Office: Chamber No. 412/3,
District Court,
Nashik: - 422002.

Mandar Ashok Avachat
B.Com.,LL.B.
Advocate

Title Report

To Whomsoever It May Concern

Subject:- Title Report in respect of property bearing **Plot No. 17** area adm. **487.44 sq.mtr.** out of Survey No. 891/17 from Nashik Tal. and Dist. Nashik which is Owned by **Mrs. Sujata Kamalkrishan Acharya, Mr. Kamalkrishan Thakurdas Acharya and Miss. Supriya Kamalkrishan Acharya** and agreed to developed by **M/s Aakash Buildcon Builders and Developers.**

Respected Sir,

As per your request, I have searched the title in respect of above mention property. I have scrutinized the documents in respect of above mentioned property which are provided to me by M/s Aakash Buildcon Builders and Developers partnership firm through its partner 1. Mr. Prakash Satyanarayan Chauhan and 2. Mrs. Kusum Prakash Chauhan. I am herewith submitting the detail search report as under.

Document Scrutinized:-

Sr. No.	Particulars	Details
1)	Last 30 years 7/12 Extract upto date 06/07/2018	Certified copy
2)	Relevant 6D Mutation Entries	Certified copy
3)	Sale Deed Sr. No. 531/1993 dated 03/12/1992	Certified copy
4)	Sale Deed Sr. No. 8852/1996 dated 07/12/1996	Original
5)	Gift Deed Sr. No. 6124/2015 dated 06/07/2015	Original
6)	Gift Deed Sr. No. 6125/2015 dated 06/07/2015	Original
7)	Development Agreement Sr. No. 7847/2016 dated 11/11/2016	Original
8)	General Power of Attorney Sr. No. 7848/2016 dated 11/11/2016	Original
9)	NA Tax paid receipt	Photocopy
10)	Commencement Certificate	Photocopy
11)	Supplementary Development Agreement	Original

As per Revenue Record:-

On Assistant Director Town Planning, Jalgaon sanctioned layout plan for S. No. 891 vide letter no. DV / NSK 285 / dated 03/04/1972 and Nashik Municipal Corporation, Nashik vide letter no. Javak No. / LND / WS / 383 dated 14/11/1972. Accordingly land was sub divided into various plots. Effecting from same M. E. No. 13634 dated 20/02/1973.

Smt. Sindhu Eknath Gangurde alias Gangal and Mr. Eknath Trimbak Gangurde alias Gangal purchased Plot No. 17 out of S.No. 891/17 area adm. 487.44 sq.mtr. from Mrs. Malti Prabhakar Gharpure for consideration of Rs. 1,11,000/-. The said Sale Deed was made on dated 03/12/1992 was executed and registered in the office of Sub Registrar Nashik - 1 at Sr.No. 665/1986 dated 06/02/1993. Effecting from said transaction M. E. No. 30323 dated 11/03/1993 was made.

Mrs. Sujata Kamalkrishan Acharya and Mr. Kamalkrishan Thakurdas Acharya purchased Plot No. 17 out of S.No. 891/17 area adm. 487.44 sq.mtr. out of area adm. 243.72 sq.mtr. from Smt. Sindhu Eknath Gangurde alias Gangal and Mr. Eknath Trimbak Gangurde alias Gangal for consideration of Rs. 75,000/-. The said Sale Deed was made on dated 07/12/1996 was executed and registered in the office of Sub Registrar Nashik - 1 at Sr.No. 8852/1996 dated 20/12/1996. Effecting from said transaction M. E. No. 35477 dated 22/01/1997 was made.

