



SUNIL RAMBHAU SASLE
B.S.L., LL.B.
ADVOCATE

❖ OFFICE : OFFICE NO. 231/A, SECOND FLOOR, MEGHDOOT SHOPPING CENTRE, OPP. C.B.S., NASHIK. MOB. 9422258350.
❖ RESI. : RAJSHREE APARTMENT, FLAT NO. 2, FIRST FLOOR, OPP. JANLAXMI BANK, ASHOK NAGAR, SATPUR, NASHIK.

REF. :

DATE : 14/3/2018

TITLE SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN

SUBJECT :- Title Search Report in respect of the property bearing **PLOT NO. 5** Adm. 290.00 Sq.Mtrs. as per 7/12 Extract and 267.75 Sq.Mtrs. as per Approved Lay-Out Plan (bearing City Survey No. 3149) and **PLOT NO. 6** Adm. 341.00 Sq.Mtrs. as per 7/12 Extract and 300.80 Sq.Mtrs. as per Approved Lay-Out Plan (bearing City Survey No. 3152) out of **SURVEY NO. 23 / 1A** from **KAMATWADE**, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation owned by **SHRI. SUNIL BHAUSINGH PAWAR**.

Respected Sir,

As per the request of Shri. Sunil Bhausingh Pawar, I had investigated the title in respect of the above mentioned property. I had investigated the title from the Revenue Records, 7/12 Extracts, Index-II Registers, Sale Deeds and other Relevant papers. After perusing all these papers & documents, my opinion is as under :-

A] AS PER REVENUE RECORDS :-

1. Previously in the year 1982 the concerned property Survey No. 23/1 was owned by Shri. Bhagwat Vishram Jadhav, Etc. 4. In the year 1982 Shri. Bhagwat Vishram Jadhav, Etc. 4 had sub-divided the property Survey No. 23/1 into various plots by way of Lay-out. As per the approved lay-out plan the concerned Plot No. 5 and Plot No. 6 out of Survey No. 23 / 1 A were shown in the names of Shri. Bhagwat Vishram Jadhav, Etc. 4. Effecting the approved lay-out plan M.E.No. 771 was made and certified.
2. On Dt. 22 / 4 / 1982 Mrs. Sulabha Ravindra Mahajan had purchased the concerned Plot No. 6 from Shri. Bhagwat Vishram Jadhav, Etc. 4 Through Their G.P.A. Holder Shri. Asaram Ragho Ghate and Consenting Party M/S. Vrushali Enterprises Through Partner Shri. Asaram Ragho Ghate by



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way of Registered Sale Deed. Effecting the sale transaction M.E. No. 780 was made and certified.

3. On Dt. 27 / 7 / 1982 Shri. Sunil Raghunath Phatak had purchased the concerned Plot No. 5 from Shri. Bhagwat Vishram Jadhav, Etc. 4 Through Their G.P.A. Holder Shri. Asaram Ragho Ghate and Consenting Party M/S. Vrushali Enterprises Through Partner Shri. Asaram Ragho Ghate by way of Registered Sale Deed. Effecting the sale transaction M.E. No. 808 was made and certified.
4. On Dt. 3 / 6 / 2016 Shri. Sunil Bhausingh Pawar had purchased the concerned Plot No. 6 from Mrs. Sulabha Ravindra Mahajan by way of Registered Sale Deed. Effecting the sale transaction the name of the purchaser was entered in the Ownership Column of the said Plot No. 6. Accordingly M.E. No. 12681 was made and certified.
5. On Dt. 20 / 7 / 2017 Shri. Sunil Bhausingh Pawar had purchased the concerned Plot No. 5 from Shri. Sunil Raghunath Phatak by way of Registered Sale Deed. Effecting the sale transaction the name of the purchaser was entered in the Ownership Column of the said Plot No. 5. Accordingly M.E. No. 13105 was made and certified.

In this way the title of the said Plot No. 5 and Plot No. 6 out of Survey No. 23 / 1 A is transferred upto the name of the present owner i.e. Shri. Sunil Bhausingh Pawar.

B) AS PER 7/12 EXTRACTS :-

I had also perused the 7/12 Extracts of the said property from the year 1987-88 to 2017-2018 upto Dt. 8 / 1 / 2018. At present the concerned Plot No. 5 and Plot No. 6 out of Survey No. 23 / 1 A from Kamatwade, Tal. & Dist. Nashik are shown in the name of Shri. Sunil Bhausingh Pawar. No charge is shown in the other rights column of the said property.



