



TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

1) Name, Father's Name and Address of the Title holder :

Mr. Kailas Lotan Patil

2) Description of the Property:

All that piece & parcel of the property bearing **Plot No.57** total adm. 256.00 Sq. Mtrs. out of **S. No.133** at village **Gangapur**, Tal. & Dist. Nashik with Construction within the limits of Nashik Municipal Corporation, Nashik & bounded as follows:

On or towards East	:	9 Mtrs. Road.
On or towards West	:	Plot No.56.
On or towards South	:	9 Mtrs. Road.
On or towards North	:	Open Space.

3) Documents Verified (Photocopies):

- A. NA Order bearing No.RBD/III/LNA/SR/461/82 Dt. 20/09/1982.
- B. Sale Deed registered at Sr.No.767/1984 on 21/02/1984 executed by Mr. Vithoba Shankar Katad through GPA holder Mr. Narendra Manohardas Thakker & M/s. Jitendra Manohardas Thakker and Company Partnership Firm through its Partner Mr. Narendra Manohardas Thakker in favour of Mr. Suresh Hiranman Pawar in respect of Plot No. 57.
- C. Gift Deed registered at Sr.No.155/2010 on 05/01/2010 executed by Mr. Suresh Hiranman Pawar in favour of Mr. Mahendra Hiranman Pawar in respect of Plot No. 57.
- D. Sale Deed registered at Sr.No.3994/2012 on 04/05/2012 executed by Mr. Mahendra Hiranman Pawar in favour of Mr. Sidharth Alhad Wagh in respect of Plot No. 57.
- E. NA Tax Receipt Dt.04/05/2012.
- F. Commencement Certificate by NMC bearing No.LND/BP/Satpur/B1/546 /6054 Dt.16/02/2013.
- G. Development Agreement registered at Sr.No.4236/2013 on 13/05/2013 executed by Mr. Sidharth Alhad Wagh in favour of M/s. Sidharth Wagh Associates Partnership Firm through its Partner Mr. Sidharth Alhad Wagh in respect of Plot No.57.
- H. General Power of Attorney registered at Sr.No.4237/2013 on 13/05/2013 executed by Mr. Sidharth Alhad Wagh in favour of M/s. Sidharth Wagh Associates Partnership Firm through its Partner Mr. Sidharth Alhad Wagh in respect of Plot No.57.
- I. Title Report by Adv. Subodh M. Shah Dt.17/05/2013.
- J. Completion Certificate by NMC bearing No.LND/WS/B1/14/2013 Dt.30/09/2013.
- K. 7/12 Extract Dt.03/01/2017.
- L. Cancellation of Development Agreement registered at Sr.No.365/2017 on 18/01/2014 executed by M/s. Sidharth Wagh Associates Partnership Firm through its Partner Mr. Sidharth Alhad Wagh in favour of Mr. Sidharth Alhad Wagh in respect of Plot No. 57.

- M. Cancellation of General Power of Attorney registered at Sr.No.366/2017 on 18/01/2014 executed by M/s. Sidharth Wagh Associates Partnership Firm through its Partner Mr. Sidharth Alhad Wagh in favour of Mr. Sidharth Alhad Wagh in respect of Plot No. 57.
- N. Title Report by Adv. Satyen B. Pradhan Dt.04/02/2017.
- O. Sale Deed registered at Sr.No.1356/2017 on 03/03/2017 executed by Mr. Sidharth Alhad Wagh in favour of Mr. Kailas Lotan Patil in respect of Plot No.57.

4) Tracing of Title:

- i) Previously **Plot No.57** total adm. 256.00 Sq. Mtrs. out of **S. No.133** at village **Gangapur**, Tal. & Dist. Nashik was owned by Mr. Vithoba Shankar Katad in 1984 & before.
- ii) It appears from contend of Sale Deed dated 21/02/1984 & Mutation Entry No. 3092 dated 31/12/1986 that, owner's Mr. Narendra Manohardas Thakker & M/s. Jitendra Manohardas Thakker and Company Partnership Firm through its Partner Mr. Narendra Manohardas Thakker sold **Plot No.57** total adm. 256.00 Sq. Mtrs. out of **S. No.133** at village **Gangapur**, Tal. & Dist. Nashik to Mr. Suresh Hiranman Pawar by way of Sale Deed dated 21/02/1984 and same is registered in the Office of Sub Registrar Nashik vide Reg.No.767/1984 and thereby purchaser acquired ownership rights of the property and his name was mutated to the owner's column of the property Extract i.e. Plot No.57.
- iii) It appears from the copy of Gift Deed dated 05/01/2010 & Mutation Entry No. 11971 dated 05/02/2010 that, owner Mr. Suresh Hiranman Pawar executed Gift Deed in favour of his brother Mr. Mahendra Hiranman Pawar in respect of **Plot No.57** total adm. 256.00 Sq. Mtrs. out of **S. No.133** at village **Gangapur**, Tal. & Dist. Nashik by way of Gift Deed dated 05/01/2010 and same is registered in the Office of Sub Registrar Nashik-1 vide Reg.No.155/2010 and thereby the Mr. Mahendra Hiranman Pawar acquired ownership rights of the property and his name was mutated to the owner's column of the property Extract i.e. Plot No.57.
- iv) It appears from the copy of Sale Deed dated 04/05/2012 & Mutation Entry No. 14133 dated 15/05/2012 that, owner Mr. Mahendra Hiranman Pawar sold **Plot No.57** total adm. 256.00 Sq. Mtrs. out of **S. No.133** at village **Gangapur**, Tal. & Dist. Nashik to Mr. Sidharth Alhad Wagh by way of Sale Deed dated 04/05/2012 and same is registered in the Office of Sub Registrar Nashik-1 vide Reg.No.3994/2012 and thereby purchaser acquired ownership rights of the property and his name was mutated to the owner's column of the property Extract i.e. Plot No.57.
- v) It appears from the copy of Commencement Certificate dated 16/02/2013 that, owner Mr. Sidharth Alhad Wagh prepared building plan for construction of building over the said **Plot No.57** total adm. 256.00 Sq. Mtrs. out of **S. No.133** at village **Gangapur**, Tal. & Dist. Nashik and the same is sanctioned by NMC bearing No.LND/BP/Satpur/B1/546/6054 on 16/02/2013.
- vi) It appears from the copy of Development Agreement & General Power of Attorney dated 13/05/2013 that, owner Mr. Sidharth Alhad Wagh executed Development Agreement & General Power of Attorney in respect of **Plot No.57** total adm. 256.00 Sq. Mtrs. out of **S. No.133** at village **Gangapur**, Tal. & Dist. Nashik in favour of M/s. Sidharth Wagh Associates Partnership Firm through its Partner Mr. Sidharth Alhad Wagh by way of Development Agreement & General Power of Attorney dated 13/05/2013 and same is registered in the Office of Sub Registrar Nashik-3 vide Reg.No.4236/2013 & 4237/2013 and thereby developer acquired development rights of the said property i.e. Plot No.57.



- vii) It appears from the copy of Completion Certificate dated 30/09/2013 that, owner Mr. Sidharth Alhad Wagh got building Completion Certificate by NMC bearing No.NRVI LND/WS/B1/14/2013 on 30/09/2013.
- viii) It appears from the copy of Cancellation of Development Agreement & General Power of Attorney dated 18/01/2017 that, owner M/s. Sidharth Wagh Associates Partnership Firm through its Partner Mr. Sidharth Alhad Wagh executed Cancellation of Development Agreement & General Power of Attorney in respect of **Plot No.57** total adm. 256.00 Sq. Mtrs. out of **S. No.133** at village **Gangapur**, Tal. & Dist. Nashik in favour of Mr. Sidharth Alhad Wagh by way of Cancellation of Development Agreement & General Power of Attorney dated 18/01/2017 and same is registered in the Office of Sub Registrar Nashik-3 vide Reg.No.365/2017 & 366/2017 and thereby developer acquired development rights of the said property i.e. Plot No.57.
- ix) It appears from the copy of Sale Deed dated 03/03/2017 that, owner Mr. Sidharth Alhad Wagh sold **Plot No.57** total adm. 256.00 Sq. Mtrs. **with Construction** out of **S. No.133** at village **Gangapur**, Tal. & Dist. Nashik to Mr. Kailas Lotan Patil by way of Sale Deed dated 03/03/2017 and same is registered in the Office of Sub Registrar Nashik-3 vide Reg.No.1356/2017 and thereby purchaser acquired ownership rights of the property and his name was mutated to the owner's column of the property Extract i.e. Plot No.57.

5) Tax & Revenue Receipts:

Taxes appear to be paid.

6) Application of Ceiling Act:

This property being constructed, the said Act is not applicable to it.

7) Encumbrance:

As per the documents produced before me, I am of the opinion that there is no encumbrance on the said property

8) Certificate:

After considering the documents mentioned above I am of the opinion that ownership of **Mr. Kailas Lotan Patil** in **Plot No.57** total adm. 256.00 Sq. Mtrs. out of **S. No.133** at village **Gangapur**, Tal. & Dist. Nashik with construction within the limits of Nashik Municipal Corporation, Nashik is clear, marketable and free from all encumbrances.

Thanking You

Date: 07/03/2016

Yours faithfully,

Maya Ravindra Mhaskar

ADVOCATE

Maya Ravindra Mhaskar

M.Com., LL.B.

ADVOCATE

District Court CBS, Nashik

Mob.No.9766641280,8856009463