Mrs. Sujata Kamalkrishan Acharya and Mr. Kamalkrishan Thakurdas Acharya purchased Plot No. 17 out of S.No. 891/17 area adm. 487.44 sq.mtr. out of area adm. 243.72 sq.mtr. from Smt. Sindhu Eknath Gangurde alias Gangal and Mr. Eknath Trimbak Gangurde alias Gangal. Accordingly M. E. No. 35477 was made. But in the said mutation entry the name of Mrs. Sujata Kamalkrishan Acharya and Mr. Kamalkrishan Thakurdas Acharya was entered for whole total area and the name of previous owners i.e. Smt. Sindhu Eknath Gangurde alias Gangal and Mr. Eknath Trimbak Gangurde alias

Gangal was wrongly deleted in the owners column. There was only half area sold i.e. Plot No. 17 out of S.No. 891/17 area adm. 487.44 sq.mtr. out of area adm. 243.72 sq.mtr., so the name of previous owners i.e. Smt. Sindhu Eknath Gangurde alias Gangal and Mr. Eknath Trimbak Gangurde alias Gangal was reentered in the owners column and area was mentioned in front of their name. Effecting from said transaction M. E. No. 38943 dated 24/11/1998 was made.

Smt. Sindhu Eknath Gangurde alias Gangal and Mr. Eknath Trimbak Gangurde alias Gangal was made a Gift Deed of property bearing Plot No. 17 out of S. No. 891/17 area adm. 243.72 sq.mtr. and builtup area adm. 203.24 sq.mtr. out of plotted area adm. 121.86 sq.mtr. and builtup area adm. 101.62 sq.mtr. on first floor in favour of Mrs. Sujata Kamalkrishan Acharya and plotted area adm. 121.86 sq.mtr. and builtup area adm. 101.62 sq.mtr. on first floor in favour of Miss. Supriya Kamalkrishan Acharya. The said Gift Deed were made on dated 25/06/2015 which were executed and registered in the office of Sub Registrar Nashik - 1 at Sr.No. 6124/2015 and Sr. No. 6125/2015 respectively dated 06/07/2015. Effecting from said transaction M. E. No. 98278 dated 31/07/2015 was made.

On 11/11/2016, Mrs. Sujata Kamalkrishan Acharya, Mr. Kamalkrishan Thakurdas Acharya and Miss. Supriya Kamalkrishan Acharya entered in to Development Agreement with M/s Aakash Buildcon Builders and Developers partnership firm through its partner 1. Mr. Prakash Satyanarayan Chauhan and 2. Mrs. Kusum Prakash Chauhan in respect of property bearing Plot No. 17 out of Survey No. 891/17 which the owners have given all rights of Development and Sale to the Development by way of Development Agreement and GPA. The said Development Agreement and GPA was Registered in the Office of Sub Registrar Nashik- 2 at Sr. No 7847 and 7848 respectively.

On 07/09/2018, Mrs. Sujata Kamalkrishan Acharya, Mr. Kamalkrishan Thakurdas Acharya and Miss. Supriya Kamalkrishan

Acharya entered in to Supplementary Development Agreement with M/s Aakash Buildcon Builders and Developers partnership firm through its partner 1. Mr. Prakash Satyanarayan Chauhan and 2. Mrs. Kusum Prakash Chauhan in respect of property bearing Plot No. 17 out of Survey No. 891/17 which the owners have given all rights of Development and Sale to the Development by way of Development Agreement. The said Supplementary Development Agreement was Registered in the Office of Sub Registrar Nashik- 7 at Sr. No 4281.

In this way title of the property is transferred upto the present owner.

NA Permission:-

Collector Nashik granted NA permission vide order No. RBD/ III/LNA/SR/450/84 dated 11/07/1986. I have perused photo copy of NA Tax paid receipt for year 2016 - 2017 of Rs. 234.00 vide receipt No. 0294832 dated 28/10/2016 in the office of Talathi Nashik.

Commencement Certificate:-

Nashik Municipal Corporation, Nashik issued commencement certificate vide order No. LND / BP / Nashik / DCR / 0158/ 2018 dated 09/05/2018.

Sale Deed:-

1. Smt. Sindhu Eknath Gangurde alias Gangal and Mr. Eknath Trimbak Gangurde alias Gangal purchased Plot No. 17 out of S.No. 891/17 area adm. 487.44 sq.mtr. from Mrs. Malti Prabhakar Gharpure for consideration of Rs. 1,11,000/-. The said Sale Deed was made on dated 03/12/1992 was executed and registered in the office of Sub Registrar Nashik - 1 at Sr.No. 665/1986 dated 06/02/1993.

