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Mrs. Revati M. Kotwal

ADVOCATE & NOTARY

OFF. A 22, Meghdoot Shopping Centre, Opp. District Court, CBS, Nashik - 422001.

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Date : 21/10/2016

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERNED

Name of the applicants

Shri. Sudhir Bapurao alias Annasaheb More

Shri.Vinayak Satish More

Through G.P.Holder Smt.Shradha S.Patil

Director of Mayuresh Constructions O.P.C. P.Ltd.

Nashik.

All that piece and parcel of the property bearing **S.No.11/1/3/16A** situated at **Nashik** admeasuring area **296.92 sq.mtrs**. owned by **Shri. Sudhir Bapurao alias Annasaheb More and Shri. Vinayak Satish More through G. P. Holder Smt.Shradha S. Patil Director of Mayuresh Constructions O. P. C. P. Ltd** is the subject matter of the title situated at **Nashik** Tal & Dist. Nashik, within the limits Nashik Municipal Corporation Nashik and for the said investigation of title they have placed in my hands the following documents -

1. 7/12 extract and Related Mutation Entries
2. Gift Deed No. 3357/2014
3. Development Agreement No. 3712/2015
4. Layout
5. Building Permission

According to inspection of the documents which are place before me -

1. It appears from that originally S.No.11/1/3 was owned by P.R.Vaishampayan & Sons through Shri. Kashinath Purushottam Vaishamapayan and others .

2. Further it appears that Shri. Kashinath Purushottam Vaishamapayan, Shri. Vishawanath Purushottam Vaishamapayan and Shri. Prabhakar Purushottam Vaishamapayan -the partners of P.R.Vaishampayan & Sons sold to Shri.Shankarrao Vishram Jagtap and Shri.Shantaram Baburao Kadam vide **M.E.No.5898** in the year **1950**.

3. Further it appears that Shri. Shantaram Baburao Kadam sold an area out of H 3.16 R out of S.No.11/1/3/16P to Shri.Shankarrao Vishram Jagtap **M.E.No.6593** in the year **1964**.

4. Further it appears text of **M.E.No.9145** is not readable.

5. Further it appears that Udhamsing Ramsing purchased the land out of S.No.11-1/3/16A and S.No.11-1/3/16B from Shri. Shripat Baburao More, Smt. Shanatabai Annasaheb More vide **M.E.No.9665** in the year **1965.**

6. Further it appears that Enforcement Act 1958 and Indian Coinage Act were applied and Hissa Form No.12 was enforced vide **M.E.No.12378** in the year **1971.**

7. Further it appears that Shripat Baburao More died on 06/08/1992 leaving behind legal heirs as follows-

Sr. No.	Names	Relation
1.	Karbhari Shripatrao More	Son
2.	Ramkrushna Shripatrao More	Son
3.	Tarabai alias Anusaya Tryambak Chaudhari	Daughter
4.	Shantabai alias Suman Rangnath Rajole	Daughter
5.	Nalubai alias Jijabai Janardan Ghotekar	Daughter

As per application, affidavit the names of legal heirs were entered in record of rights of S.No.11/1/3/16A vide **M.E.No.92133** in the year **2014.**

8. Further it appears that Smt.Shantabai Bapurao alias Annasaheb More, Shri. Karbhari Shripatrao More, Ramkrushna Shripatrao More, Smt.Tarabai alias Anusaya Tryambak Chaudhari, Smt.Shantabai alias Suman Rangnath Rajole and Smt.Nalubai alias

Jijabai Janardan Ghotekar executed Gift Deed in favor of Shri.Sudhir Bapurao alias Annasaheb More and Shri.Vinayak Satish More for the area 296.92 sq.mtrs out of S.No.11/1/3/16A which was registered before Sub Registrar Nashik-1 at Sr.No.3357/2014 on 07/04/2014 vide **M.E.No.93373.**

