SAU. VIDYULLATA K. TATED
Advocate

Resi. : 5, Jeevan Swapna Co-op.Hsg. Scty, L.I.C.Colony Indira Nagar, Nashik- 9. **Ph.:** 2324769
Office :- 206, Damodhar Chambers, Kanherwadi, C. B. S. Nashik - 422 009. M. :- 9823133121.

FORMAT-A

(CIRCULAR NO:- 28/2021)

TO

MAHARERA

NASHIK

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **S.No.190/2/B/2/1area admeasuring 32.00.00 R sq.mtrs. i.e. 3200 sq.mtrs. lying & being** at **Deolali - 2 Shiwar,** Taluka / District Nashik (hereinafter referred as the said plots).

I have investigated the title of the said land on the request of **S.V Thombare and Associates through proprietors Shripad Vinayak Thombare** and following documents i.e.:-

1) Description of the property.

2) The documents of allotment of plot.

3) 7/12 extract or property card issued by Talati **Deolali -2**, Nashik dated 01/10/2021, mutation entry no.36472

4) Search report for 30 years from 1994/95 till 2025

2/- On persual of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of owners **Ramnath Kisan Bhagwat, Uttam Kisan Bhagwat Lilabai Shivaji Bhagwat, Vikas Shivaji Bhagwat, Vishal Shivaji Bhagwat & Monika Samadhan Dhokane** and on the strength of Developement Agreement & Power of Attorney **S.V. Thombare and Associates through Proprietor Shripad Vinayak Thombare** is clear, marketable and without any encumbrances.

Owners of the land

Ramnath Kisan Bhagwat, Uttam Kisan Bhagwat Lilabai Shivaji Bhagwat, Vikas Shivaji Bhagwat, Vishal Shivaji Bhagwat & Monika

Samadhan Dhokane through power of attorney holder **S.V.Thombare and Associates through Proprietor Shripad Vinayak Thombare**

(1) **S.No.190/2/B/2/1area admeasuring 32.00.00 R sq.mtrs. i.e. 3200 sq.mtrs. lying & being** at **Deolali - 2 Shiwar**

3/- The report reflecting the flow of the title of the **Ramnath Kisan Bhagwat, Uttam Kisan Bhagwat Lilabai Shivaji Bhagwat, Vikas Shivaji Bhagwat, Vishal Shivaji Bhagwat & Monika Samadhan Dhokane** through Power of Attorney holder **S.V. Thombare and Associates through Proprietor Shripad Vinayak Thombare** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date : 29/09/2025

Tated v.k.

Advocate Vidyullata Kantilal Tated

SAU. VIDYULLATA K. TATED

Advocate

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Office :- 206, Damodhar Chambers, Kanherwadi, C. B. S. Nashik - 422 009. M. :- 9823133121.

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(CIRCULAR NO:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND

S.No.190/2/B/2/1area admeasuring 32.00.00 R sq.mtrs. i.e. 3200 sq.mtrs. lying & being at **Deolali - 2 Shiwar**

1) 7/12 extract / P.R. Card as on date of application for registration.

2) Mutation Entry No.9151, 9749, 9750, 22184, 23316, 28797,29051, 30275, 32301, 32938, 32956, 34648, 34806,34807, 35056, 35418, 35421,35529,36472, 36953, 38703, 38747

3) Search report for 30 years from 1995- 2025 Taken from Sub Registrar office at Nashik.

4) Any other relevent title

5) Litigations if any - NIL

Date : 29/09/2025

Tated v.k.

Advocate Vidyullata Kantilal Tated

ADVOCATE

Dinkar Keruji Patil

B.A., LL.B

ADVOCATES & NOTARY

Office : 105, Bhagwant Complex, Near Nasik Road Court, Nasikroad.
R/o : 7+8, Haripuja - B, Near Maharaja Bus Stop, Lam Road, VihitGoan Tel & Dist. Nashik - 422101
Mob.: 9422257177

Date : 06/07/2017

II SHREE II

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

Description of Property :- All that piece and parcel of Non Agriculture land **S. No. 190/2B/2** Admeasuring Hect. 00-31.5 Ares + P.K. Hect. 00-00.5 Ares N.A. Assessed at Rs. 2331.00 Ps. situated within limits of Village Deolali and within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik.

