Pandharinath M. Aghav
M.Com. LL.B, Advocate
Off. Chamber No. 126/1, Maruti Chamber, District Court, Nashik – 2.
Cell No. 9822645271

Date: 05/11/2016

TITLE REPORT

To Whom It May Concern:

I) Description of Property :-

All that piece and parcel of Non-Agricultural Plot of land bearing Plot No. 25 total area admeasuring 285.00 Sq. Mtrs. Assessed at Rs. 151.85 Paise (City Survey No. 1413 and Plot No. 26 total area admeasuring 285.00 Sq. Mtrs, Assessed at Rs. 151.85 paise (City Survey No. 1414) Survey No.298/2B/2/25 and Survey No. 298/2B/2/26 which is situated at Village Pathardi, within the limits of Municipal Corporation, Registration & sub-Registration Tal and Dist Nashik, and which is collectively bounded as under:

East	:	Plot No. 24
West	:	Plot No. 27
South	:	Survey No. 299
North	:	9 .00 Meter Colony Road

With right to use colony road together with right of ownership.

II) Name of the owner/holder of said property :-

Mr. Laxman Eknath Gomase
R/o: Flat No. 403, Sanskruti Vishwa Apartment, Wasan Nagar, Pathardi Phata, Nashik-422009

III) Observation and findings :-

As per the request of Mr. Laxman Eknath Gomase, I have verified into the title of above said plot property. For that purpose I have perused the concerned available revenue records and other related papers/permissions etc. for last 30 years and my observations and findings are as under:-

1) As per M. E. No. 2735 shows that originally Survey No. 298/2b was owned by Mr. Kacharu Yasu Donde.

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2) M.E. No. 2747 dated 17/05/1970 shows that, the Government of Maharashtra has implemented the Enforcement Act 1958 & Indian Coinage Act in the state and Decimal system was introduced and Hissa Form No. 12 were changed accordingly.

3) M.E. No. 4657 shows that the owner of S. No. 298/2b of village Pathardi as prepared a lay out plan and after its submission the same is approved by Nashik Municipal Corporation vide its letter No. LND/WS/Tent./layout/889 dated 22/03/1983 and Final Lay Out was sanctioned vide letter No. Final/47/2004 dated 30/07/2004.

4) The Collector has granted necessary N.A. permission vide its order No. RBD/-III/LNA/SR-424/1983 dated 11/10/1983 and N. A. order No. MH/KASHA-3/N.A.P. No. 4/302/2004 dated 12/05/2005. By virtue of said permission, the land was led into various plots including above said Plot No. 25 and 26 and those are shown in the name above said land owner.

5) M.E. No. 5258 dated 30/09/1991 shows that 1. Mr. Kacharu Yashu Donde and other 6, No.1 for himself and No. 2 to 7 through G.P.A. holder Mr. Rajendrakumar Mafatlal Shaha sold N.A. Plot No. 25 to Dr. Satish Sadashiv Udare (Kadare) vide sale deed dated 14/08/1990 which is registered in the office of sub-registrar Nashik-2 at Sr. 5708/1990 and hence the name of said purchaser was entered into owners column of record of rights.

6) M.E. No. 5258 dated 30/09/1991 shows that 1. Mr. Kacharu Yashu Donde and other 6, No.1 for himself and No. 2 to 7 through G.P.A. holder Mr. Rajendrakumar Mafatlal Shaha sold N.A. Plot No. 26 to Mr. Ramkrushna Dattatrey Mule vide sale deed dated 14/08/1990 which is registered in the office of sub-registrar Nashik-2 at sr.

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5709/1990 and hence the name of said purchaser was entered into owners column of record of rights.

7) M.E. No. 17989 dated 30/04/2011 shows that Dr. Satish Sadashiv Udare (Kadare) sold the said property Plot No. 25 to 1. Bhausaheb Fakira Dhongade, 2. Khanderao Shivram Zankar vide sale deed which is registered in the sub registrar office Nashik-2 at Sr. No. 5243/2011 dated 27/04/2011 hence the name of said purchaser is entered into owner column of record of rights of said plot.

8) M.E. No. 17990 dated 30/04/2011 shows that Mr. Ramkrushana Dattatraya Mule sold the said property Plot No. 26 to 1. Bhausaheb Fakira Dhongade, 2. Khanderao Shivram Zankar vide sale deed which is registered in the sub registrar office Nashik-2 at Sr. No. 5242/2011 dated 27/04/2011 hence the name of said purchaser is entered into owner column of record of rights of said plot.

9) M.E. No. 18487 dated 04/08/2011 shows that 1. Bhausaheb Fakira Dhongade, 2. Khanderao Shivram Zankar sold the said property Plot No. 25 and 26 to M/s V. R. Developers Partnership Firm through Partner 1. Riki Punwani, 2. Varun A. Gambhir vide sale deed which is registered in the sub registrar office Nashik-1 at Sr. No. 6479/2011 dated 29/07/2011 hence the name of said purchaser is entered into owner column of record of rights of said plots.

10) M.E. No. 24193 dated 07/05/2016 shows that M/s V. R. Developers Partnership Firm through Partner 1. Riki Punwani, 2. Varun A. Gambhir sold the said property Plot No. 25 and 26 to Mr. Laxman Eknath Gomase vide sale deed which is registered in the sub registrar office Nashik-5 at Sr. No. 2928/2016 dated 06/05/2016 hence

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the name of said purchaser is entered into owner column of record of rights of said plots.

11) Record further shows that Mr. Laxman Eknath Gomase is desirous to construct a building for residential purpose in the name and style as **Samruddhi Heights Apartment** and they have prepared a building plan and after its submission the same is approved and sanctioned by Executive Engineer (Town Planning), Nashik Municipal Corporation, Nashik for residential purpose and issued necessary building permit and Commencement Certificate No. LND / BP / B-5/186/440 dated 26/10/2016

12) Apart from the above observations, I have carried out search in the Index-II registers kept at Sub-Registrar Class-II, Nashik for last 30 years i.e. from 1987 to 2016 vide Receipt No. 18011 dated 13/10/2016 and I have not come across in adverse entry affecting the title of Mr. Laxman Eknath Gomase over above said N.A. Plots No.25 and 26 admeasuring 285.00 Sq. Mtrs. each.

After perusing all the aforesaid available revenue records and other related documents, papers /permissions etc. mentioned hereinabove together with search taken at the office of Sub-Registrar Nashik for last 30 years, I am of the opinion that Mr. Laxman Eknath Gomase is having a clear, legal & marketable title over above said N.A. Plot No.25 and 26 admeasuring 285.00 Sq. Mtrs each out of Survey No. 298/2B/2/25&26 situated at Village Pathardi, Tal & Dist Nashik and which is free from any encumbrances /charges of whatsoever nature.

Hence this Title/Search Report.

Place : Nashik
Date : 05/11/2016

(P. M. AGHAV)
Advocate

Adv. P M. AGHAV
M.Com. LL.B
126/1, Maruti Chambers
Dist Court, NASHIK

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