



ऑफिस : ५, भगवंत कॉम्प्लेक्स, नाशिकरोड कोटशिजारी,
एम. जी. रोड, नाशिकरोड - ४२२ १०१.

निवास : सी हाऊस नं. ६+७, हरिपुजा बी, महाराजा बस
स्टॉप जवळ, लॅमरोड, विहितगांव, ता. जि. नाशिक.

Off.: 5, Bhagwant Complex, Near Nasik Road
Court, M. G. Road, Nasik Road - 422 101.

Resi.: Row House No.6+7, Haripuja B, Near Maharaja
Bus Stop, Lam Road, Vihitgaon, Tal. & Dist. Nasik.

Date : 15/12/2011

II SHREE II

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

DESCRIPTION OF PROPERTY :- All that piece and parcel of the
Non Agriculture land **Plot No. 3**, area admeasuring **180.00 Sq.**
Mtrs., Plot No. 4, area admeasuring **180.00 Sq. Mtrs., Plot No.**
5, area admeasuring **180.00 Sq. Mtrs., Plot No. 6**, area
admeasuring **180.00 Sq. Mtrs., Plot No. 7**, area admeasuring
180.00 Sq. Mtrs., Plot No. 8, area admeasuring **180.00 Sq.**
Mtrs., Plot No. 9, area admeasuring **180.00 Sq. Mtrs., Plot No.**
10, area admeasuring **180.00 Sq. Mtrs.**, having Total area **1440**
Sq. Mtrs. out of sanctioned layout **S. No. 65/9+10+11+12**,
situated within limits of Village Panchak and within limits of
Nasik Municipal Corporation, Tal. & Dist. Nashik.

I have investigated into the title of the above mentioned
agriculture land. I have perused and gone through the relevant
revenue record, 7/12 extract, mutation entries and documents
and I have to state as under :

1. It is seen from the record that previously the land S. No. 65/9+10+11+12 was owned and possessed by Nivrutti Hari Borade, Shankar Nana Borade & others. Nivrutti Hari Borade was having 1/2 share in the said land and Shankar Nana Borade & other 4 were having 1/2 share in the said land.

2. M. E. No. 1976 dtd. 15/04/1994 shows that, the co-owner of S. No. 65/9 to 12 Damu Nana Borade expired on 24/08/1993 and the name of his heirs namely two sons Prakash Damu Borade, Santosh Damu Borade, deceased wife Savitrabai Damu Borade & three daughters namely Sunanda Shivaji Gade, Alka Sharad Shirsath, Mina Ashok Kothule as the daughters were not in possession of land their names were mutated in other right column of the record and M. E. No. 1976 was effected in the record.

3. M. E. No. 2807, dtd. 23/08/2000 shows that, Nivrutti Hari Borade who is G.P.A. Holder V. M. Karnavat preferred an application alongwith order of Tahasildar bearing No. Vatan/Bonding/Kavi/735/2000 dtd. 22/08/2000 the bonding charges of Rs. 275-14 Ps. & Rs. 401-36 Ps. mutated in other right column of the record were deleted from the record as per the above order issued by Tahasildar.



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4. M. E. No. 3032, dtd. 10/12/2001 shows that, Nivrutti Hari Borade had taken loan from Dasak Panchak Multipurpose Society as the owner Nivrutti Hari Borade repaid the loan amount of the said society the name of said society mutated in other right column of the record was deleted from the record and M. E. No. 3032 was effected in the record.

5. M. E. No. 3048, dtd. 08/02/2002 shows that, Nivrutti Hari Borade through his G.P.A. holder Vinay Maganlal Karnawat preferred an application along with N. A. order issued by Collector of Nashik bearing No. Kaksha/4/Watan/Kavi/1059/2001 Nasik dtd. 02/02/2001 stating in the application that S. No. 65/9+10+11+12 area Hec. 02-85 Ares is owned by Nivrutti Hari Borade out of it area 11348.60 Sq. Mtrs. 50% Nazrana Amount of Rs. 14,54,039/- is paid on 03/10/2001 as the said land is Inam Land 6B and M. E. No. 778 dtd 05/09/1967 is effected in the record of right as New Tenure Land as the owner has paid 50% Nazrana Amount the Collector of Nashik has allowed a area 11348.00 Sq. Mtrs. out of S. No. 65/9+10+11+12 to used for Non Agriculture purpose.

