

NITEEN S. MAHAJAN
ADVOCATE
B.COM. L.L.B.

Office :- 410, Building no.1, Maruti Chambers, District Court Compound, Nashik., 422 001. Cell No. 98901 68014.

TITLE CERTIFICATE & SEARCH REPORT

To,

The Branch Manager,

The Jalgaon Peopels Co-oprative Bank Ltd.,

Nashik Branch., Nashik.

Respected Madam,

1.	Name and Address of the Branch to whom the title report is given	Nashik Branch, Nashik.,
2.	Name of the Account and details of the Borrower	M/s. New Sairam Construction
3.	Full Description of the Property NATURE OF IMMOVABLE PROPERTY	Plot No.18 & 19 having area 649.95 &545.56 Sq..Mtrs. each respectively i.e. total area 1195.51 Sq.Mtrs.
	i. Survey No.	
	ii. Hissa No.	-
	Gat No.	99+ 100[D/2/B
	iii. Town Survey No.	-
	iv. Khasra No.	-
	v. Patta No.	-
	vi. Vii. Khate No.	-

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	vii. Plot No. (Local name of the field as applicable including sub divisions should be mentioned)	18 & 19 having area 649.95 Sq. Mtrs. & 545.56 Sq. Mtrs., each i.e. total area 1195.51 Sq. Mtrs.
	3.3 Number / identification details as per building map/ plan	
	3.4 Extent of the property	
	3.5 Name(s) of the Owner(s)	Mr. Pramod Vasudeo Zambre.
	3.6 Nature of ownership	Freehold Property
	4. Tracing of title	Given under this table
	5. Title deeds/ documents details under which ownership is acquired	As per Sale Deed No 6383/2013 dtd. 22/7/2013
	6. List of encumbrances	No encumbrances seen.
	7. View of encumbrances	Not Applicable
	8. Regulatory Issues:	Clearly provide • Whether the property is affected by land ceiling Law – No. • Whether the property is affected by Land fragmentation Law – No. • Whether the property is affected by Forest Law – No. • Whether the property is affected by Planning Law – No. • Whether the property is affected by Urban Land ceiling Law – No. • Whether the property is affected by rent restriction/control Law – No. • Whether the property is affected by Environment Law – No. • Whether the property affected by user restriction under Municipal/revenue Law. – No. • Any other regulatory issue relating to property such as requirement of permission from development authority under law relating to industrial parks – No. • Any other regulatory issue relating to property such as requirement of permission from Development Authority

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		under law relating to industrial parks - No. The property is not subject to any regulatory issues, since nothing above is applicable.
9.	View of regulatory hurdles	Not applicable since no regulatory issues seen.
10.	List of documents/ deeds provided to the Advocate and perused by him	As per documents mentioned below
11.	List of document found out, while examining the deeds as above and in the search in the above and in the search in the offices of registrar/ revenue authorities affecting the property and examined	As per available record, No adverse documents found during the search
12.	List of further documents called for, examined and perused.	No
13.	Whether the documents examined are duly stamped as per Stamp Act.,	YES
14.	Whether the Registration endorsement are in order	YES
15.	Certificate of examination	The Advocate has to give certificate as follows :- "This is to certify that I have examined the documents required for giving the title clearance certificate and do not find that transaction under the documents sham and fictitious".
16.	Certificate of Title	" This is to certify that the title of the property of the borrower is clear and marketable, if the following acts/deeds are done or caused to be done:- The requirements are as specified herein below at the end of this Title Certificate.
17.	List of documents to be deposited for creating the mortgage by deposit.	As specified herein below at the end of the Title Certificate.
18.	Any other suggestion or Advice to protect the security interest of the Bank.	As specified herein below at the end of the Title Certificate

History of the property:-

1. In 1978 land having Gat No.99 admeasuring area 3 Hector 97 Are was owned & possessed by Mr .Gajiram Shivaji Kale & land having Gat.No.100 admeasuring area 3 Hector 82 Are was owned & possessed by

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Mr.Jagganath Murlidhar Bhandure , Durganath Murlidhar Bhandure,
 Namdeo Murlidhar Bhandure , Chandrakishor Murlidhar Bhandure ,
 Mukunda Jagganath Bhandure, Shakuntala Balasaheb Wagh & Lata
 Shankarrao Kale.