I have investigated into the title of the above mentioned property. I have perused and gone through the relevant revenue record i.e. 7/12 Extracts, Mutation Entries and Documents and I have to state as under :-

It is seen from the record that previously the land S. No. 190/2B, Admeasuring Hect. 00-73 Ares + P.K. Hect. 00-01 Ares was owned and possessed by Mr. Laxman Mahadu Bhagwat and Mr. Nivrutti Tukaram Bhagwat and it was their ancestral property.

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ADVOCATE & NOTARY
Bhagwant Complex, Near Nasik Road

Mutation Entry No. 9151 dated 03/01/1981 shows that, Partition in between Mr. Laxman Mahadu Bhagwat, Mr. Kisan Laxman and Mr. Nivrutti Tukaram Bhagwat and others in respect of land bearing No. 190/2B and Other lands took place U/s. 85 of Maharashtra Land Revenue Code hence as per Order of Partition U/s. 85 issued by Tahasildar, Nashik bearing No. Tenanci / WS/14/80 dated 10/10/1980. As per the Partition order the land S. No. 190/2B Admeasuring Hect. 00-73 Ares + P.K. Hect. 00-01 Ares Total Area Hect. 00-74 Ares and other lands is shown in the name of Mr. Kisan Laxman Bhagwat, Mr. Pandurang Laxman Bhagwat, Mr. Ramnath Kisan Bhagwat, Mr. Shivaji Kisan Bhagwat and Mr. Uttam Laxman Bhagwat alongwith other lands. And Nivrutti Laxman Bhagwat is shown owner of S. No. 230/3A, S. No. 190/2D/1, S. No. 226/1B, S. No. 226/1C, and S. No. 226/1E. As per the Partition Order Mutation Entry No. 9151 is mutated in the Record of Rights and same is certified by Circle Officer Deolali.

Mutation Entry No. 9749 dated 15/02/1984, shows that Mr. Laxman Mahadu Bhagwat expired on 24/09/1983 and the name of his heirs namely two sons Mr. Kisan Laxman Bhagwat and Mr. Pandurang Laxman Bhagwat and five daughters namely 1) Mrs. Shewantabai Hari Dighe, 2) Mrs. Bababai Chhabu Shinde, 3) Mrs. Mathura Ramnath Tarle, 4) Mrs. Fulabai Trambak Shinde, and 5) Mrs. Ramabai Khanderao Kalamkar as the wife of deceased Laxman expired on 11/02/1984 the names of two sons were mutated in

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Dinkar Keruji Patil

B.A., LL.B

ADVOCATES & NOTARY

Office : 105, Bhagwant Complex, Near Nasik Road Court, Nasikroad.
R/o : 7+8, Haripuja - B, Near Maharaja Bus Stop, Lam Road, VihitGoan Tel & Dist. Nashik - 422101
Mob.: 9422257177

Ownership coloumn and as the daughters were not in possession of the land their names were mutated in Other Rights Coloumn of the Record of land S. No. 190/2B and Other lands. Hence as per the heirship Mutation Entry No. 9749 is effected in the Record of Right and same is certified by Circle Officer Deolali.

Mutation Entry No. 9750 dated 15/12/1984 1) Mrs. Shewantabai Hari Dighe, 2) Mrs. Bababai Chhabu Shinde, 3) Mrs. Mathura Ramnath Tarle, 4) Mrs. Fulabai Trambak Shinde, and 5) Mrs. Ramabai Khanderao Kalamkar preferred an application alongwith Statement before Talathi stating therein that we have released our right, title and interest in favour of our brothers Mr. Kisan Laxman Bhagwat and Mr. Pandurang Laxman Bhagwat. Hence as per the application and statement the name of above 1) Mrs. Shewantabai Hari Dighe, 2) Mrs. Bababai Chhabu Shinde, 3) Mrs. Mathura Ramnath Tarle, 4) Mrs. Fulabai Trambak Shinde, and 5) Mrs. Ramabai Khanderao Kalamkar from other right coloumn of the record of land S. No. 190/2B and other lands and Mutation Entry No. 9750 is effected in the Record of Right.

