



ADVOCATE

YOGESH S. AHER

B.A.LL.B

Advocate

Office:- Office : B.B.-7,8,9, Near Sakal Office,
Thakkar Bazar, New C.B.S. Nashik.

Mobile No. 9822768448
7588174476

Date - 05/08/2017

TITLE REPORT

WHOMSOEVER IT MAY CONCERN

Sub:- Opinion Report or Title Report on the basis of the Documents produced before me for perusal of 30 years (1988 to 2017) report of the property i.e. Plot No. 01 area adm. 150.50 Sq. Mtrs., Plot No. 02 area adm. 129.60 Sq. Mtrs., & Plot No. 03 area adm. 130.40 Sq. Mtrs., & construction thereon out of Survey No. 244/1+2A+3+6, of the property situated at Village – Adgaon, Tal. & Dist. Nashik.

DESCRIPTION OF PROPERTY:

All the piece and parcel of the property i.e. Plot No. 01 area adm. 150.50 Sq. Mtrs., Plot No. 02 area adm. 129.60 Sq. Mtrs., & Plot No. 03 area adm. 130.40 Sq. Mtrs., & construction thereon out of Survey No. 244/1+2A+3+6, of the property situated at Village – Adgaon, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And the same bounded as per follows –

	Plot No. 01	Plot No. 02	Plot No. 03
East	– 6.00 Meter Road	6.00 Meter Road	6.00 Meter Road.
West	– Area of Survey No. 232.	Area of Survey No. 232.	Area of Survey No. 232.
South	– Plot No. 02.	Plot No. 03.	Plot No. 04.
North	– Area of Survey No. 232.	Plot No. 01.	Plot No. 02.

The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.

NAMES OF THE OWNER OF THE PROPERTY:-

SHANTAI DEVELOPERS

Partnership Firm through Partner

MR. SANDEEP KANAKMAL JAIN

NAMES OF THE PERSON APPROCHED FOR THE CERTIFICATE:-

SHANTAI DEVELOPERS

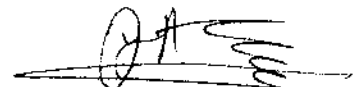
Partnership Firm through Partner

MR. SANDEEP KANAKMAL JAIN

As per the instructions given by the above named person, I have investigated the title on the basis of following documents –

- 1) Relevant 7/12 extract & Mutation Entries.
- 2) Copy of N. A. Order dated 10/03/2004.

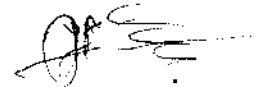

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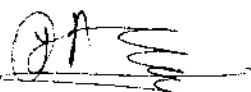

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- 3) Copy of Society Registration dated 30/06/2006.
- 4) Copy of Transfer Deed (Sale Deed) dated 14/07/2006 (NSK-4, Reg. No. 3981) of Plot No. 01.
- 5) Copy of Transfer Deed (Sale Deed) dated 14/07/2006 (NSK-4, Reg. No. 3982) of Plot No. 03.
- 6) Copy of Transfer Deed (Sale Deed) dated 14/07/2006 (NSK-4, Reg. No. 3985) of Plot No. 02.
- 7) Copy of Commencement Certificate dated 07/01/2014 of Plot No. 01 to 03.
- 8) Copy of Development Agreement & General Power of Attorney dated 16/05/2016 along with receipt of registration (NSK-1, Reg. No. 4109 & 4110).

