

no. Jamabandi/Kavi/1048/82 dated 19/04/1982 the land of Gat No. 304 is subdivided as follows :-

Gat No.	Area Admeasuring in H. Are	Holders Name
Gat No. 304/A	1.61+Potkaraba 0.13.5	Madhavlal Bhavarilal Khandelwal
Gat No. 304/B	1.61+Potkaraba 0.13.5	Sarladevi Sureshchandra Gupta

It reveals from Mutation Entry No. 238 dated 31/03/1983 that Gat No. 304/B is converted into N.A. for Residential purpose as per the order of Tehasildar of Igatpuri vide its letter no. जमाबंदी/एसआर/1/83/2/83 इगतपुरी dated 31/03/1983 & said Gat .No. divided into various plots and the said plots came in the share of Madhavlal Bhavrilal Khandelwal.

It reveals from Entry No. 585 that Madhavlal Bhavrilal Khandelwal sold Plot No. 09 area admeasuring 595.00 sq.mtrs and Plot No. 19 area admeasuring 650.00 sq.mtrs out of Gat No. 304/A situated at Village Talegaon, Taluka Igatpuri, Dist. Nashik within the limits of Nashik to Bharti Sanjay Sawant for which Sale Deed is registered in the office of Sub Registrar Igatpuri at Sr. No. 674/1986 dated 08/09/1986.

It reveals from Entry No. 3782 that Bharti Sanjay Sawant sold Plot No. 09 area admeasuring 595.00 sq.mtrs out of Gat No. 304/A situated at Village Talegaon, Taluka Igatpuri, Dist. Nashik within the limits of Nashik to Vijay Manohar Pohekar and Anuradha Milindrao Barhanpurkar for which Sale Deed is registered in the office of Sub Registrar Igatpuri at Sr. No. 1358/2014 dated 23/05/2014.

It reveals from Entry No. 3783 that Bharti Sanjay Sawant sold Plot No. 19 area admeasuring 650.00 sq.mtrs out of Gat No. 304/A situated at Village Talegaon, Taluka Igatpuri, Dist. Nashik within the limits of Nashik to Vijay Manohar Pohekar and Anuradha Milindrao Barhanpurkar for which Sale Deed is registered in the office of Sub Registrar Igatpuri at Sr. No. 1359/2014 dated 23/05/2014.

It reveals from the record and search of the Index II Registers that Vijay Manohar Pohekar and Anuradha Milindrao Barhanpurkar was developing the said property i.e Plot no. 9 and Plot no. 19 out of Gat no. 304/A and have sold Flat no. 501 area admeasuring 55.77

Sq.meters, Third floor in the building known as Ozone Valley to Mr. Hrishikesh Vijay Karambelkar, and Mrs Dhanashree Hrishikesh Karambelkar for which Agreement for Sale is registered in the office of Sub Registrar Igatpuri at Sr. No. 258/2017 dated 04/02/2017.

It reveals from the record and search of the Index II Registers that Mr. Hrishikesh Vijay Karambelkar, and Mrs Dhanashree Hrishikesh Karambelkar have registered Agreement Relating to Deposit of Title Deeds in favour of State Bank of India in respect of Flat no. 501 in the building known as Ozone Valley for which Agreement Relating to Deposit of Title is registered in the office of Sub Registrar Igatpuri at Sr. No. 47 dated 26/04/2017.

It also reveals from the Development Agreement that the said Flat no. 501 is from the share of the Owner.

The above mentioned owners have also entered into Development agreement with Atharva Builders and Developers through Proprietor Mr. Samarjeet Tulajirao Indulkar the said agreement is registered in the office of the Sub-Registrar Igatpuri at Sr. No 1395/2018 dated 09/04/2018 and have also given Power of Attorney in favour of Atharva Builders and developers through Proprietor Mr. Samarjeet Tulajirao Indulkar which is also registered in the office of the Sub-Registrar Igatpuri at Sr. No 1396/2018 dated 09/04/2018.

The Developer and the Owner have also obtained necessary permission from the Igatpuri Municipal Council bearing no. INP/PWD/RBP/0015/2018-19 dated 22/06/2018 for developing the said property and the building plane is also sanctioned.

I have also issued paper notice for verification of title of the said property in daily news paper Deshdooth dated 25/02/2018 I have not received any objection as mentioned on the said notice till today.