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Thereafter, Mr. Kisan Laxman Bhagwat, Mr. Pandurang Laxman Bhagwat, Mr. Ramnath Kisan Bhagwat, Mr. Shivaji Kisan Bhagwat, Mr. Balasaheb Pandurang Bhagwat, Mr. Sudam Pandurang Bhagwat have executed Development Agreement and General Power of Attorney in respect of land S. No. 230/3B, admeasuring Hect. 00-17 Ares, S. No. 190/2C/2, admeasuring Hect. 00-29 Ares + P.K. Hect. 00-00.50 Ares, Total area Hect. 00-74 Ares in favour of M/s. S. V. Thombare and Associates through Proprietor Shripad Vinayak Thombare. The said Development Agreement and General Power of Attorney before Jt. Sub Registrar, Class-II, Nasik-2 on 5/4/2007 Registered at Sr. No. 02066 and Sr. No. 02067.

I have perused and gone through the copy of Development Agreement the Developer has agreed to give two constructed bunglows in land S. No. 230/3B, total Area Admeasuring 400 Sq. Mtrs. and Five shops having total area admeasuring 75.00 Sq. Mtrs. and N.A. Plotted area admeasuring 3000.00 Sq. Mtrs. in lands in above lands S. No. 190/2C/2 and S. No. 190/2B and the Developer had paid Rs. 50,000/- to the owners Kisan Laxman Bhagwat and Rs. 50,000/- to Pandurang Laxman Bhagwat. The Development is to be completed within 24 months from the date of execution of Development Agreement. As per right availed the Development Agreement and Power of Attorney in respect of the above mentioned land the Developer converted the above three lands for non agricultural purpose U/s. 44 of M.L.R.C. and the Developer constructed two bunglows in land S. No. 230/3B, Admeasuring Hect. 00-17 Ares.

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Dinkar Keruji Patil

B.A., LL.B

ADVOCATES & NOTARY

Office : 105, Bhagwant Complex, Near Nasik Road Court, Nasikroad.
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Mutation Entry No. 22184, shows that as per Development Agreement and General Power of Attorney dated 05/04/2007 executed before Jt. Sub Registrar, Class-II, Nashik-2 at Sr. No. 2066 and 2067 the remark in other right column as a Developer is mutated in the record of right by M. E. No. 22184.

Mutation Entry No. 23316 dated 17/09/2010 shows that Mr. Kisan Laxman Bhagwat expired on 09/08/2010 and the name of his legal heirs namely three sons 1) Mr. Ramnath Kisan Bhagwat, 2) Mr. Shivaji Kisan Bhagwat, 3) Mr. Uttam Kisan Bhagwat and four daughters namely 1) Mrs. Sushila Bhagwat Khatale, 2) Mrs. Kamal Parashram Godse, 3) Mrs. Urmila Chandrakant Patil, 4) Mrs. Baby Bahiru Rajole as per the heirship the name of above heirs is mutated to land S. No. 230/2B and other lands and Mutation Entry No. 23316 is effected in the record and same is certified by Circle Officer on 12/10/2010.

Thereafter, Mr. Pandurang Laxman Bhagwat and the heirs of deceased Kisan Laxman Bhagwat i.e. Ramnath Kisan, Shivaji Kisan, Uttam Kisan and daughters 1) Sushila Bhagwat Khatale, 2) Mrs. Kamal Parashram Godse, 3) Mrs. Urmila Chandrakant Patil,

Dinkar Keruji Pati
NOTARY

4) Mrs. Baby Bahiru Rajole and Balasaheb Pandurang Bhagwat and Sudam Pandurang Bhagwat executed Supplementary Development Agreement and General Power of Attorney in favour of M/s. S. V. Thombare and Associates through Proprietor Shripad Vinayak Thombare in respect of the land S. No. 230/3B, S. No. 190/2C/2, S. No. 190/2B. The said Supplementary Development Agreement and General Power of Attorney is executed before Jt. Sub Registrar, Class-II, Nashik-2 on 01/02/2014 registered at Sr. No. 1086 and Sr. No. 1087.