FLOW OF TITLE :

- A) Originally the Survey No. 244/1, 2, 3 and 6 owned and possessed by Mr. Dhondu Devaji Late & others before the year 1988. 244/1+2A+3+6
- B) Mutation Entry No. 29154 dated 27/04/1992 shows that, by the order of ULC office & Competent Authority Nashik, S. No. 244/3(P) area adm. 836.54 Sq. Mtrs., & S. No. 244/6(P) area 4385.00 Sq. Mtrs., declared as "Excess Land" and therefore the said remark to the other rights column of property extract.
- C) Mutation Entry No. 38907 dated 21/11/1998 shows that, the remark of "Excess Land" mutated to other rights column of the property extract. As per the order of Collector Nashik & ULC authority Nashik on 23/04/1998 therefore the said remark deleted from the other rights column of the property extract of S. No. 244/3 & 6.
- D) Mutation Entry No. 42753 dated 05/09/2000 shows that, As per the order of Tahasildar Nashik on 02/09/2000 that, the name of Mr. Dhondiba Mahadu Gangurde mutated to the owners column of the property extract of S. No. 244/2 & the name of Deoram Sahadu Pethekar & others mutated to the owners column of the property extract of S. No. 244/3. Therefore the said effect mutated to the owners column of the property extract.
- E) Mutation Entry No. 45854 dated 01/03/2002 shows that, Rajkrupa Co. Op. Housing Society Ltd through Chairman Mr. Suresh Babulal Yeole purchased area adm. 2191.68 Sq. Mtrs., out of S. No. 244/1(P) from the owners Mr. Dhondu Devaji Late & others by way of Sale Deed. Therefore the purchaser acquired ownership rights of the said purchased land & accordingly its name mutated to the owners column of the property extract.
- F) Mutation Entry No. 45855 dated 01/03/2002 shows that, Rajkrupa Co. Op. Housing Society Ltd through Chairman Mr. Suresh Babulal Yeole purchased area adm. 2904.02 Sq. Mtrs., out of S. No. 244/6(P) from the owners Mr. Dhondu Devaji Late & others by way of Sale Deed. Therefore the purchaser


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acquired ownership rights of the said purchased land & accordingly its name mutated to the owners column of the property extract.

G) Mutation Entry No. 46811 dated 07/02/2002 shows that, Rajkrupa Co. Op. Housing Society Ltd through Chairman Mr. Suresh Babulal Yeole & members Vaishali Kailas Yeole & others purchased area adm. 1336.62 Sq. Mtrs., out of S. No. 244/1(P) from the owners Mr. Dhondu Devaji Late & others by way of Sale Deed. Therefore the purchasers acquired ownership rights of the said purchased land & accordingly their names mutated to the owners column of the property extract.

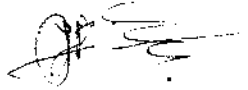
H) Mutation Entry No. 49680 dated 17/11/2003 shows that, the owners of Mr. Dhondu Devaji Late & others transfer the D. P. Road area 3741.00 Sq. Mtrs., out of S. No. 244/3(P), area 1215.00 Sq. Mtrs., out of S. No. 244/6(P) in favour of Nashik Municipal Corporation and the said agreement dated 25/06/2001. Therefore the said remark mutated to the other rights column of the property extract.

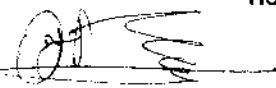
I) Mutation Entry No. 50370 dated 21/02/2004 shows that, The name of Mr. Deoram Sahadu Pethekar & others mutated to the other rights column of the property extract, As per the order of Tahasildar Nashik on 09/12/2002 for deletion their name from the property extract, thereby name of Mr. Deoram Sahadu Pethekar & others deleted from the property of S. No. 244/2 & 3.

J) Mutation Entry No. 50399 dated 26/02/2004 shows that, the owners of S. No. 244/1, 244/2(P), 244/3 & 244/6, prepared a lay out of the said land and the same is sanctioned by Assistance Director Town Planning Nashik on 06/02/2004 vide letter No. Nagar Rachana Vibhag/Antim/131/Panchvati. Thereby said land sub – divided in to various plots and thereby said Plot i.e. Plot No. 01 to 03 came in to existences. And said land converted in to Non – Agricultural purpose as per the order passed by Collector Nashik – vide no. N.A./SR/243 & 507/2001 on 30/07/2002.

