Advocate, B.S.L. LL.B.

Office:-Chamber No. 218, Bldg. No. 2, District Court Capus Nashik-2.
M.No. 80876797876. Email-advjadhavyogesh@gmail.com

Date: 05/11/2018

TITLE & SEARCH CERTIFICATE

Subject.: The opinion of title report in respect of all that piece and parcel of landed property bearing Plot No. 1, admeasuring area 580.97 sq. mtrs., out of S.No. 893/3/3/2/1 lying and being at village Nashik, Tal. Nasik & Dist. Nasik within the Limits of Nasik Municipal Corporation.

Dear Sir,

M/s. Sukrut Developers, Prop. Mangesh Ashok Dhakrao, Nashik has approached me and request me to issue the title of the above referred property and he produced before me following documents and records.

DOCUMENTS PRODUCED BEFORE ME:

Sr.No.	Name & date of Documents	Name of Parties	Original or Copy
1)	7/12 Extract		Copy
2)	Mutation Entries		Copy
3)	Sale Deed of plot	1) Mr. Ashok Raghunath Kadam 2) Mrs. Chhaya Ashok Kadam	Copy
4)	Development Agreement & General Power of Attorney	M/s. Sukrut Developers, Prop. Mangesh Ashok Dhakrao, Nashik	Copy
5)	N.A. Order		Copy
6)	Correction Deed of Development	M/s. Sukrut Developers, Prop. Mangesh Ashok Dhakrao, Nashik	Copy

	Agreement		
7)	Commencement Certificate		Copy
8)	Court Order in S.C.S. No. 485/2006, dt. 29/04/2014		Copy

DESCRPTION OF PROPERTY:

All that piece and parcel of landed property bearing Plot No. 1, admeasuring area 580.97 Sq. mtrs., out of S.No. 893/3/3/2/1 lying and being at village Nashik, Tal. Nasik & Dist. Nasik within the Limits of Nasik Municipal Corporation within the registration District and sub-registration Taluka of Nashik and bounded as under :

Towards East : 30 Mtrs. D.P. Road

Towards West : Plot No. 2 & 9 Mtrs. Colony Road

Towards South : 9 Mtrs. Colony Road

Towards North : S.No. 893/3/3/1

1) It appears from M.E. No. 26662, dt. 26/03/1990 that, 1) Balasaheb Nathurao Pagar, 2) Shrikant Bhagawatiprasad Trivedi, 3) Dilip Ramchandra Shinde and 4) Milind Arvind Patil purchased the land S.No. 893/3/3/2 from Sitaram Dasharath Gajare and Vasudeo Sitaram Gajare through G.P.A. Holder Arvind Rajaram Patil vide registered sale deed dated 21/01/1989 for Rs. 18,000/-. The Purchaser No. 2 to 4 obtained permission under Tenancy Act Sec. 63 by Sub-Divisional Officer, Nashik vide their order No. TNC-S.R.-118/87, dt. 12/10/1987. So the purchaser has completed the transaction within one year and hence this mutation entry is certified.

2) It appears from M.E. No. 27644, dt. 07/01/1991 that, in the other rights column of S.No. 893/3/3/2 the remark of Tenancy

3) It appears from M.E. No. 28735, dt. 6/1/1992 that, 1) Sitarm Dodhu Chavhan, 2) Sunil Chhaganrao Bhaybhang, 3) Smt. Kamal Chhaganrao Bhaybhang, 4) Pradip Yashwant Patil (Magar), 5) Smt. Mangala Balkrishna Magar, 6) Shivaji Kadaji Pagar has purchased the land S,No. 893/3/3/2 from 1) Dilip Ramchandra Shinde, 2) Balasaheb Nathurao Pagar, 3) Shrikant Bhagawatiprasad Trivedi, and 4) Milind Arvind Patil vide registered sale deed dated 16/02/1991 for Rs. 1,96,000/- the names of purchaser recorded in the 7/12 extract on the basis of Index-II. Hence this mutation entry is certified.

4) It appears from M.E. No. 29841, dt. 29/10/1992 that, Sitaram Dodhu Cavhan and others through G.P.A. Holder Mangala Balkrishna Magar give an application to talathi of Nashik to mutated the name of plot owner according to sale deed and lay-out copy and the land divided into 1 to 15 plots and 7/12 extracts are separated. According to which plot No. 1 shown in the name of original land owner i.e. Sitaram Dodhu Cavhan and others and hence this mutation entry is certified.