I have perused and gone the Supplementary Development Agreement it shows that as per the Development Agreement dated 05/04/2007 the Developer has given possession of Two Bunglows admeasuring 400.00 Sq. Mtrs. each area admeasuring 200.00 Sq. Mtrs. on the land S. No. 230/3B. As the Developer has not constructed Five Shops, total admeasuring 75.00 Sq. Mtrs. instead of the said Five Shops the Developer has agreed to give Plot No. 19, areas admeasuring 500.00 Sq. Mtrs. and Plot No. 20 area admeasuring 500.00 Sq. Mtrs. total area admeasuring 1000.00 Sq. Mtrs. as per tentative sanction layout of N. A. land S No. 190/2B. And the possession of Non Agricultural land S. No. 190/2C/2 Total area admeasuring 2950.00 Sq. Mtrs. is given to the owners by the Developer as the said Survey Number is developed i.e. converted for N.A. Purpose.

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Office : 105, Bhagwant Complex, Near Nasik Road Court, Nasikroad.
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I have perused and gone through the copy of General Power of Attorney dated 01/02/2014 Registered before Jt. Sub Registrar, Class-II, Nashik-2 registered at Sr. No 1087 the owners have given all powers to the Developer i.e. to develop land S. No. 190/2B out of it area 6300.00 Sq. Mtrs. to get sanctioned building plan on the said land S. No. 190/2B, to be constructed on land S. No. 190/2B, to Sell the Flats, Bunglows and other rights to execute Agreement of sale, Sale Deed etc. to be constructed on 190/2B etc.

Mutation Entry No. 28797 dated 03/02/2014 1) Sushila Bhagwat Khatale, 2) Mrs. Kamal Parashram Godse, 3) Mrs. Urmila Chandrakant Patil, 4) Mrs. Baby Bahiru Rajole executed Release Deed in favour of Ramnath Kisan Bhagwat, Shivaji Kisan Bhagwat, Uttam Kisan Bhagwat in respect of land S. No. 230/2B out of area Hect. 00-69 Ares and S. No. 230/2B area Hect. 00-29.50 Ares and S. No. 230/3B, area Hect. 00-17 Ares and other lands. Release Deed is executed before Jt. Sub Registrar, Class-II, Nashik-2 on 01/02/2014 vide Registration No. 1091/2014. As per the Release Deed the name of 1) Sushila Bhagwat Khatale, 2) Mrs. Kamal Parashram Godse,

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3) Mrs. Urmila Chandrakant Patil, 4) Mrs. Baby Bahiru Rajole is deleted from the Record of Right.

Mutation Entry No. 29051 dated 05/05/2014 shows that, Partition Deed in between Pandurang Laxman Bhagwat, Balasaheb Pandurang Bhagwat, Sudam Pandurang Bhagwat, Ramnath Kisan Bhagwat, Shivaji Kisan Bhagwat, Uttam Kisan Bhagwat, and 1) Sushila Bhagwat Khatale, 2) Mrs. Kamal Parashram Godse, 3) Mrs. Urmila Chandrakant Patil, 4) Mrs. Baby Bahiru Rajole is executed in respect of land S. No. 230/2B, S. No. 190/2B and other lands the said Partition Deed is executed before Jt. Sub Registrar, Class-II, Nashik-2 on 01/02/2014 registered at Sr. No. 1092. As per the Partition land S. No. 190/2C/2, 1/2 area is given to the share of Pandurang Laxman Bhagwat, Balasaheb Pandurang Bhagwat and Sudam Pandurang Bhagwat and 1/2 area is given to the Share of Ramnath Kisan Bhagwat, Shivaji Kisan Bhagwat and Uttam Kisan Bhagwat. And out of S. No. 190/2B the Area Hect. 00-05 Ares i.e. 500.00 Sq. Mtrs. is given to the share of 1) Sushila Bhagwat Khatale, 2) Mrs. Kamal Parashram Godse, 3) Mrs. Urmila Chandrakant Patil, 4) Mrs. Baby Bahiru Rajole and area 500.00 Sq. Mtrs. out of S. No. 190/2B is given to the share of Pandurang Laxman Bhagwat, Balasaheb Pandurang Bhagwat and Sudam Pandurang Bhagwat. As per the Registration Partition Deed Mutation Entry No. 29051 is effected in the record of right and same is certified by Circle Officer on 23/05/2014.