K) Mutation Entry No. 51877 dated 18/10/2004 shows that, the owners of S. No. 244/1, 244/2(P), 244/3 & 244/6, prepared revised a lay out of the said land and the same is sanctioned by Assistance Director Town Planning Nashik on 24/09/2004 vide letter No. Nagar Rachana Vibhag/Antim/Panchvati/96. Thereby said land sub – divided in to various plots and thereby said Plot i.e. Plot No. 01 to 03 out of S. No. 244/1+2A+3+6 came in to existences.

L) Mutation Entry No. 54423 dated 24/11/2005 shows that, As per the order of Sub Registrar Sahakari Sanstha Nashik on 19/11/2005 that, Rajkrupa Co. Op. Housing Society Ltd through Chairman Mr. Suresh Babulal Yeole transfer in


Yogesh C. Aher
Advocate


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respect of Plot No. 01 in favour of Society member Mr. Deepali Vinay Birari, Plot No. 02 in favour of Society member Mr. Kishor Martandrao Patil & Plot No. 03 in favour of Society member Mr. Tilottama Kishor Patil on 09/06/2005. Therefore the purchasers acquired ownership rights of the said plots and accordingly their names mutated to the owners column of the property extract of purchased plots as society member.

- M) It appears from the Society Registration Certificate that, Shree Samarth Krupa Co. Op. Housing Society Ltd., Nashik is registered (as per the provision of "The Maharashtra State Co. op. Housing Society Act") vide no. N.S.K./ (N.S.K.)/H.S.G./ (T.C.)/ 4809/2006 on 30/06/2006.
- N) Mutation Entry No. 56916 dated 05/12/2006 shows that, Rajkrupa Co. Op. Housing Society Ltd through Society members Mr. Deepali Vinay Birari, Mr. Kishor Martandrao Patil & Mr. Tilottama Kishor Patil executed a Transfer Deed in favor of Shree Samarth Krupa Co. Op. Housing Society Ltd., Nashik through Chairman Mr. Dinesh Rajaram Hire. And the said Transfer Deed are registered in the office of Sub Registrar Nashik-4 vide each Sr. Nos. 3981, 3985 & 3982 on 14/07/2006. Therefore the purchasers acquired ownership rights of the said plots and accordingly their names mutated to the owners column of the property extract of purchased plots as society member.
- O) The owners/developers chairman Shree Samarth Krupa Co. Op. Housing Society Ltd., Nashik prepared a building plan for construction of building over the said plots & Nashik Municipal Corporation Nashik sanctioned the said building plan & a Commencement Certificate on 07/01/2014 vide their letter No. LND/BP/Panch/C-1/802/4476 and thereby permitted to commence construction over the said plots.
- P) The copy of Development Agreement & General Power of Attorney dated 19/05/2016 shows that, The owner of Plot No. 01, 02 & 03, Shree Samarth Krupa Co. Op. Housing Society Ltd., Nashik through Chairman Mr. Dinesh Rajaram Hire with consent of Shree Samarth Krupa Co. Op. Housing Society Ltd., Nashik through member of society Mr. Vilas Shivaji Bachhav & others executed a Development Agreement & a General Power of Attorney in favour of Shantai Developers through partner Mr. Sandeep Kanakmal Jain. The said agreements are registered in the office of Sub Registrar Nashik-1 vide Sr. No. 4109 & 4110 on 19/05/2016. Therefore the developer acquired development rights of the said plot.
- Q) From the basis of above discussion and documents copies produced before me and the said document, copies may presume that they are genuine it can be said that the title of the said property i.e. Plot No. 01 area adm. 150.50 Sq. Mtrs., Plot No. 02 area adm. 129.60 Sq. Mtrs., & Plot No. 03 area adm. 130.40 Sq. Mtrs., & construction thereon is clear and marketable, and the

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property is unencumbered. Shree Samarth Krupa Co. Op. Housing Society Ltd., Nashik through Chairman Mr. Dinesh Rajaram Hire through Developer & Power of Attorney holder Shantai Developers Partnership Firm through Partner Mr. Sandeep Kanakmal Jain acquired development rights of the said property.

