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TITLE CERTIFICATE & SEARCH REPORT

NAME OF THE HOLDER :- M/S. SHREERAM BUILDERS AND DEVELOPERS THROUGH ITS PARTNER 1] MR. VAIBHAV SUBHASH PUND 2] MR. RAHUL BHAGWAN DAPTARE

PROPERTY :- All that piece and parcel of the vacant bearing **Plot No. 28/31 out of S. No. 39/2/1 admeasuring 557-58 Sq. Mtrs. Situated at Village Anandvalli, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows :-**

On or towards East :-	By Plot No. 32
On or towards West :-	By Plot No. 27
On or towards South :-	By 20 Foot Road
On or towards North :-	By Plot No. 29 & 30

HISTORY:- After taking search at the office of Sub Registrar, Nashik for last 30 years and after perusing the following records and documents my observations are as follows :-

Following documents perused:

- [1] 7/12 extract since last 30 years
- [2] Mutation Entries since last 30 years
- [3] Copy of Sale Deed Dated 24-6-1974
- [4] Copy of Sale Deed Dated 7-4-2008
- [5] Copy of Sale Deed Dated 23-11-2017
- [6] Final approval letter dated 28-12-1973
- [7] N. A. Order Dated 21-4-1982.
- [8] Copy of Commencement Certificate dated 6-2-2018.

It appears from the record of rights that Sarubai Bhau Jadhav was owner of S. No. 39/2 since prior to 1973-74.

The land owners prepared a layout of S. No. 39/2/1 which is duly approved by Town Planing Jalgaon under their letter No. D. V. /N.S.K./4937 dated 28-12-1973 and as per the approved layout separate 7/12 extracts are prepared for the individual plots under M. E. No. 845 on 28-8-1974.

That Arvind Vasantrao Deshmukh purchased plot no. 28 from Sarubai Bhau Jadhav and others by a sale deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 1244 on 24-6-1974 and accordingly name of the said purchasers is mutated in the owners column of the record of rights under M. E. No. 960 on 17-9-1975.

That Babu Kashinath Saur purchased Plot No. 31 from Sarubai Bhau Jadhav and others by a sale deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 2305 on 9-12-1974 and accordingly name of the said purchasers is mutated in the owners column of the record of rights under M. E. No. 963 on 26-9-1975.