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Office : 105, Bhagwant Complex, Near Nasik Road Court, Nasikroad.
R/o : 7+8, Haripuja - B, Near Maharaja Bus Stop, Lam Road, VihitGoan Tel & Dist. Nashik - 422101
Mob.: 9422257177

M/s. S. V. Thombare and Associates through Proprietory Shripad Vinayak Thombare has executed Confirmation Deed in favour of Pandurang Laxman Bhagwat and others in respect of land S. No. 230/3B, admeasuring Hect. 00-17 Ares land S. No. 190/2B, adm. Hect. 00-74 Ares alongwith P. K. and land S. No. 190/2C/2, adm. Hect. 29.05 Ares. The said Confirmation Deed is in respect of the Partition Deed dated 01/02/2014 registered before Jt. Sub Registar, Class-II, Nashik-2 vide registration no. 1092.

The land S. No. 230/2B, area admeasuring Hect. 00-74 Ares is allowed to use for Non Agricultural purpose by Collector of Nashik by his Order No. Maha/Kaksha-3/177/2008 dated 26/08/2008 alongwith other land S. No. 190/2C/2 area adm. 2950 and S. No. 230/3B, area adm. 1700.00 Sq. Mtrs.

Thereafter M. E. No. 30275 dated 08/06/2015 shows that as per Partition order issued by Tahasildar Nashik bearing No. RTS/SR/Partition/56/2015 Nashik dated 05/05/2015 shows that the land S. No. 190/2B is subdivided. A area Hect. 00-31.5 Ares + P.K. Hect. 00-05 Ares assessed to Rs. 2016.00 Ps. is shown in the name of Pandurang Laxman Bhagwat and area Hect. 00-05 Ares, N.A.

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Nasik

assessed to Rs. 315.00 Ps. is shown in the name of Pandurang Laxman Bhagwat, Balasaheb Pandurang Bhagwat & Sudam Pandurang Bhagwat and the survey number is numbered as 190/2B/1 and area Hect. 00-31.5 Ares + P.K. Hect. 00-00.5 Ares, N.A. assessed to Rs. 2016.00 Ps. is shown in the name of Ramnath Kisan Bhagwat, Shivaji Kisan Bhagwat, Uttam Kisan Bhagwat and area Hect. 00-05 Ares, N.A. assessed to Rs. 315.00 Ps. is shown in the name of Mrs. Sushila Bhagwant Khatale, Mrs. Kamal Parashram Godse, Mrs. Urmila Chandrakant Patil, Mrs. Baby @ Asha Bahiru Rajole and the survey number is numbered as 190/2B/2. As per the order of Tahasildar M. E. No. 30275 is effected in the record of right and same is certified by Circle Officer on 10/06/2015.

Thereafter S.V. Thombare & Associates through Prop. Shripad Vinayak Thombare executed Confirmation Deed in respect of land S. No. 230/3B, admeasuring Hec. 00-17 Ares and land S. No. 190/2C/2, admeasuring Hec. 00-29 Ares + P.K. Hec. 00-00.5 Ares, total area Hec. 00-29.50 Ares, land S. No. 190/2B, total admeasuring Hec. 00-73 Ares + P.K. Hec. 00-01 Ares, total area Hec. 00-74 Ares. The said Confirmation Deed is in respect of registered Development Agreement and G.P.A. dated 05/07/2007 registered before Jt. Sub Registrar, Class-II, Nashik-2 registered at Sr. 2066/2007 & 2067/2007 and Additional Development Agreement and General Power of Attorney dated 01/02/2014 registered before Jt. Sub Registrar, Class-II, Nashik-2 vide registered 1086/14 & 1087/14. As

