

TITLE SEARCH REPORT /CERTIFICATE**TO WHOM SO EVER IT MAY CONCERN**

NAME OF THE OWNER/ HOLDER OF SAID PROPERTY :-

MR. Parvat Runjaji Ahire R/o. Kamatawade, Nahik 10,

through his GPA Holder **M/S. KULASHREE DEVELOPERS THROUGH PARTNER'S**

1) MR. TUSHAR PANDURANG MATALE 2) MR BHANUDAS PARSHURAM FALAKE &

3) RAHUL ASHOKRAO MOJAD

ALL Are R/o. at kamarwade, Nashik .422008

DESCRIPTION OF PROPERTY :-

ALL THAT piece and parcel of the Non, Agricultural /Residential land situated at Village **Kamatwade**, within Nashik Municipal Corporation, within registration and sub registration District of Nashik bearing **S.No.7/ 1 to 8** bearing Plot No. **40 & 41** total admeasuring **448.75** Sq. mtrs. bounded as follows:-



On or towered East - 7.5 Mtrs. Colony road

On or towered West - Nala

On or towered South - 5.6 Mtrs. Colony road

On or towered North - Nala

HISTORY AND SEARCH :-

After going through the mutation entries and 7/12 extract and other copy of papers produced before me , my observations are follows :-

1) **M.E. No. 1654 :-** it Shows that , Said Land Property i.e. S.No.7 was Owned by Mr. Narayan Dhondiram Matale & others the Land owners Mr. Narayan D. Matale & others given application to Hon'ble Tahashildar under S.84 (Partition Of holding)of MLRC to take permission of partition between them. and application is allowed by Thashildar Nashik. under vide it's Order No. Casework/ RTS/Vashi/975/91 dated 20/12/1991. and for that the partition has been effected & above mention property comes of share of 1) Mr. Baburao Bhika Nathe 2) Hiranman Sukadeo Shinde 3) Raosaheb Bhikaji Kahandal 4) Madhav Rambhau Jagtap 5) Sahebrao Gangadhar Agale 6) Chandrakant Bhau Boraste 7) Sampat Ganpat waghchure 8) Parashram Shankar Thombre.

Santosh Somnath Sangle
BSL, LL B, ADVOCATE

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2) **M.E.No.2357 :-** Certified on 31/1/1997 it shows that above said land owners has prepared a lay Out of said land through GPA holder Mr. Balasaheb Kolhe and after its submission , the same has approved and sanction by Nashik Municipal Corporation Vide its latter No. Javak LND/WS/17/664 dated 13/5/1994. Also The Collector of Nashik has granted necessary 'N.A. permission" to the said land vide his Order No. Mah/kaksha-3/Binsheti patra /No.609/1997 dated 15/10/1997 and by virtue of those permission the said land is divided into various plots including above said plot No.40 & 41 total area 448.75 Sq. mtrs. and which were shown in the name of the 1) Mr. Baburao Bhika Nathe & others 7 and separate 7/12 extract were prepared accordingly.

3) **M.E. No. 3062 :-** Certified that on 19/3/2001 it shows that above mention plot property was sold by Mr. Baburao Bhika Nathe & others 7 by their GPA holder Mr .Narayan Dhundiram Matale through his GPA holder Mr. Balasaheb Kolhe to present plot Owner Mr. Parvat Runjaji Ahire on dated 22/11/1994 by a registered Sale deed which has been registered at Sub Registrar office Nashik 1 at Sr.No.5294 dated 22/11/1994.

4) The present Plot Owner Mr. Parvat Runjaji Ahire entrusted the land property bearing Plot No. 40 & 41 to M/s. Kulashree Developers through Partners Shri. Tushar Pandurang Matale & other 2 under Development Agreement & General Power Of Attorney dated 31/12/2014 which is duly registered at Sub Registrar Nashik 4 at Sr.No. 11813 & 11814 on dated 31 /12/2014 .

5) It is observed from the T.D.R. sale deed that Mr.Parvat R Ahire ' through its GPA Holder M/s. Kulashree Developers through Partners Shri. Tushar Pandurang Matale & other 2 have purchased the 'D' zone T.D.R. admeasuring 160.00 Sq.mtrs. the said T.D.R. is purchased as per the certificate No. 719 dt.10-11-2015 issued by the NMC Nashik .& The said T.D.R. is to be used on S.no. 7/1 to 8 bearing plot No. 40 & 41 at Kamatawade , Nashik.

6) Parvat R Ahire ' through its GPA Holder M/s. Kulashree Developers through Partners Shri. Tushar Pandurang Matale & other 2 has develop the said plot property by constructing a building on said Plot & for that the present plot owners through his GPA holder to Parvat R Ahire ' through its GPA Holder M/s. Kulashree Developers through Partners Shri. Tushar Pandurang Matale & other 2 submitted building Plan for Sanction to the NMC and same has been sanction under its Commencement Certificate No. LND/BP/B2 /864/73 dated 31/05/2016.

Santosh Somnath Sangle
ADVOCATE
Resi 1



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7) As per your instruction I have taken the index II Search in respect of above mention property of 13 years i.e. from 2004 to 2017 After perusing & examining available registers . The above said report is issued by me only on the basis of available record the record which is not available I shall never be responsible for any of such entries, I have deposited the search charges on dated 28/09 /2017 by Receipt No. 9695 amounting Rs. 325/- in the sub registered office -4, Nashik, original receipt annexed herewith.

No Charge ,encumbrance or defect in the title is observed during the course of the search.

OPINION :-

In consistence with the above observation, I am of the opinion that, the aforesaid holder to the aforesaid property is clear, negotiable and marketable without any Charge encumbrance or no defect in title and Mr. Parvat R Ahire ' through its GPA Holder M/s. Kulashree Developers through Partners Shri. Tushar Pandurang Matale & other2 has empowered to develop /construct, sale or transfer the said property.

THIS Title Certificate is issue only upon the strength of the Xerox documents produced before me by Parvat R Ahire ' through its GPA Holder M/s. Kulashree Developers through Partners Shri. Tushar Pandurang Matale & other 2, R/o. Kamatwade, Nashik. Hence this Title Search report /Certificate. Nashik.

Date :- 28 /09 /2017



SANTOSH .S.SANGLE
Advocate
BSL, LL B, ADVOCATE
Date: 28/09/2017