



MUKUND R. ODHEKAR

B.COM. LLB, ADVOCATE

SHIVDURGA S.NO. 575, PLOT NO. 3, DR. HOMI

BHABHA NAGAR, NASHIK 422004

M.NO. 9325668069

Date :- 14/11/2017

Title Serach Report

To,

**MONIKA CONSTRUCTION THROUGH PROPRIETOR
JAGDISH B. KOTHIYA**

R/at: Nashik

SUBJECT :- Title Clearance Certificate in respect of Plot No. 13 & 14 total admeasuring 504.00 sq.mtrs, & Plot No. 16 & 17 total admeasuring 690.00 sq.mtrs. out of Survey No.330/1 TO 7/2/3 Situated at Village PATHARDI [CTS No. 8091 & 8092 admeasuring 252.00 sq.mtrs & 236.2 sq.mtrs.] within the limits of Muncipal Corporation, Urban agglomeration, Registration & Sub regn. Tal. & Dist. Nashik bounded as under:

Plot No. 13 & 14

On or towards East : Survey No. 330/1 to 7/2
On or towards West : Plot No. 12
On or towards South : 6 mtrs colony road
On or towards North : 9 mtrs colony road

Plot No. 16

On or towards East : 6 mtrs. Colony Road
On or towards West : Plot No. 17
On or towards South : Open Space
On or towards North : 9 mtrs colony road

Plot No. 17

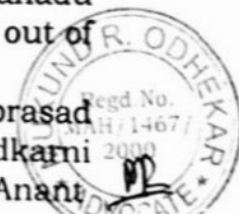
On or towards East : Plot No. 16
On or towards West : Plot No. 18
On or towards South : Open Space
On or towards North : 9 mtrs colony road

Observations & findings

As per request of **MONIKA CONSTRUCTION THROUGH PROPRIETOR JAGDISH B. KOTHIYA** R/at Nashik I had investigated into the title of abovesaid N.A. Plots For that purpose, I had perused the abovesaid Revenue records and other related papers and my observations & findings are as under:-

M.E. No. 4959 goes to show that Sahadu Gajiram Lone became the sole owner plot No. 14 out of Survey No. 330/1 to 7/2/13

M.E. No. 4960 goes to show that Saiprasad Anant Nadkarni and Rekha Saiprasad Nadkarni through his power of attorney holder Saiprasad Anant





Nadkarni purchased plot No. 14 out of Survey No. 330 by registered sale deed dated 21/10/89 registered at Sr.No. 7092 at Sub Registrar office Nashik

M.E. No. 9869 goes to show that Saiprasad Anant Nadkarni and Rekha Saiprasad Nadkarni through G.P.A. Holder Saiprasad Anant Nadkarni Purchased plot No. 14 Hemant Madanlal Parakh on 14/02/2005 by registered Sale Deed which was registered at Sr.No. 811/2005

M.E. No. 9870 goes to show that Uday Narayan Joshi & Ujwala Uday Joshi Purchased Plot No. 13 Aksay D. Deshmukh on 14/02/2005.

M.E. No. 12230, goes to show that, said M/s. Gajara Associates Through Partner Hemant Madanlal Parakh & Aksay D. Deshmukh have mortgaged said land S.No. 330/1 to 7/2/3 with The Nashik Marchants Co.Op. Bank Ltd for Rs. 50,00,000/- by registered Mortgage Deed which was registered at Sr.No. 7119/2007 on 4/8/2007 and hence the name of said Bank was entered into holders coloumn of R/R of said land and the names of said holders were entered into Other Rights coloumn of R/R of said land.

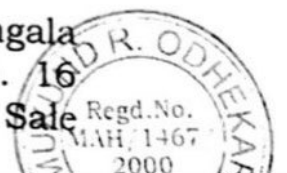
M.E. No. 12500 dt. 18/10/2007 goes to show that, said M/s. Gajara Associates Through Partner Hemant Madanlal Parakh & others has made Declaration of Rs. 50,00,000/- in favour of The Nashik Marchants Co.Op. Bank Ltd hence the entry of said Bank is deleted from the R/R of said land S.No. 330/1 to 7/2/3/13 Plot No. 14. by registered Relieas Deed 9571/2007 dt.16/10/2007

M.E. No. 12658 dt. 20/11/2007 goes to show that Hemant Madanlal Parkah Purchased plot No. 14 Arun Pandit Joshi on 19/11/2007 by registered Sale Deed

M.E. No. 13410 dt. 03/5/2008 goes to show that, said M/s. Gajara Associates Through Partner Hemant Madanlal Parakh & others has made Declaration of Rs. 50,00,000/- on 15/4/2008 in favour of The Nashik Marchants Co.Op. Bank Ltd hence the entry of said Bank is deleted from the R/R of said land S.No. 330/1 to 7/2/3/13 Plot No. 13.

M.E. No. 13754 dt. 15/07/2008 goes to show that Aksay D. Deshmukh Purchased plot No. 13 Arun Pandit Joshi on 05/07/2008 by registered Sale Deed 4808/2008 .

M.E. No. 9871 goes to show that, Mangala Prakash Godbole & Others Purchased Plot No. 16 Chandrakant Nemichand Parkah by registered Sale Deed



M.E. No. 9872 goes to show that, Neha Vinay Joshi Purchased Plot No. 17 Dilip J. Racca by registered Sale Deed

M.E. No. 17581 on 15/02/2011 goes to show that Arun Pandit Joshi Plot No. **13 & 14**, Chandrakant Nemichand Parkah Plot No. **16 & Plot No. 17** Dilip J. Racca Purchased by **MONIKA CONSTRUCTION THROUGH PROPRIETOR JAGDISH B. KOTHIYA** by registered Sale Deed Plot No. **13 & 14 599/2011 on 13/01/2011** & Plot No. **16 & 17** registered Sale Deed No. **527/2011 & 528/2011 on 13/01/2011 NSK-3**

It further appears that Accordingly **MONIKA CONSTRUCTION THROUGH PROPRIETOR JAGDISH B. KOTHIYA** has got Sanctioned a building Plan on the said Plot No. **16+17** from Exective Engineer Town Planning, Nasik Municipal Corporation Nasik Commencement Certificate No. LND/BP/B-5/15/382 dt.20/04/2017 & Revised Commencement Certificate No. LND/BP/B-5/245/8327 dt.08/11/2017 The said Building is named as **SHIV PRIDE APARTMENT**.

Adv. Mukund R. Odhekar has conducted serarch of Index II registers at the Joint Sub Registrar Class II Nashik. The Search is conducted for **30** years. no adverse entires affecting the title are seen.

After perusing all the abovesaid Revenue records and other related papers, I am of the opining that **MONIKA CONSTRUCTION THROUGH PROPRIETOR JAGDISH B. KOTHIYA** are having a clear, legal and marketable title over abovesaid N.A. Plot bearing No. **13,14 16 & 17** Total admeasuring **1194.00** Sq.mtrs. out of sanctioned layout plan of Plot No. **13 & 14 total admeasuring 504.00 sq.mtrs**, & Plot No. **16 & 17 total admeasuring 690.00 sq.mtrs**. out of Survey No. **330/1 TO 7/2/3** Situated at Village **PATHARDI [CTS No. 8091 & 8092 admeasuring 252.00 sq.mtrs & 236.2 sq.mtrs.]** & which is free from all encumbrances/ charges of whatsoever nature.



Mukund R. Odhekar
Advocate



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