Dinkar Keruji Patil

ADVOCATE

Dinkar Keruji Patil

B.A., LL.B

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Office : 105, Bhagwant Complex, Near Nasik Road Court, Nasikroad.
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per the Additional Development Agreement dated 01/02/2014 a Plot No. 19, area 500 Sq. Mtrs. out of S. No. 190/2B is to be given to Sushila Bhagwant Khatale, Kamal Parashram Godse, Urmila Chandrakant Patil and Bebi @ Asha Bahiru Rajole, and Plot No. 20, area 500 Sq. Mtrs. out of S. No. 190/2B was to be given to Pandurang Laxman Bhagwat, Balasaheb Pandurang Bhagwat and Sudam Pandurang Bhagwat. But as the land S. No. 190/2B admeasuring Hec. 00-74 Ares alongwith Pot Kharaba, the land is sub-divided into two pothissa and separate 7/12 extract is effected in the record, a area Hec. 00-36 Ares + P.K. Hec. 00-01 Ares, total area Hec. 00-37 Ares, N.A. assessed to Rs. 2331.00 Ps. is numbered as S. No. 190/2B/1 and area Hec. 00-36 Ares, assessed to Rs. 2331.00 Ps. is numbered as S. No. 190/2B/2.

As per the Confirmation Deed out of S. No. 190/2B/1, a area Hec. 00-05 Ares along with measurement is given to the share and in possession of Pandurang Laxman Bhagwat, Balasaheb Pandurang Bhagwat and Sudam Pandurang Bhagwat and area Hec. 00-05 Ares from eastern side out of S. No. 190/2B/2 is given to the share and in

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possession of Sushila Bhagwant Khatale, Kamal Parashram Godse, Urmila Chandrakant Patil and Bebi @ Asha Bahiru Rajole.

As per the Confirmation Deed dated 06/04/2017 and Partition Deed between the original owners the area Hec. 00-05 Ares is mutated in the name of owners to land S. No. 190/2B/1 and 190/2B/2 and the remaining area is in the name of owners subject to the Development Agreement and General Power of Attorney dated 05/07/2007 registered at S. No. 2066 & 2067 and Supplementary Development Agreement dated 01/02/2014 vide registration no. 1086 & 1087.

The Building Plan in non agriculture land S. No. 190/2B/2, admeasuring 3200 Sq. Mtrs. is sanctioned and approved by Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik by their sanction of Building Permit and Commencement Certificate by their order No. LND/BP/C-3/73 dated 04/07/2017

Thus from the above discussion and record before me, I am of the opinion that the Non Agriculture land **S. No. 190/2B/2** Admeasuring Hect. 00-31.5 Ares + P.K. Hect. 00-00.5 Ares N.A. Assessed at Rs. 2331.00 Ps. out of it area 3200 Sq. Mtrs. situated within limits of Village Deolali and within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik is owned by Mr. Pandurang Laxman Bhagwat, Mr. Balasaheb Pandurang Bhagwat, Sudam Pandurang Bhagwat and Ramnath Kisan Bhagwat, Shivaji Kisan Bhagwat, Uttam Kisan Bhagwat subject to the Development

Dinkar Keruji Patil

ADVOCATE

Dinkar Keruji Patil

B.A., LL.B

ADVOCATES & NOTARY

Office : 105, Bhagwant Complex, Near Nasik Road Court, Nasikroad.
R/o : 7+8, Haripuja - B, Near Maharaja Bus Stop, Lam Road, VihitGoan Tel & Dist. Nashik - 422101
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Agreement and General Power of Attorney dated 05/04/2007 registered before Jt. Sub Registrar, Class-II, Nashik-2 vide registration no. 2066 and 2067 and Supplementary Development Agreement and Power of Attorney dated 01/02/2014 registered before Jt. Sub Registrar, Class-II, Nashik-2 vide Register No. 1086 and 1087. And Confirmation Deed dated 06/04/2017 registered before Jt. Sub Registrar, Class-II, Nashik-2 vide registration no. 2029. The Developer has all rights to develop i.e. to construct on the said land to sale the constructed area to third person etc. in land S. No. 190/2B/2 out of it area 3200 Sq. Mtrs. and the above mentioned land is having clear and marketable title.

The Report is given by me from the record placed before me.

Nashik Road
Date : 06/07/2017

D. K. PATIL
ADVOCATE & NOTARY

Dinkar Keruji Patil
ADVOCATE & NOTARY
5, Bhagwant Complex, Near Nasik Road Court, M. G. Road, Nasik Road