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C) AS PER INDEX-II REGISTERS :-

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Adv.
I had also searched the title of the said property from the Index-II Registers from the Sub Registrar, Office - Nashik, for the last 30 years. Most of the Registers are not found available for perusal. And most of the Registers are found in a torned condition. Hence, they cannot be properly perused. No adverse entry was found.

D) I had also perused the order of Collector, Nashik bearing No. RB / DESK- III / LNA / SR / 655 / 81, NASHIK, DT. 12 / 2 / 1982 by which the said property is converted towards the non-agricultural purpose as per the provisions of Section 44 of Maharashtra Land Revenue Code, 1966.

E) I had also perused the copy of Sale Deed by which Shri. Sunil Bhausingh Pawar had purchased the concerned Plot No. 5 from Shri. Sunil Raghunath Phatak. The said Sale Deed is registered in the Office of Sub-Registrar, Nashik-4 on DT. 20 / 7 / 2017 at SR. NO. 5074 / 2017.

F) I had also perused the copy of Sale Deed by which Shri. Sunil Bhausingh Pawar had purchased the concerned Plot No. 6 from Mrs. Sulabha Ravindra Mahajan. The said Sale Deed is registered in the Office of Sub-Registrar, Nashik-4 on DT. 3 / 6 / 2016 at SR. NO. 4053 / 2016.

G) I had also perused the copy of T.D.R. Sale Deed by which Shri. Sunil Bhausingh Pawar had purchased the TDR Area Adm. 45.42 Sq.Mtrs. from and out of D. R. C. Certificate No. 727, Dt. 4 / 10 / 2016 issued by Nashik Municipal Corporation from M/S. Jaykumar Construction LLP Partnership Firm Through Partner Shri. Merzyan Hosi Patel. The said T. D. R. Sale Deed is registered in the Office of Sub-Registrar, Nashik -5 on DT. 26 / 12 / 2016 at SR. NO. 7527 / 2016.

H) I had also perused the copy of T.D.R. Sale Deed by which Shri. Sunil Bhausingh Pawar had purchased the TDR Area Adm. 61.54 Sq.Mtrs. from and out of D. R. C. Certificate No. 751, Dt. 11 / 4 / 2017 issued by



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Nashik Municipal Corporation from Shri. Dilip Sahadu Jadhav & Others. The said T. D. R. Sale Deed is registered in the Office of Sub-Registrar, Nashik -5 on **DT. 12 / 10 / 2017** at **SR. NO. 5670 / 2017**.

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Adv.
- I) I had also perused Sanction of Building Permit & Commencement Certificate bearing No. LND / BP / B-2 / 424 / 8923, Dt. 16 / 11 / 2017 by which Building Plan of the concerned property Plot No. 5 + 6 is approved by Nashik Municipal Corporation and the permission to start the construction as per the approved Building Plan is granted.
- J) I had also perused One Receipt Dt. 4 / 9 / 2017 issued by Talathi, Kamatwade by which the owner of the said Plot No. 5 had paid the N.A. Tax for the Current Revenue Year 2017-2018.
- K) I had also perused One Receipt Dt. 4 / 9 / 2017 issued by Talathi, Kamatwade by which the owner of the said Plot No. 6 had paid the N.A. Tax upto the Current Revenue Year 2017-2018.

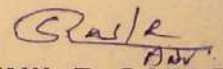
After perusing all the above mentioned papers and documents, I am of the opinion that the title in respect of the property bearing **PLOT NO. 5** Adm. 290.00 Sq.Mtrs. as per 7/12 Extract and 267.75 Sq.Mtrs. as per Approved Lay-Out Plan (bearing City Survey No. 3149) and **PLOT NO. 6** Adm. 341.00 Sq.Mtrs. as per 7/12 Extract and 300.80 Sq.Mtrs. as per Approved Lay-Out Plan (bearing City Survey No. 3152) out of **SURVEY NO. 23 / 1A** from **KAMATWADE**, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation owned by **SHRI. SUNIL BHAUSINGH PAWAR** is clear, marketable and free from all encumbrances.

Thanking you,

Nashik.

Date : 14 / 3 / 2018.

SUNIL RAMBHAU SASLE
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