2. M.E. No. 844 was made and certified to show that by application dated 7/8/1980 by Mr.Jagannath Murlidhar Bhandure names of Durganath & Namdeo Murlidhar Bhandure were inserted as they were having possession of 1/3rd share in Gat.No.100.
3. M.E. No.1052 was made and certified to show that Asstt. Consolidation Officer submitted Form No.12 vide his order dtd 1.5.1982 & as per the said order Gat No.99 & 100 has been corrected as Gat.No.99 admeasuring area 4 H.00 R. & Gat.No.100 admeasuring area 3 H.85 .
4. M.E.No.1267 was made and certified to show that as per orders of Tahsildar dtd.17.10.1983 ,out of Gat.No,100 land admeasuring 2 H.67 R. was converted to N.A. use & numbered as Gat No.100/A,B & C & remaining land admeasuring 1 H.18 R. was numbered as Gat.No.100/D.
5. M. E. No. 1612 was made and certified to show that, charge of bail-tagai of Mr.Gajiram Shivaji Kale has been deleted from the record of right of Gat. No.99 as per the order of Tahasildar, Nasik vide No. Tagai/Washi/ 172/89, dtd.20.2.1989.
6. M. E. No. 1697 was made and certified to show that landholder Mr. Durganath Murlidhar Bhandure died on 23.3.1983 at Satpur, name of his legal heirs i.e. Sons- Pramod & Balu , Daughter- Sushila & Widow- Kamalabai, were taken on record of Gat No.100/D, name of daughter was mutated in the other right column of the property.
7. M. E. No. 1888 was made and certified to show that landholder Mr.Gajiram Shivaji Kale died on 11.5.1992 & name of his legal heirs i.e. Widow- Sonubai, Sons-Uttam, Dilip ,Vilas & daughters-Indubai, Leelabai, Mandabai were taken on record of right of Gat.No.99, name of daughters were written in other right column of property & name of Uttam was written as natural guardian of Vilas Kale.
8. M.E.No. 1964 was made and certified to show that landholder Mr.Namdeo Murlidhar Bhandure died on 7.7.1992 & names of his legal heirs i.e. Sons- Subhash, Vijay, Gorakh ,Daughter-Kavita & Widow-Heerabai were taken

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on record of Gat.No.100/D, as Vijay & Kavita were minors , name of Heerabai was shown as their natural guardian.

9. M.E.No.2183 was made & certified to show that, there were some orders from Dy. Director, Land Record & also from Secretary , Revenue Dept. in respect of Gat. No .99 & 100 ,however orders from these authorities are under challenged before Hon'ble High Court vide Civil WP No.8010/1995 & in the said petition a Civil application was filed bearing No.4930/95.In the said Civil application, stay order is passed against the order of Govt.& it was directed not to implement the said order till the further order.
10. M.E.No.3235 was made & certified to show that Mr.Pannalal Dhondiram Lohade recorded Lise-Pendency Notice, in the office of Sub-Registrar, Nasik 1 for the area 00 H.40 R. situated at south-northern corner of the Gat.No.99.
11. M. E. No. 3239 was made and certified to show that , charge of society loan of Rs.10,000/-was deleted ,as per the letter of society, from Gat.No.100/D.
12. M. E. No. 3319 was made & certified to show that , the record of properties has been corrected as per the order of T.I.L.R.,No.S.R.-468/98, dtd.23.4.1998,It appears that WP No.4930/95 decided on 25.11.1997,as per the said order the area, assessment & holder of the land of Gat.No.100/A,B & C are not changed, the order is only for the purpose of change of the holder of Gat.No.100 /D.
13. M.E.No.3367 was made & certified to show that, as per the circular of Govt. of Maharashtra & Forest Division, mumbai No.1498/184/L-6, dtd.19.3. 1998 , name of the daughters muted in other right column of record of the property has been re-written in the owners/possession column of the property.
14. M.E.No.3389 was made & certified to show that M/s. Bhikubai Land Developers & Builders Pvt. Ltd. through it's Director Mr. Sunil Kisanrao Bagul has purchased the property admeasuring area 1 H.18 R. of Northern side of property out of total area of Gat.No.99 & 100/D from Mr.Uttam Gajiram Kale & others, said sale deed was duly registered in the office of Sub Registrar, Nasik at Sr.No.6514/1998,as per the record said land was numbered as Gat.No.99+100/D/1 & remaining land admeasuring 4 H.00 R was numbered as Gat.No.99+ 100/D/2.