OPINION

After perusal of the record put before me, I am of the opinion Report or Title Report on the basis of Documents produced before me for perusal of 30 years (1988 to 2017) report of the property i.e. All that piece and parcel of Plot No. 01 area adm. 150.50 Sq. Mtrs., Plot No. 02 area adm. 129.60 Sq. Mtrs., & Plot No. 03 area adm. 130.40 Sq. Mtrs., & construction thereon out of Survey No. 244/1+2A+3+6, of the property situated at Village – Adgaon, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And the same bounded as per follows –

Plot No. 01	Plot No. 02	Plot No. 03
East – 6.00 Meter Road	6.00 Meter Road	6.00 Meter Road.
West – Area of Survey No. 232.	Area of Survey No. 232.	Area of Survey No. 232.
South – Plot No. 02.	Plot No. 03.	Plot No. 04.
North – Area of Survey No. 232.	Plot No. 01.	Plot No. 02.

The property more particularly described hereinbefore in schedule, can be drawn and it can be said that the title of the said property is clear and marketable, and the property is unencumbered. This title report is given on the strength of all Xerox copies are produced before me. I have seen the fresh 7/12 extracts, mutation entries, preferred registered documents of the said property, online Index-II search is taken in the office of Sub Registrar, Nashik for the basis of available registrar offices.

Nashik.

Date :- 05/08/2017


ADVOCATE
Yogesh C. Aher
Advocate



CHALLAN
MTR Form Number-6

GRN MH004404597201718E		BARCODE		Date 10/08/2017-16:40:53		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NSK4_NASHIK 4 JOINT SUB REGISTRAR				Full Name		Adv Yogesh S Aher	
Location NASHIK				Flat/Block No.		Plot No. 1 2 3 and construction thereon	
Year 2017-2018 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		S No. 244/1 1A 3 6		
					Area/Locality		
					Adgaon Nashik		
					Town/City/District		
					PIN		
					4 2 2 0 0 3		
				Remarks (If Any)			
				Search for 30 years			
Total				Amount In		Seven Hundred Fifty Rupees Only	
				750.00		Words	
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332017081014046		132555716	
Cheque/DD No.				Bank Date		RBI Date	
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Name of Bank				Bank-Branch		IDBI BANK	
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Yogesh C. Aher
Advocate

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document. Mobile No. : Not Available
संदर्भ चलन "द्विप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याचा दस्तावेज लागू नाही.



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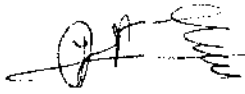
Office:- Office : B.B.-7,8,9, Near Sakal Office,
Thakkar Bazar, New C.B.S. Nashik.

Mobile No. 9822768448
7588174476

Date - 10/08/2017

TITLE SEARCH REPORT
WHOMSOEVER IT MAY CONCERN

Sub:- Opinion Report or Title Search Report on the basis of the Documents produced before me for perusal of 30 years (1988 to 2017) report of the property i.e. Plot No. 01 area adm. 150.50 Sq. Mtrs., Plot No. 02 area adm. 129.60 Sq. Mtrs., & Plot No. 03 area adm. 130.40 Sq. Mtrs., & construction thereon out of Survey No. 244/1+2A+3+6, of the property situated at Village – Adgaon, Tal. & Dist. Nashik.


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DESCRIPTION OF PROPERTY:

All the piece and parcel of the property i.e. Plot No. 01 area adm. 150.50 Sq. Mtrs., Plot No. 02 area adm. 129.60 Sq. Mtrs., & Plot No. 03 area adm. 130.40 Sq. Mtrs., & construction thereon out of Survey No. 244/1+2A+3+6, of the property situated at Village – Adgaon, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And the same bounded as per follows –

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North – Area of Survey No. 232.	Plot No. 01.	Plot No. 02.