9. Further it appears that Shri. Sudhir Bapurao alias Annasaheb More and Shri.Vinayak Satish More executed Development Agreement in favor of Mayuresh Constructions O.P.C. P.Ltd. through Director Smt.Shradha S.Patil for the area 296.92 sq.mtrs. out of S.No.11/1/3/16A.The Development Agreement was registered before Sub Registrar Nashik-6 at Sr.No. 3712/2015 on 13/07/2015 vide **M.E.No.98193.**

10. Further it appears that Smt.Shantabai Bapurao alias Annasaheb More, Shri. Karbhari Shripatrao More, Ramkrushna Shripatrao More, Smt.Tarabai alias Anusaya Tryambak Chaudhari, Smt.Shantabai alias Suman Rangnath Rajole and Smt.Nalubai alias Jijabai Janardan Ghotekar executed Gift Deed in favor of Shri.Sudhir Bapurao alias Annasaheb More and Shri.Vinayak Satish More for the area 296.92 sq.mtrs out of S.No.11/1/3/16A which was registered before Sub Registrar Nashik-1 at Sr.No.3357/2014 on 07/04/2014

11. Further it appears that Shri. Sudhir Bapurao alias Annasaheb More and Shri.Vinayak Satish More executed Development Agreement in favor of Mayuresh Constructions O.P.C. P.Ltd. through Director Smt.Shradha S.Patil for the area 296.92 sq.mtrs. out of S.No.11/1/3/16A.The Development Agreement was registered before Sub Registrar Nashik-6 at Sr.No. 3712/2015 on 13/07/2015.

12. Further it appears that Shri. Sudhir Bapurao alias Annasaheb More and Shri.Vinayak Satish More executed General Power of Attorney in favor of Mayuresh Constructions O.P.C. P.Ltd. through Director Smt.Shradha S.Patil for the area 296.92 sq.mtrs. out of S.No.11/1/3/16A which was registered before Sub Registrar Nashik-6 at Sr.No. 3713/2015 on 13/07/2015.

13. Further it appears that Commencement Certificate and Building Permission was sanctioned by Dy. Engineer Town Planning Department, Nashik Municipal Corporation, Nashik vide order no. LND/BP/C1/335/1473/15 on 16/09/2015.

14. Further it appears that Collector Nashik passed an order about layout of building development in respect of the said S.No. and thereby asked the purchasers of the plot for applying individually for N.A.Permission vide order no.LND/559/Nashik dt.18/05/1950.

15. Further it appears that ADTP Town Planning Department NMC Nashik has issued a letter to Collector of Nashik vide no. ADTP/Panchavati/430/2015 dt.20/10/2015 and thereby informed that applicants are changing the use of property and the permission should be in accordance with the residential building permission and for which NOC from Collector of Nashik is required.Thus required papers and affidavits are submitted by the owner.

16. Further it appears that No Objection Certificate for N.A Permission for the area 296.92 sq.mtrs. was issued by Collector Nashik vide order no. Mah/Kaksha-3/4/N.A.152/2015 dt.29/03/2016. Thereby the applicant had paid the Conversion Tax with Treasury of Nashik on the receipt dt.19/10/2016.

CONCLUSION :

After persuing all above said records and related papers , I am of the opinion that piece and parcel of the property bearing **S.No.11/1/3/16A** admeasuring area **296.92 sq.mtrs.** is owned by **Shri. Sudhir Bapurao alias Annasaheb More and Shri.Vinayak Satish More through G.P.Holder Smt.Shradha S.Patil Director of Mayuresh Constructions O.P.C. P.Ltd** at **Nashik** Dist. Nashik, is clear and marketable title and free from any encumbrances and charges.

Nashik

Date : 21/10/2016

Mrs.R.M.Kotwal

Advocate

R. M. KOTWAL
Advocate & Notary
A-22, Meghdoot Shopping Centre
Opp. District Court, Nashik