NOTARY
GOVT. OF INDIA

Sunil S. Dhangar

B.A.,LL.B.

Advocate, Nashik
NOTARY - GOVT OF INDIA
Office : 8, Anant Gaurav Chamber,
Above Indian Bank, Near Meher Signal, Nashik

Cell
9422260055

Resi. Flat No.17, Vindhyachal Co-op Soc.,
Bodhale Nagar, Nashik-Poona Road, Nashik.

Ref.No.

Date :

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject : Title Report with respect to N.A. property S. No. 196/1A/1/1/10 adm. 768.50 sq.mtrs. situated at Nashik, within the limits of Nashik Muncipal Corporation, Tal. & Dist. Nashik, and bounded by its four sides as under :::

East	:	Canal
West	:	Colony Road
South	:	Colony road and Canal
North	:	Open space

Name of Owner : M/s. Sunrise Group, partner ::
Shri. Amrutbhai Joitaram Patel.

That the aforesaid owner have approaced me and requested to issue title report with respect to the property mentioned in subject and for that purpose, they have produced before me the relevant revenue record viz.

a. 7/12 extracts since 1983 to 2014

b. Relevant 6-D mutation entires.

c. Sale Deed dt. 1/2/1988

d. N.A. order dt. 28/10/2010

h. Sale deed dt. 1/1/2011 Sr. No. 00023/2011

So also as per request of the owner, I have caused a detail search in the office of Sub-registrar Nashik 1 and Nashik 2 for the period of 30 years i.e. 1984 to 2013 till date, and in the office of Sub registrar Nashik 3, Nashik 4 and Nashik 5 since year 2006 as per Receipt No. 40 G 9534 dt. 19/1/2014 and I have paid search fee of Rs. 750/- for the same.

On the basis of above referred documents and subject to search of available record, my observations are as under :

a. It is seen from M. E. No. 14258 dt. 26/7/1974 that, Narayan Garbad Patil have purchased 51 R. land from Shri. Laxman Deoram Shinde and Pandurang Deoram Shinde as per Sale deed dt. 20/3/1972, accordingly land has been divided in four parts viz. S.No. 196/1A/1 adm. 1 H. 18 R. shown in the name of Pandurang Deoram Shinde, S. No. 196/1A/2 adm. 26 R. shown in the name of Narayan Garbad Patil as well as land S. No. 196/1B/1 adm. 1 H. 23 R. shown in the name of Laxman Deoram Shinde and S. No. 196/1B/2 adm. 25 R. shown in the name of Narayan Garbad Patil.

b. It is seen from M. E. No. 27773 dt. 16/2/1991 that, as per Govt. Gazzate No. LNA / 13-55/1525-10 dt. 23/2/1956 alongwith order of Collector dt. 26/3/1960, area of canal has been deducted from record of rights of various properties including S. No. 196/1 as per KJP No. 49 of 1977.

c. It is seen from M. E. No. 30339 dt. 19/3/1993 that, land owner Pandurang Deoram Shinde through GPA Chandrakant Trimbak Rajebahaddar have prepared a layout of ceiling free land adm. 20 R. of S. No. 196/1A/1, accordingly said layout has been given S.No. 196/ 1A/1/2/1 to 196/1A/1/2/9.

d. It is seen from M. E. No. 31766 dt. 26/5/1994 that, as per decision of ULC authorities, area adm. 3631.50 sq.mtrs. of S. No. 196/ 1A/1/1 has been declared as excess land, accordingly remark of the same has been taken in other rights column.

e. It is seen from M.E.No.34279 dt.17/4/1996 that, Pandurang Deoram Shinde through GPA Baburao Bagade have prepared a layout which has been approved by NMC Nashik as per Leter Javak No. / Nagar Rachana Vibhag / Final / 425 / 5013 dt. 7/2/1996, N.A. permission has been granted by Collector Nashik as per Order No. Mah/Kaksha 3 /Bi.She.Pa.Kra. /460/1994 dt.9/6/1995, accordingly plots are laid into land and allotted S. No.196/1A/1/1/1 to 196/1A/1/1/8 and S.No.196/1A/1/1/9 shown for DP road Transformer etc.,& remaining part of land has been separated by giving S.No.196/1A/1/1/10.

f. It is seen from record that, Shri. Pandurang Deoram Shinde have applied for N.A. permission for S.No. 196/1A/1/1/10, and

Collector Nashik have granted N.A. permission as per Order No. Mah / Kaksha 3 / Bi.She.Pa.Kra. / 396 / 2010 dt. 28/10/2010.

g. It is seen from M. E. No. 69843 dt. 6/1/2011 that, M/s. Sunrise Group through Partner : Shri. Amrutbhai Joitaram Patel have purchased S. No. 196/1A/1/1/10 from Shri. Pandurang Deoram Shinde with consent of Shri. Nivrutti Pandurang, Vishwanath Pandurang, Trimbak Pandurang, Ramchandra Pandurang and Sumanbai Pandurang Shinde accordingly name of present owner has been entered into record of rights.

h. It is seen from record that, M/s. Sunrise Group through Partner : Shri. Amrutbhai Joitaram Patel have prepared a building plan by utilising TDR adm. 95.00 sq.mtrs. of DRC No. 273 dt. 27/2/2009, the said building plan has been approved by Nashik Muncipal Corporation Nashik as per Commencement Certificate No. LND / BP / Panch / C 1 / 505 / 2888 dt. 8/10/2013 and started construction of building Sunrise Residency Apartment over the said plot.

i. According to the record made available to me, it is seen that, in the office of SRO Nashik 1 and Nashik 2 for the period of last 30 years till the year 2001 some of the record of index entries is in torned condition and some record is sent to the computerised data processing and book binding process. On-Line record of office of SRO Nashik 1 and Nashik 2 for the period of 2002 to 2013 till date is available for search and On-Line record of office of SRO Nashik 3, Nashik 4 and Nashik 5 from the period of 2006 to 2013 till date is available for search, manual documentation is also done in the offices of SRO Nashik 1 to Nashik 5 in case of failure of internet services, therefore, all record is n

not available for search, and during course of investigation of available record, I have not found any adverse entry affecting the title of the said property.

OPINION :

On the basis of the referred documents and subject to search of available record, I am of the opinion that title of N.A. property S. No. 196/1A/1/1/10 adm. 768.50 sq.mtrs. situated at Nashik, within the limits of Nashik Muncipal Corporation, Tal. & Dist. Nashik, is clear and marketable, free from all encumbrances and M/s. Sunrise Group, partner Shri. Amrutbhai Joitaram Patel is entitled to make construction over the said plot & to sell the constructed premises to prospective purchasers.

Nashik.

Dated : 21/1/2014

Advocate

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1) १७४।१४ सर्वसा. ११३ मई.
Gen 113 me.

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place १८।१।१४ दिनांक/Date

Received from अॅड. सुनिल धंजगार

रु./Rs. ७५०/- (रुपये/Rupees सातशे पन्नास मात्र)

on account of

रोखपाल व. लेखापाल
Cashier or Accountant.

सही/Signature
सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

शोध - ३० वर्षे
१९८५ ते २०१४
शोधले - नाशिक
सं. ले. १९६।७४।१४
पहिले ले. यांच्याकडून/
१०