The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.

NAMES OF THE OWNER OF THE PROPERTY:-

SHANTAI DEVELOPERS

Partnership Firm through Partner

MR. SANDEEP KANAKMAL JAIN

NAMES OF THE PERSON APPROCHED FOR THE CERTIFICATE:-

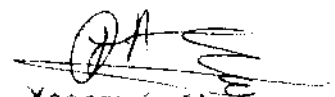
SHANTAI DEVELOPERS

Partnership Firm through Partner

MR. SANDEEP KANAKMAL JAIN

Date of visit to the Sub Registrar offices and search is taken:-

Sub-Registrar Nashik-4, dated 10/08/2017 vide E-Chalan No. MH004404597201718E for Rs. 750/-


Yogesh S. Aher
Advocate

As per the instructions given by the above named person, I have investigated the title on the basis of following documents –

- 1) Relevant 7/12 extract & Mutation Entries.
- 2) Copy of N. A. Order dated 10/03/2004.
- 3) Copy of Society Registration dated 30/06/2006.
- 4) Copy of Transfer Deed (Sale Deed) dated 14/07/2006 (NSK-4, Reg. No. 3981) of Plot No. 01.
- 5) Copy of Transfer Deed (Sale Deed) dated 14/07/2006 (NSK-4, Reg. No. 3982) of Plot No. 03.
- 6) Copy of Transfer Deed (Sale Deed) dated 14/07/2006 (NSK-4, Reg. No. 3985) of Plot No. 02.
- 7) Copy of Commencement Certificate dated 07/01/2014 of Plot No. 01 to 03.
- 8) Copy of Development Agreement & General Power of Attorney dated 16/05/2016 along with receipt of registration (NSK-1, Reg. No. 4109 & 4110).

FLOW OF TITLE :

- A) Originally the Survey No. 244/1, 2, 3 and 6 owned and possessed by Mr. Dhondu Devaji Late & others before the year 1988. **244/1+2A+3+6**
- B) Mutation Entry No. 29154 dated 27/04/1992 shows that, by the order of ULC office & Competent Authority Nashik, S. No. 244/3(P) area adm. 836.54 Sq. Mtrs., & S. No. 244/6(P) area 4385.00 Sq. Mtrs., declared as "Excess Land" and therefore the said remark to the other rights column of property extract.
- C) Mutation Entry No. 38907 dated 21/11/1998 shows that, the remark of "Excess Land" mutated to other rights column of the property extract. As per the order of Collector Nashik & ULC authority Nashik on 23/04/1998 therefore the said remark deleted from the other rights column of the property extract of S. No. 244/3 & 6.
- D) Mutation Entry No. 42753 dated 05/09/2000 shows that, As per the order of Tahasildar Nashik on 02/09/2000 that, the name of Mr. Dhondiba Mahadu Gangurde mutated to the owners column of the property extract of S. No. 244/2 & the name of Deoram Sahadu Pethekar & others mutated to the owners column of the property extract of S. No. 244/3. Therefore the said effect mutated to the owners column of the property extract.
- E) Mutation Entry No. 45854 dated 01/03/2002 shows that, Rajkrupa Co. Op. Housing Society Ltd through Chairman Mr. Suresh Babulal Yeole purchased area adm. 2191.68 Sq. Mtrs., out of S. No. 244/1(P) from the owners Mr. Dhondu Devaji Late & others by way of Sale Deed. Therefore the purchaser acquired ownership rights of the said purchased land & accordingly its name mutated to the owners column of the property extract.

(Signature)
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Advocate

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F) Mutation Entry No. 45855 dated 01/03/2002 shows that, Rajkrupa Co. Op. Housing Society Ltd through Chairman Mr. Suresh Babulal Yeole purchased area adm. 2904.02 Sq. Mtrs., out of S. No. 244/6(P) from the owners Mr. Dhondu Devaji Late & others by way of Sale Deed. Therefore the purchaser acquired ownership rights of the said purchased land & accordingly its name mutated to the owners column of the property extract.