So far as the record produce before me is concerned the 7/12 extract is not showing any new or existing encumbrance on the said underlying Land.

Index 2 assessment could not be carried out "Up to the Mark" because some of the Index 2 registers are in torn condition, some pages were not in alphabetical order and some pages were sent for binding etc. hence I have to rely mainly on the document mentioned in documents list, produced before me and I am giving my opinion hereunder on the basis of documents referred in above mentioned document list and not on the basis of search made in the Sub-Registrar Office.

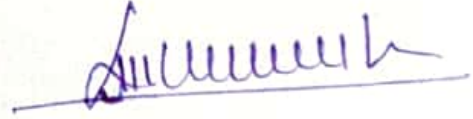


OPINION :-

In consistence with my above observations, I am of the opinion that the owners of Plot No. 09 area admeasuring 595.00 sq.mtr. and Plot No. 19 area admeasuring 650.00 sq.mtr out of Gat No. 304/A situated at Village Talegaon bk, Taluka Igatpuri Dist Nashik within the limits of Igatpuri and on the basis of Registered Sale Deed the said above mentioned land is having Clear, Negotiable and Marketable title without any Charge, Encumbrance.

I have annexed the above mentioned documents with this report.

Igatpuri.



(Nilesh R. Chandwadkar).

Advocate



अड. निलेश रमेश चांदवडकर
बी.कॉम., एलएल.बी., अडव्होकेट
गाळा नं.३, साईभक्ती अपार्टमेंट, तीन लकडी,
नेहरु चौक, इगतपुरी (नाशिक)-४२२ ४०३

Coverage of Search made in the Office of the Sub-Registrar Office

Igatpuri

I have applied to the Sub-Registrar, Igatpuri on 13/07/2018 vide receipt no. 3499 seeking permission to take search of Index-II registers regarding the above mentioned property for the period 30 years (1989-2018) thereby I have completed the search of Index-II register accordingly. I have also affixed the receipt of the Sub-Registrar Igatpuri.

During the Search of Index-II registers, I came across many pages, which are torn, some pages are missing and some pages are not in legible condition and also some registers were maintained properly.

Details of the search of Index II of the said property as under

<u>Sr. No.</u>	<u>Year</u>	<u>Entries found</u>
1	1989	Nil
2	1990	Nil
3	1991	Nil
4	1992	Nil
5	1993	Nil
6	1994	Nil
7	1995	Nil
8	1996	Nil
9	1997	Nil
10	1998	Nil
11	1999	Nil
12	2000	Nil
13	2001	Nil
14	2002	Nil
15	2003	Nil
16	2004	Nil
17	2005	Nil
18	2006	Nil
19	2007	Nil
20	2008	Nil
21	2009	Nil
22	2010	Nil
23	2011	Nil
24	2012	Nil
25	2013	Nil
26	2014	Two entries found
27	2015	Nil
28	2016	Nil
29	2017	Two entries found
30	2018	Two entries found



Office: Sai Bhakti Appt, Shop no.3, Teenlakdi, Igatpuri, Dist Nashik

Add : Krushnamangal, Opp. Convent High School, Igatpuri, Nashik 9960886246

Date: - 13/07/2018

TITLE - REPORT

To,

WHOMSOEVER IT MAY CONCERN

On the instruction papers and documents produced before me by **Atharva Builders and Developers through Proprietor Mr. Samarjeet Tulajirao Indulkar** I am giving title report and opinion regarding the title of the said property.

DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of Non-Agricultural Plot no. 9 area admeasuring 595.00 sq.mtr and Plot No. 19 area admeasuring 650.00 sq.mtr out of Gat No. 304/A situated at Village Talegaon bk, Taluka Igatpuri, Dist. Nashik within the limits of Igatpuri Municipal Council. The said property is bounded as shown below:-

East }
West } As per sanctioned layout
South }
North }

Owner of the Property :-

Mr. Vijay Manohar Pohekar

Mrs. Anuradha Milindrao Barhyanpurkar.

DOCUMENTS PERUSED :-

- 1) 7/12 extract of last 30 years.
- 2) 6 D mutation Entries of last 30 years.
- 3) Copy of Sale Deed.
- 4) Development Agreement.
- 5) Power of Attorney.
- 6) Copy of Commencement Certificate.