5) It appears by M.E. No. 34203 dt. 03/04/1996, that Mr. Ashok Raghunath Kadam and Mrs. Chhaya Ashok Kadam purchased the said plot No. 1 from Sitaram Dodhu Cavhan and others for Rs. 1,75,000/- on 13/12/1995 and the Names of purchasers were entered in the record of rights as per Index II and hence this mutation entry is certified.

6) It appears from M.E. No. 61496 dt. 15/5/2008 that, Suvarna Nivrutti Gamane @ Suvarna Dattatraya Avhad filed Spl. C.S. No. 485/2006 against Jijabai Ranganath Ghuge and others 117 before Civil Judge, Senior Division, Nashik and executed the Lis-Pendancy Notice, which is registered before the Sub-Registrar, Nashik-4 at Sr.No. 7082/2006, dt. 27/12/2007 on S.No. 893/3/3/2/1 (plot No. 1 to 16), S.No. 893/2/2/2 (Plot No.

1 to 5) S.No. 893/4/1/1 (Plot No 1 to 47), S.No. 893/3/2+893/4/2/2/1 (Plot No. 1' to 21) and hence this mutation entry is certified on the basis of application and Roznama.

7) It appears from M.E.No. 99401 dt. 17/11/2015 that, in the Spl.C.S. No. 485/2006 plaintiff and defendant No. 19 and 20 had executed the compromise before the Court and as per the said Compromise the plaintiff gave an application to Court at Exh. 292 and Court had granted the application. According to the said compromise application plot No. 1 is deleted from the said suit. Hence the Remark of Lis-Pendancy is removed from other rights column of the said plot 7/12 extract and hence this mutation entry is certified.

8) It appears by M.E. No. A-1570, dt. 30/05/2016 that, Mr. Ashok Raghunath Kadam and Mrs. Chhaya Ashok Kadam entrusted the said plot for development to Sukrut Developer through Prop. Mangesh Ashok Dhakrao and executed the Development Agreement, which is registered before the Sub-Registrar, Nashik-3 at Sr.No. 4692/2016, dated 26/5/2016 in favour of Developer. the name of the developer is mutated in the other rights column. Hence this mutation entry was certified.

9) It appears by M.E.No. 401196, dt. 1/10/2018 that as per the order of Commissioner of Nashik Municipal Corporation, Nashik, Mr. Ashok Raghunath Kadam and Mrs. Chhaya Ashok Kadam through their G.P.A. Holder Mr. Mangesh Ashok Dhakrao executed transfer deed in favour of Nashik Municipal Corporation, Nashik for the area of 0.25.96 Sq.Mtrs. from Plot No 1 for Road winding which is presently 6.00 Mtrs. and 7.50 Mtrs. which equally extended as 9.00 Mtrs. The name of Nashik Municipal Corporation, Nashik is mutated in the 7/12 extract for the area 0.25.96 Sq.Mtrs. as a owner and hence this

for Non Agricultural use as per the order of Commissioner, Nashik vide their order No. 167/1992, dated7/5/1992.

11) It appears from the record that, Mr. Mangesh Ashok Dhakrao, Prop. of Sukrut Developer has purchased the T.D.R. area admeasuring 39.61 Sq.Mtrs. from Final Plot No. 541 of T.P.S. No.-II out of S. No. 750+751+755/1 from Vaishnav Construction, a partnership firm through partner Satish Vasudeo More vide Sale Deed, which is registered before the Sub-Registrar, Nashik-5 at Sr. 6949/2018, dated 6/9/2018.

12) It appears from the record that, Sukrut Developers, Prop. Mr. Mangesh Ashok Dhakrao has prepared a building plan which approval by Nashik Municipal Corporation, Nashik vide Commencement Certificate No. LND/BP/B-5/70/5761, dated 16/10/2018.

13) I have taken search of Index II Registers from sub Registrar, Nashik from last 30 years i.e. 1989 to 2018. I have not found any adverse entry affecting the title of the said property. I have paid Search Fee vide receipt No. 16625 on 03 /11/2018.

14) Therefore I am of the opinion that the title of aforesaid holder in respect of the said property is clear, marketable and free from all encumbrances.

Hence this title and search report.

Nashik

Date: 05/11/2018

Advocate

ॲड. योगेश दिक्षीराम जाधव
B.S.L.,LL.B.
रजि. नं. 2340/2013
ऑफिस : चेंबर नं. 218/2,
जिल्हा न्यायालय, नाशिक.