2. Mrs. Sujata Kamalkrishan Acharya and Mr. Kamalkrishan Thakurdas Acharya purchased Plot No. 17 out of S.No. 891/17 area adm. 487.44 sq.mtr. out of area adm. 243.72 sq.mtr. from Smt. Sindhu Eknath Gangurde alias Gangal and Mr. Eknath Trimbak Gangurde alias Gangal for consideration of Rs. 75,000/-. The said Sale Deed was made on dated 07/12/1996 was executed and registered in

the office of Sub Registrar Nashik - 1 at Sr.No. 8852/1996 dated 20/12/1996.

Gift Deed:-

1. Smt. Sindhu Eknath Gangurde alias Gangal and Mr. Eknath Trimbak Gangurde alias Gangal was made a Gift Deed of property bearing Plot No. 17 out of S. No. 891/17 area adm. 243.72 sq.mtr. and builtup area adm. 203.24 sq.mtr. out of plotted area adm. 121.86 sq.mtr. and builtup area adm. 101.62 sq.mtr. on first floor in favour of Mrs. Sujata Kamalkrishan Acharya. The said Gift Deed was made on dated 25/06/2015 which was executed and registered in the office of Sub Registrar Nashik - 1 at Sr.No. 6124/2015 dated 06/07/2015.

2. Smt. Sindhu Eknath Gangurde alias Gangal and Mr. Eknath Trimbak Gangurde alias Gangal was made a Gift Deed of property bearing Plot No. 17 out of S. No. 891/17 area adm. 243.72 sq.mtr. and builtup area adm. 203.24 sq.mtr. out of plotted area adm. 121.86 sq.mtr. and builtup area adm. 101.62 sq.mtr. on first floor in favour of Miss. Supriya Kamalkrishan Acharya. The said Gift Deed was made on dated 25/06/2015 which was executed and registered in the office of Sub Registrar Nashik - 1 at Sr.No. 6125/2015 dated 06/07/2015.

Development Agreement & General Power of Attorney :-

1. Mrs. Sujata Kamalkrishan Acharya, Mr. Kamalkrishan Thakurdas Acharya and Miss. Supriya Kamalkrishan Acharya entered in to General Power of Attorney with M/s Aakash Buildcon Builders and Developers partnership firm through its partner 1. Mr. Prakash Satyanarayan Chauhan and 2. Mrs. Kusum Prakash Chauhan in respect of property bearing Plot No. 17 out of Survey No. 891/17 which the owners have given all rights of Development and Sale to the Development by way of Development Agreement and GPA. The said Development Agreement and GPA was Registered in the Office of Sub Registrar Nashik- 2 at Sr. No 7847 and 7848 respectively dated 11/11/2016.

2. Mrs. Sujata Kamalkrishan Acharya, Mr. Kamalkrishan Thakurdas Acharya and Miss. Supriya Kamalkrishan Acharya entered in to Supplementary Development Agreement with M/s Aakash Buildcon Builders and Developers partnership firm through its partner 1. Mr. Prakash Satyanarayan Chauhan and 2. Mrs. Kusum Prakash Chauhan in respect of property bearing Plot No. 17 out of Survey No. 891/17 which the owners have given all rights of Development and Sale to the Development by way of Development Agreement. The said Supplementary Development Agreement was Registered in the Office of Sub Registrar Nashik- 7 at Sr. No 4281 dated 07/09/2018.

Final Opinion:-

After perusal of all above papers, I am of the opinion that the title in respect of property bearing Plot No. 17 area adm. 487.44 sq.mtr. out of Survey No. 891/17 from Nashik Tal. and Dist. Nashik which is Owned by Mrs. Sujata Kamalkrishan Acharya, Mr. Kamalkrishan Thakurdas Acharya and Miss. Supriya Kamalkrishan Acharya and agreed to developed by M/s Aakash Buildcon Builders and Developers is clear and marketable.

Thanking You.
Date: - 19/09/2018
Nashik

Yours Faithfully,

Avachat.

Mandar Ashok Avachat
Advocate
Ch.No.-412, Bldg. No.-3,
District Court, Nashik.
Ph.Off.: 2314691, Resi.: 2321475
Regd. No.: MAH/4181/2007

Note: - To avoid and minimize the chances of multiple funding Latest 7/12 Extract and original documents to be collected and verified before any disbursement of loan.