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15. M. E. No. 3454 was made & certified to show that, Mr. Uttam Gajiram Kale has given application along with the injunction order of Civil Judge, Senior Division, Nasik & as per the order of Court, the court has given injunction /stay that not to change in the area of Gat.No.99+100/D & said remark was noted.
16. M. E. No. 4364 was made & certified to show that, as per the M.E.No. 3454, stay order of the CJSD, Nasik was muted in the records of property as per the application of Mr. Uttam Gajiram Kale, but in that suit Mr. Jayant Sanap has filed suit only for area admeasuring 2 Hecter, but in M.E.3454 the area 2 Hecter was not written, therefore for mutation of area 2 Hecter against the said remark.
17. M.E.No.4365 was made & certified to show that Mr. Pannalal Dhondiram Lohade has purchased the land 00 H.40 R. of Gat.No.99+ 100\D\2 from Mr.Uttam Gajiram Kale & others, said sale deed was duly registered in the office of Sub. Registrar, Nasik at S.No.1126/2001 dtd.24.1.2001
18. M.E.No.6919 was made & certified to show that Mr. Dilip Motiram Nere has purchased 1 H 56 R.+ Pk 00 H.04 R .i.e. 1 H.60.R from Mr. Uttam Gajiram Kale & others, said sale deed was duly registered in the office of Sub. Registrar, Nasik .
19. M.E.No.8088 was made & certified to show that, Mr. Dilip Motiram Nere has got sanctioned the layout plan on above land from the Asst. Director of Town Planning Nasik Munciple Corporation , Nasik vide his letter No. O.N./Nagar Rachana Vibhag/Final/Satpur/B 2/03/09 dtd.8.6.2009. & Collector of Nasik has sanctioned the N.A. permission for area admeasuring 13962 Sq. Mtrs. vide his letter No. Mah./Kaksh-3/N.A.P.K.. /319/2008 dtd.6.1.2009. ,& accordingly said Gat. No. was divided into various plots & numbered as Gat.No.99+100/D/2/B.
20. M.E.No.12656 was made & certified to show that Mr.Uttam Gajiram Kale has recorded Lise Pendency Notice, in the office of Sub. Registrar, Nasik 2 at S.No.3084/2013 dtd.22.3.2013 regarding Plot No.16 to 19 & 33 out of Gat No.99+ 100/D/2/B & accordingly the remark " Pending in Court " was recorded in the other right column of record of right.
21. M.E.No.12792 was made & certified to show that, as mentioned above in M.E.No.12656, remark has been taken as " Pending in Court" in the other right column of 7/12 extract of Plot No.16 to 19 & 33 out of Gat.No.99+100/D/2/B.

Handwritten signature/initials

However, in the said Regular Civil Suit No.97/2013, pursis has been filed by the plaintiff ~~_____~~ in the said suit, accordingly Hon. Court has decided said suit on 8.7.2013.

As per the order of the said Court, the remark "Pending in Court" has been deleted from the other right column of said Plot No.s 18 TO 19 & 33 out of Gat.No.99+100/D/2/B.

22.M.E.No.12871 was made & certified to show that Mr. Pramod Vasudeo Zambare has purchased Plot No.18 & 19, out of Gat No.99+100/D/2/B from Mr. Dilip Motiram Nere, the said sale deed was duly registered in the office of Sub.Registrar, Nashik 3 at S.No.6383/2013 dtd.22.7.2013, & as per application dtd.17.8.2013 the name of purchaser was inserted in the owner's column of record of right.

Besides the above following documents are shown to me

- I. 7/12 extracts and mutation entries for last 30 years.
- II. Xerox of N.A. permission Bearing No. BSPK/319/2008 dtd. 6/1/2009.
- III. Xerox of Sanction of final Layout order
- IV. Xerox of Sale Deed between Mr. Pramod Vasudeo Zambare and Mr. Dilip Motiram Nere which was duly registered Sr. No. 6383 /2013 dtd 22/07/2013 in the office of Sub-Registrar, Nashik 3.

As per search taken from the record made available to me in the various offices of Sub - Registrar, Nashik, from the year 1984 - 2013 vide receipt No. 0148371 dtd. 3/10/2013, I found that some of the records of index entries are not available due to the torn conditions, some pages are missing and some pages are not in legible conditions.

During the process of search and subject to available record, its present condition, no adverse entry affecting title of Mr. Pramod Vasudeo Zambare to said plot is seen.

From the above observation I am of the opinion that the title of subject property which Mr. Pramod Vasudeo Zambare has acquired is clear, marketable and without any encumbrances and charges.

Nashik

Date : 6/11/2013



Niteen S. Mahajan
Niteen S. Mahajan
Advocate.

नोंदणी ३९ म.
Regn. 39 m.

दिनांक 31/01 सन 2013

~~21/01/2023 (3000)~~

निमि मोहर. १६५१

इतर को (मागील जनादरी)

गुणक
गट न ए 1400 B
शिव बाबा
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रोजी तयार होईल व

नोंदणीकृत डाकेने ~~प्राप्त~~ वली जाईल.

या कार्यासिध्यावृत्तयेन धेईल.

सह. मुख्य निबंधक निबंधक वर्ग-२

नावे नोंदणीकृत डाकेने पाठ्यशास्त्र-१.

हवाली करावा.

सादरकर्ता

0148371 इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दस्तऐवज परत केला.