

**:: TITLE OPINION REPORT ::
: TO WHOMSOEVER IT MAY CONCERN :**

(I) DESCRIPTION OF PROPERTY :-

All that piece or parcel of **Dhnyandhruv** project on **Plot No. 15**, area plot admeasuring **278.81 Sq. Mtr.**, in **Survey No. 91/1**, situated at **Gangapur**, registration and Sub-registration Tal. and Dist. Nashik.

**II) NAME OF THE OWNER / HOLDER OF SAID
PROPERTY :-**

Mr. Kamlesh Nana Kothawade

R/o. Gangapur, Nashik.

(III) DOCUMENTS PRODUCED BEFORE ME FOR INSPECTION -

- 1) Copy of 7/12 extracts and Mutation Entries.
- 2) Copy of Sale Deed.
- 3) Copy of N. A. Order.
- 4) Copy of Other related papers.

IV) OBSERVATIONS & FINDINGS :-

As per the request of **Mr. Kamlesh Nana Kothawade**, I had investigated into the title of above said property. For that purpose, I had perused the above said Revenue records and other related papers and my observation and findings are as under:-

01) It appears from records that the said layout was finally approved by Chief Officer, Nashik Municipal Corporation, Nashik by their Final Approval Letter on dated 06/07/1981, vide letter No. RP/Gangapur/2044.

02) It appears from records that for the said land the Collector of Nashik has given permission for Non Agricultural Use permission was obtained on dated 25/05/1983, vide letter No. N.A./SR/699/82, by regularizing the on Agricultural use.

03) It appears from Mutation Entry No. 2277 that Mr. Balasaheb Anandrao More has purchased Plot No. 15, admeasuring area 278.81 Sq. Mtr., in Survey No. 91/1 from Mr. Shailesh Hari Kute by registered Sale Deed dated 21/08/1981, Regd. at Sr. No. 03656.

04) It appears from Mutation Entry No. 9917 that Mr. Kamlesh Nana Kothawade have purchased Plot No. 15, admeasuring area 278.81 Sq. Mtr., in Survey No. 91/1 from Mr. Balasaheb Anandrao More by registered Sale Deed dated 23/01/2007, Regd. at Sr. No. 00610.

05) It appears that, Mr. Kamlesh Nana Kothawade has prepared a building plan on Plot No. 15 which was sanctioned from Nashik Municipal Corporation by their Commencement Certificate dated 27/05/2016, vide letter No. LND/BP/B1/684/58.

On the basis of mutation entries & documents for last 13 years, it appears that there is no encumbrance and no defect in title whatsoever either in land from the documents verified the list of which mentioned herein above, that the title of the respect of the said property i.e. **Dhnyandhruv** project on **Plot No. 15**, area plot admeasuring **278.81 Sq. Mtr.**, in **Survey No. 91/1**, situated at **Gangapur**, registration and Sub-registration Tal. and Dist. Nashik and the said property is clear, marketable and without any encumbrances whatsoever.



**MILIND
MADHAV
DHOPAVKAR**

**ADVOCATE
B.COM.,L.L.B.**

**OFF. :
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**RESI.:
'SUYASH', PLOT NO.3,
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**milind_dhopavkar@yahoo.com
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This Title Clearance Report is issued only upon the strength of the papers / documents produced before me (no public notice was issued for the title verification) by **Mr. Kamlesh Nana Kothawade**.

Nashik.

Date:- --/08/2017



**(M. M. DHOPAVKAR)
ADVOCATE**