Ratna Ramnath Mahale through their General Power of Attorney holder Shri. Davindarsingh & Shri.Harpalsingh Sukdeo Bajwa & Rajan Dixit. The said Sale deed was registered with Sub-Registrar,Nashik-5 at Sr.No.2449,t.17-04-2009. In other rights column of 7/12 extract of the said property,the name of Developer was entered. But Developer & property purchaser were the same person, hence name of Developer has deleted from other rights column.

**This fact is Evident from M.E.No.14430 dt.19-05-2009**

10] On 01-10-2009 M/s.S.R.Construction partnership firm through its partner Shri.Rajendra Ramchandra Bagad, Shri.Sunil Puroshattam Gavande, Shri.Sunil Madhav Sawant has been obtained loan facility from Vishwas Co-op Bank Ltd. Nashik, Br-Swarkar Nagar, by mortgaging area admeasuring H 2.04 R out of S.No.290/1+2+3+4(p). Hence charge was created on the property.

**This fact is Evident from M.E.No.14935 dt.26-10-2009**

11] At village Pathardi for S.No.290/1+2+3+4, Hissa No. 6,7,8 were again admeasured & hissa form No.12 were applicable as per following way & by order of Tahasildar, Nashik,letter No. Adhi/Abhi/Kavi/115/2010, dt.15-01-2010 & Taluka Supridentof Land record Office, Nashik vide their letter No.Pot Hissa No./2010,dt. 08-01-2010, changes were made in record.

**Position after Hissa form No.4,11 & 12 were applicable**

| S.No. | Hissa No. | Area H R | Owner |
|---|---|---|---|
| 290/1+2+3+4/ 8 | 1 | 1.83 | Sanjay P. Gavande & others 12 |
| | 2 | 2.04 | 1) Rajendra Ramchandra Bagad<br>2) Sunil Puroshattam Gavande<br>3) Sunil Madhav Sawant |

**This fact is Evident from M.E.No.15389 dt.03-02-2009**

Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE & NOTARY
ff. : Chamber No. 224 / 2, District Court, Nashik - 422002
esi. : Flat No. 101-E-Wing, Rushiraj Harmony, Near Gangapur Police Station, Gangapur Road, Nashik-422 013. • Cell : 98222 15150

12] Shri.Rajendra Ramchandra Bagad, Shri.Sunil Puroshattam Gavande, Shri.Sunil Madhav Sawant has been prepared Layout on area admeasuring 1858 Sq.Mtr. out of S. No.290/1+2+3+4/5/2. The said layout is finally approved by Assistant Director,Town Planning, Nashik Municipal Corporation vide their letter No.Town Planning Dept/Final/ Cidco/B-5, dt. 05-06-2012.As well as said property is converted in Non-Agricultural use,vide order of Collector, Nashik No.Maha/KAKSHA-3/4/N.A.Lett.No./519/ 2010 Nashik, dt.29-07-2011.As per said orders plots were separated & 7/12 extract of plots were formed as per following way,

| S.No. | Hissa No. | Plot No. | Area Sq. Mtr |
|---|---|---|---|
| 290/1+2+3+4/5/2 | 4 | 4 | 809 |
| | 5 | 5 | 812.77 |
| | 6 | 6 | 1003.30 |

Owner- Shri.Rajendra Ramchandra Bagad, Shri.Sunil Puroshattam Gavande, Shri.Sunil Madhav Sawant

**This fact is Evident from M.E.No.20140 dt.09-07-2012**

13] On 01-10-2009 Shri.Rajendra Ramchandra Bagad, Shri.Sunil Puroshattam Gavande, Shri.Sunil Madhav Sawant were availed loan facility from Vishwas Co-op Bank Ltd.by mortgaging Plot No.1 to 10 out of area admeasuring H 2.04 R out of S.No.90/1+2+3+4/8 laying & situated at village Pathardi.

As per application of Mortgagor, Mortgagee bank were released Plot No.2 to 10 & created whole charge of bank on plot No.1. Hence executed with Sub-Registrar,Nashik-3 at Sr.No.4701.

**This fact is Evident from M.E.No.20220 dt.23-07-2012**

Regd. No. 49802

14] On 24-10-2012 M/s.Ravindra Developers Pvt.Ltd. through Director Shri.Ravindra Sudam Patil purchased Plot No.4 area admeasuring 809 Sq.Mtr. out of S.No.290/1+2+3 +4/8/2/4, Plot No.5 area admeasuring 812.77 Sq.Mtr.out of S.No.290/1+2+3+4/8/2/5, Plot No.6 area admeasuring 1003.30 Sq.Mtr.out of S.No.290/1+2+3 +4/8/2/6 by registered sale deed from Shri.Rajendra Ramchandra Bagad, Shri.Sunil Puroshattam Gavande, Shri.Sunil Madhav Sawant. Said sale deed is registered with Sub-Registrar, Nashik-3 at Sr.No.10225.

**This fact is Evident from M.E.No.20981 dt.02-01-2013**

15] M/s.Ravindra Developers Pvt.Ltd. through Director Shri.Ravindra Sudam Patil owned & possessed Plot No. 4,5 & 6 out of S. No. 290/1+2+3+4/8/2/4 from village Pathardi. The owner had made an application for amalgamation of plot No.4,5 & 6 to Town planning Department,Nashik. Accordingly Executive Engineer, Town Planning Department, Nashik Municipal Corporation,Nashik vide their letter No. LND/ BP/CD/35/79/830, dt.15-05-2013 and Revised commencement had issued vide letter No. LND/ BP/ B5/ 256/5245, dt.28-12-2016 & permission for amalgamation of plots were sanctioned. Hence effect of amalgamation of plots were taken on 7 /12 extract of the property.

**This fact is Evident from M.E.No.21698 dt.01-08-2013**

16] I have taken search with Sub-Registrar,Nashik vide receipt No.378, dt.09-01-2017 relating to the subject property. As records with Sub-Registrar is in torn condition and some records are not available for search,hence I have not found any entry relating to the said property.

## OBSERVATION

On perusal of above documents & during study of all records , I have find that the property in question, i.e. Plot

Anuradha Mogal Patil
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No. 4+5+6 total area admeasuring 2625.07 Sq.Mtr.out of S. No. 290/1+2+3+4/8/2/4 laying & situated at Village Pathardi, is clear, marketable and transfer up to the present owner.

## TITLE REPORT

In view of & subject to the above observation from all the above papers & documents shown to me, I certified that the said property in question is **clear, Marketable & free from all encumbrances.**

Thanking You,

Your's faithfully,

10/1/17

**(Anuradha Mogal Patil)**

**Advocate & Notary**

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ANURADHA MOGAL PATIL Regd. No. 49302 ADVOCATE