6. M. E. No. 3106, dtd. 14/06/2002 shows that, Nivrutti Hari Borade & others through their G.P.A. holder Vinay Maganlal Karnawat preferred an application alongwith sanctioned layout bearing No. Town Planning /Final /18/289, dtd. 16/06/2001 issued by Nashik Municipal Corporation and N. A. order bearing No. Kaksha/3/N.A./4/73/2002 Nashik dtd. 13/06/2002 in respect of S. No. 65/9+10+11+12 out of it area Hcc. 02-85 Ares out of it area 14200 Sq. Mtrs. as per the sanctioned layout and N.A. order the land S. No. 65/9+10+11+12 was subdivided into plots i.e. Plot No. 1 to 35.

7. M. E. No. 3529, dtd. 22/03/2005 shows that, Prakash Damu Borade, Santosh Damu Borade, Smt. Savitrabai Damu Borade, Shankar Nana Borade, Shivaji Nana Borade, Bhaskar Nana Borade, Sau. Sunanda Shivaji Gade, Alka Sharad Shirsath, Mrs. Meena Ashok Kothule executed Development Agreement in respect of S. No. 65/9+10+11+12 out of it area 5251.56 Sq. Mtrs. in favour of Sevaram Holaram Chawla & Nihal Holaram Chawla for sum of Rs. 52,50,000/-. The said document is executed before Sub Registrar, Nasik-2 on 16/03/2005 registered at Sr. No. 1408/2005. As per the Development Agreement the name of said developer is mutated in other right column of the record by M. E. No. 3529.

Dinkar Ken
ADVOCATE
5, Bhagwant Complex
Road Court, M. G. Road



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8. M. E. No. 3531, dated 07/04/2005 shows that as per order bearing No. Vatan/Kavi/298/2005 dtd. 07/04/2005 issued by Tahasildar Nashik in respect of S. No. 65/9+10+11+12 out of it area 14250 Sq. Mtrs. the said land was Inam Land 6B Patil Inam as the owner paid six times Nazrana amount and the M. E. No. 778 dated 15/09/1967 is effected in the record and the land is re-granted to the owners on new tenure. Thereafter the owners wanted the land for N. A. purposer the owners paid the Nazrana amount of Rs. 35,00,000/- & 4,00,000/- total amount 39,00,000/- on 15/03/2005 and 16/03/2005 in Govt. Treasury hence a area 14250 Sq. Mtrs. out of S. No. 65/9+10+11+12 was allowed to use for N. A. purpose as per the above order M. E. No. 3533 was effected in the record of right and the same was certified by Circle Officer on 08/04/2005.

9. M. E. No. 3619, dated 21/10/2005 shows that area 3218 Sq. Mtrs. out of S. No. 65/9+10+11+12 owned by Shankar Nana Borade & other 8 sold to Nashik Municipal Corporation by Sale Deed dtd. 12/08/2005 for sum of Rs. 29,42,754/-. The Sale

ji Patil
NOTARY

Near Nasik
d, Nasik Road

Deed is registered before Sub-Registrar, Nasik-2 at Sr. 4572/05

and as per the Sale Deed the name of Nashik Municipal Corporation is mutated in the revenue record by M. E. No. 3619 and the same is certified by Circle Officer on 12/11/2005.

10. M. E. No. 3634, dated 02/01/2006 shows that, Santosh Damu Borade & other 8 through their G.P.A. holder Prakash Damu Borade preferred an application alongwith sanctioned layout in respect of S. No. 65/9+10+11+12 Plot No. 1 to 19 sanctioned by Nashik Municipal Corporation by their order No. Town Planning / Final/29/05, dtd. 30/09/2005 and N. A. order issued by Collector of Nashik bearing No. Maha/Kaksha/4/N.A./117/05, Nashik dtd. 16/08/2005 as per the sanctioned layout and N.A. order a area 8942.14 Sq. Mtrs. out of S. No. 65/9+10+11+12 was subdivided into plots showned in the name of Santosh Damu Borade & others and M. E. No. 3634 was effected in the record.