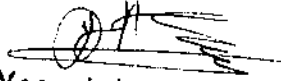
G) Mutation Entry No. 46811 dated 07/02/2002 shows that, Rajkrupa Co. Op. Housing Society Ltd through Chairman Mr. Suresh Babulal Yeole & members Vaishali Kailas Yeole & others purchased area adm. 1336.62 Sq. Mtrs., out of S. No. 244/1(P) from the owners Mr. Dhondu Devaji Late & others by way of Sale Deed. Therefore the purchasers acquired ownership rights of the said purchased land & accordingly their names mutated to the owners column of the property extract.

H) Mutation Entry No. 49680 dated 17/11/2003 shows that, the owners of Mr. Dhondu Devaji Late & others transfer the D. P. Road area 3741.00 Sq. Mtrs., out of S. No. 244/3(P), area 1215.00 Sq. Mtrs., out of S. No. 244/6(P) in favour of Nashik Municipal Corporation and the said agreement dated 25/06/2001. Therefore the said remark mutated to the other rights column of the property extract.

I) Mutation Entry No. 50370 dated 21/02/2004 shows that, The name of Mr. Deoram Sahadu Pethekar & others mutated to the other rights column of the property extract, As per the order of Tahasildar Nashik on 09/12/2002 for deletion their name from the property extract, thereby name of Mr. Deoram Sahadu Pethekar & others deleted from the property of S. No. 244/2 & 3.

J) Mutation Entry No. 50399 dated 26/02/2004 shows that, the owners of S. No. 244/1, 244/2(P), 244/3 & 244/6, prepared a lay out of the said land and the same is sanctioned by Assistance Director Town Planning Nashik on 06/02/2004 vide letter No. Nagar Rachana Vibhag/Antim/131/Panchvati. Thereby said land sub – divided in to various plots and thereby said Plot i.e. Plot No. 01 to 03 came in to existences. And said land converted in to Non – Agricultural purpose as per the order passed by Collector Nashik – vide no. N.A./SR/243 & 507/2001 on 30/07/2002.

K) Mutation Entry No. 51877 dated 18/10/2004 shows that, the owners of S. No. 244/1, 244/2(P), 244/3 & 244/6, prepared revised a lay out of the said land and the same is sanctioned by Assistance Director Town Planning Nashik on 24/09/2004 vide letter No. Nagar Rachana Vibhag/Antim/Panchvati/96. Thereby said land sub – divided in to various plots and thereby said Plot i.e. Plot No. 01 to 03 out of S. No. 244/1+2A+3+6 came in to existences.


