

Sau. Jayashri Shashikant Mane obtained construction permission from Malegaon Municipal Corporation on 22/05/2015 and constructed Mahalaxmi Apartment as per sanctioned plan, having Basement, Shops on Ground Floor and Residential Units on First, Second and Stilt Second Floor.

I verified and scrutinized the Original Sale Deed and found it legal, valid and enforceable. The bank will be able to enforce SARFESI Act, against the properties offered as security.

Sau. Jayashri Shashikant Mane of Malegaon-camp, Tal. Malegaon, Dist. Nashik is owner and possessor of the said Plot property with construction thereon.

Part - IV : Title

Sau. Jayashri Shashikant Mane of Malegaon-camp, Malegaon, Tal. Malegaon, Dist. Nashik is having **Clear, Good, Marketable, Mortgagable Title** to the said plot property with construction thereon. The said Plot property with construction is free from all any other encumbrances and charges and also free from any other reasonable doubts.

The said Property with construction thereon can be taken as a security for loan by way of Simple Regd. Mortgage as the Bank deems fit and proper.

Charge created 7/12 Extracts of the said Plot Property with construction thereon be taken in the custody of Bank before the disbursement of loan amount.

Hence this Search Report and Title Clearance Certificate Issued.

Malegaon.
Date - 03/08/2017.

C. R. DEORE
Advocate, Malegaon.
सी. सी. आर. देवरे
(ॲडव्होकेट)
न्यु शिवाजी हौसिंग सोसायटी,
प्लॉट नं. १५, टि. व्ही. सेंटर जवळ,
मालेगांव कॅम्प ४२३१०५ जि. नाशिक