11. M. E. No. 3804, dated 10/01/2007 shows that the co-owner Shankar Nana Borade expired on 23/12/2006 and the name of his heirs namely two son's Kailas Shankar Borade, Mahesh Shankar Borade, deccased wife Bhagirathibai Shankar Borade & daughter Shobha Shivaji Tarle were mutated in the record of right to S. No. 65/9+10+11+12 and as per the heirship M. E. No. 3804 was effected in the record.



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12. M. E. No. 3143 dated 02/08/2002 shows that, Shantilal Devji Patel purchased Plot No. 3, area admeasuring 180.00 Sq. Mtrs., Plot No. 4, area admeasuring 180.00 Sq. Mtrs., Plot No. 5, area admeasuring 180.00 Sq. Mtrs., Plot No. 6, area admeasuring 180.00 Sq. Mtrs., Plot No. 7, area admeasuring 180.00 Sq. Mtrs., Plot No. 8, area admeasuring 180.00 Sq. Mtrs., Plot No. 9, area admeasuring 180.00 Sq. Mtrs., Plot No. 10, area admeasuring 180.00 Sq. Mtrs., having Total area 1440 Sq. Mtrs. out of sanctioned layout S. No. 65/9+10+11+13 from Nivrutti Hari Borade & others 11 through their G.P.A. holder Vinay Maganlal Karnawat by Sale Deed dtd. 31/07/2002. The Sale Deed is registered before Sub-Registrar, Nasik-2 registered at Sr. No. 3448. I have perused an gone through the copy of Sale Deed. Mrs. Subhadra Suhas Dande and other 4 through their G.P.A. holder Anil Govind Dande consenting party no. 1, Suhas Govind Dande & Anil Govind Dande consenting party no. 2 and Nivrutti Hari Borade through G.P.A. holder Sandeep Digambar Mahale consenting party no. 3 has given consent to the said Sale Deed.

The Purchaser has purchased the said plot for sum of Rs. 8,64,000/-, Stamp duty of Rs. 80,640/- is affix to the Sale Deed.

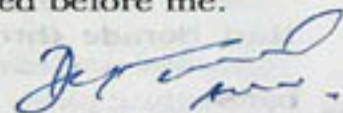
As per the Sale Deed the name of purchaser Shantilal Devji Patel is mutated in the revenue record as owner and in possession by M. E. No. 3143.

Thus from the record before me Non Agriculture land **Plot No. 3**, area admeasuring **180.00 Sq. Mtrs.**, **Plot No. 4**, area admeasuring **180.00 Sq. Mtrs.**, **Plot No. 5**, area admeasuring **180.00 Sq. Mtrs.**, **Plot No. 6**, area admeasuring **180.00 Sq. Mtrs.**, **Plot No. 7**, area admeasuring **180.00 Sq. Mtrs.**, **Plot No. 8**, area admeasuring **180.00 Sq. Mtrs.**, **Plot No. 9**, area admeasuring **180.00 Sq. Mtrs.**, **Plot No. 10**, area admeasuring **180.00 Sq. Mtrs.**, having Total area **1440 Sq. Mtrs.** out of sanctioned layout **S. No. 65/9+10+11+12**, situated within limits of Village Panchak and within limits of Nashik Municipal Corporation, Tal. & Dist. Nashik is owned and possessed by Shantilal Devji Patel and the said property is having clear and marketable title and his free from all encumbrances and attachment.

The Report is given by me from the record placed before me.

Date : 15/12/2011

Place : Nashik


D. K. PATIL

ADVOCATE & NOTARY
Dinkar Keruji Patil
ADVOCATE & NOTARY
5, Bhagwant Complex, Near Nashik
Road Court, M. G. Road, Nashik Road