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- L) Mutation Entry No. 54423 dated 24/11/2005 shows that, As per the order of Sub Registrar Sahakari Sanstha Nashik on 19/11/2005 that, Rajkrupa Co. Op. Housing Society Ltd through Chairman Mr. Suresh Babulal Yeole transfer in respect of Plot No. 01 in favour of Society member Mr. Deepali Vinay Birari, Plot No. 02 in favour of Society member Mr. Kishor Martandrao Patil & Plot No. 03 in favour of Society member Mr. Tilottama Kishor Patil on 09/06/2005. Therefore the purchasers acquired ownership rights of the said plots and accordingly their names mutated to the owners column of the property extract of purchased plots as society member.
- M) It appears from the Society Registration Certificate that, Shree Samarth Krupa Co. Op. Housing Society Ltd., Nashik is registered (as per the provision of "The Maharashtra State Co. op. Housing Society Act") vide no. N.S.K./ (N.S.K.)/H.S.G./(T.C.)/ 4809/2006 on 30/06/2006.
- N) Mutation Entry No. 56916 dated 05/12/2006 shows that, Rajkrupa Co. Op. Housing Society Ltd through Society members Mr. Deepali Vinay Birari, Mr. Kishor Martandrao Patil & Mr. Tilottama Kishor Patil executed a Transfer Deed in favor of Shree Samarth Krupa Co. Op. Housing Society Ltd., Nashik through Chairman Mr. Dinesh Rajaram Hire. And the said Transfer Deed are registered in the office of Sub Registrar Nashik-4 vide each Sr. Nos. 3981, 3985 & 3982 on 14/07/2006. Therefore the purchasers acquired ownership rights of the said plots and accordingly their names mutated to the owners column of the property extract of purchased plots as society member.
- O) The owners/developers chairman Shree Samarth Krupa Co. Op. Housing Society Ltd., Nashik prepared a building plan for construction of building over the said plots & Nashik Municipal Corporation Nashik sanctioned the said building plan & a Commencement Certificate on 07/01/2014 vide their letter No. LND/BP/Panch/C-1/802/4476 and thereby permitted to commence construction over the said plots.
- P) The copy of Development Agreement & General Power of Attorney dated 19/05/2016 shows that, The owner of Plot No. 01, 02 & 03, Shree Samarth Krupa Co. Op. Housing Society Ltd., Nashik through Chairman Mr. Dinesh Rajaram Hire with consent of Shree Samarth Krupa Co. Op. Housing Society Ltd., Nashik through member of society Mr. Vilas Shivaji Bachhav & others executed a Development Agreement & a General Power of Attorney in favour of Shantai Developers through partner Mr. Sandeep Kanakmal Jain. The said agreements are registered in the office of Sub Registrar Nashik-1 vide Sr. No. 4109 & 4110 on 19/05/2016. Therefore the developer acquired development rights of the said plot.


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C. Aher
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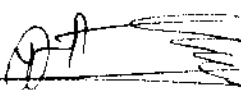
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Yogesh C. Aher
Advocate

- Q) From the basis of above discussion and documents copies produced before me and the said document, copies may presume that they are genuine it can be said that the title of the said property i.e. Plot No. 01 area adm. 150.50 Sq. Mtrs., Plot No. 02 area adm. 129.60 Sq. Mtrs., & Plot No. 03 area adm. 130.40 Sq. Mtrs., & construction thereon is clear and marketable, and the property is unencumbered. Shree Samarth Krupa Co. Op. Housing Society Ltd., Nashik through Chairman Mr. Dinesh Rajaram Hire through Developer & Power of Attorney holder Shantai Developers Partnership Firm through Partner Mr. Sandeep Kanakmal Jain acquired development rights of the said property.

OPINION

After perusal of the record put before me, I am of the opinion Report or Title Search Report on the basis of Documents produced before me for perusal of 30 years (1988 to 2017) report of the property i.e. All that piece and parcel of Plot No. 01 area adm. 150.50 Sq. Mtrs., Plot No. 02 area adm. 129.60 Sq. Mtrs., & Plot No. 03 area adm. 130.40 Sq. Mtrs., & construction thereon out of Survey No. 244/1+2A+3+6, of the property situated at Village – Adgaon, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And the same bounded as per follows –

	Plot No. 01	Plot No. 02	Plot No. 03
East	~ 6.00 Meter Road	6.00 Meter Road	6.00 Meter Road.
West	~ Area of Survey No. 232.	Area of Survey No. 232.	Area of Survey No. 232.
South	~ Plot No. 02.	Plot No. 03.	Plot No. 04.
North	~ Area of Survey No. 232.	Plot No. 01.	Plot No. 02.

The property more particularly described hereinbefore in schedule, can be drawn and it can be said that the title of the said property is clear and marketable, and the property is unencumbered. This title report is given on the strength of all Xerox copies are produced before me. I have seen the fresh 7/12 extracts, mutation entries, preferred registered documents of the said property, online Index-II search is taken in the office of Sub Registrar, Nashik for the basis of available registrar offices.

Nashik.

Date :- 10/08/2017


ADVOCATE

Yogesh C. Aher
Advocate