Pravin Ashok Gulve

B.COM., LL.B.
Advocate

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TITLE SEARCH REPORT

To,

Whomsoever it may concern,

This is to certify that I have investigated into the title of the said property more particularly described hereinafter, on the request of the owner **S K Buildcon Partnership Firm through its partner Mr. Santosh Sevakdas Kamble and others.**

1. **Description of Property :** All that, piece and parcel of the non- agricultural property bearing **Plot No.5** admeasuring 376.00 square meters (CTS No.1499 area as per CTS record 376.0 square meters) from and out of **Revenue Survey No.297/1B** situated at village **Pathardi** taluka and district Nashik within the limit of Nashik Municipal Corporation and bounded as under -

   On or towards East - Plot No.6;
   On or towards West - Plot No.4;
   On or towards South - Adj. Survey No.298;
   On or towards North - 12 Meters Road;

   For the sake of brevity the above plot no.5 shall be herein after referred as the **"Said Property".**

2. My findings based on relevant documents placed before me are as under:

- 7/12 Extract.
- Relevant Mutation Entries.
- N. A. order dated 22/04/1982.
- Tentative Lay-out sanctioned letter dated 16/04/1982.
- Lay-out plan.
- Copy of sale deed dated 16/09/1982.
- Copy of sale deed dated 16/08/2013.
- Copy of sale deed dated 13/07/2018.

3. After examining the revenue record of title for the last 30 years, it transpired to me as under :

   A Perusal of revenue records of title discloses that, the said property has its origin in survey no.297/1B. It was owned by one Mr. Laxman Shivram Navale.

   It appears from the **Mutation Entry No.3378** that, in the year 1982 Mr. Laxman Shivram Navale has prepared lay-out in the retention area from and out of Survey No.297/1B and got it sanctioned from ADTP, Nashik Municipal Corporation vide order no.RP / Pathardi / Layout / 1215 dated 16/04/1982 and

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for the same non-agricultural order was sanctioned by the Hon'ble Collector, Nashik bearing no.RB / DESK - III / LNA / SR / 181 / 82 dated 22/04/1982, the layout and plotting was given effect and thus the said property i.e. Plot No.5 came to existence.

Thereafter the land owner Mr. Laxman Shivram Navale through their power of attorney holder Mr. Prakash Shankarrao Mate have executed a Sale Deed dated 02/07/1982 of the said property in favour of Mr. Hiraman Bhila Pawar, which is duly registered at the office of Sub-Registrar Nashik at document serial no.6057 on dated 16/09/1982 and Mr. Hiraman Pawar accrued title thereof absolutely.

It appears from the **Mutation Entry No.20995** that, Mr. Laxman Shivram Navale was died on or about 28/01/1997 and thereafter diseased wife Janakabai Laxman Navale also died on or about 02/10/2005. The names of legal heirs of the diseased Mr. Kisan Laxman Navale, Mr. Hari Laxman Navale, Mr. Khandu Laxman Navale and Mrs. Alaka Pandharinath Jachak were brought on records of the said property.

It appears from the **Mutation Entry No.21480** that, Mr. Hiraman Bhila Pawar was died on or about 09/11/1996 and he was succeeded by his wife Shrimati. Shantabai Hiraman Pawar, son Mr. Amol Hiraman Pawar, daughters Mrs. Savita Nanasaheb Aaher, Mrs. Lalita Anil Chavan, Mrs. Archana Motiram Aaher, Mrs. Nita Subhash Udhan, Mrs. Sima Sanjay Deore, Mrs. Sonali Atul Labhade and Mrs. Rohini Nageshwar Kunjar and hence the name of legal heirs of Laxman Shivram Navale were deleted and the name of legal heirs of Hiraman Bhila Pawar were mutated in records of the said property.

It appears from the **Mutation Entry No.21899** that, the owners of the said property Shrimati. Shantabai Hiraman Pawar, Mr. Amol Hiraman Pawar, Mrs. Savita Nanasaheb Aaher, Mrs. Lalita Anil Chavan, Mrs. Archana Motiram Aaher, Mrs. Nita Subhash Udhan, Mrs. Sima Sanjay Deore, Mrs. Sonali Atul Labhade and Mrs. Rohini Nageshwar Kunjar have executed a Sale Deed dated 14/08/2013 of the said property in favour of Mr. Dipak Mohan Joshi and Mr. Prashant Ramakant Jadhav, which is duly registered at the office of Joint Sub-Registrar class 2 Nashik 1 at document serial no.8663 dated 16/08/2013 and Mr. Dipak Mohan Joshi and Mr. Prashant Ramakant Jadhav accrued title thereof absolutely.

It appears from the **Mutation Entry No.25946** that, the owners of the said property Mr. Dipak Mohan Joshi and Mr. Prashant Ramakant Jadhav have executed a Sale Deed dated 13/07/2018 of the said property in favour of S K Buildcon partnership firm through its partner Mr. Santosh Sevakdas Kamble, Mr. Sandip Madhukar Kote and Mr. Pundlik Mahadu Jadhav, which is duly registered at the office of Joint Sub-Registrar class 2 Nashik 1 at document serial no.5871 dated 13/07/2018 and S K Buildcon partnership firm through its partner Mr. Santosh Sevakdas Kamble and others accrued title thereof absolutely.

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4. In addition to the above records I caused the search of records from the S.R.O. Nashik for last 30 years. The following entries are verified and confirmed :

   - Entry of Sale Deed dated 16/08/2013 at Document Serial no.8663 executed between Shrimati. Shantabai Hiraman Pawar and Mr. Dipak Mohan Joshi and Mr. Prashant Ramakant Jadhav before S.R.O. Nashik 1 for plot no.5 from and out of survey no.297/1B.
   - Entry of Sale Deed dated 13/07/2018 at Document Serial no.5871 executed between Mr. Dipak Mohan Joshi and Mr. Prashant Ramakant Jadhav and S K Buildcon partnership firm through its partner Mr. Santosh Sevakdas Kamble and others before S.R.O. Nashik 1 for plot no.5 from and out of survey no.297/1B.

   If any entries, other than above mentioned entries are found, I will not personally responsible for it. The copy of Search Receipt is enclosed herewith.

5. **Title Clearance Certificate -**

   Relying upon the above documents, I certified that the ownership of **S K Buildcon partnership firm through its partner Mr. Santosh Sevakdas Kamble and others** concern with respect to the said property is free, clear, marketable and free from all encumbrances.

Thank You,
Date - 3rd August 2018

Yours Faithfully,

PRAVIN A. GULVE MAH/1699 2007 NASHIK ADVOCATE

PRAVIN ASHOK GULVE
Advocate

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Friday,03 August 2018 11:53 AM

इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 12028 दिनांक: 03/08/2018

गावाचे नाव: पाथर्डी
दस्तऐवजाचा अनुक्रमांक: नसन1-0-2018
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: ॲड. प्रविण अशोक गुळवे
वर्णन मौजे पाथर्डी स.न. 297/1/ब प्लॉट न.5 सन 1989 ते 2018 एकुण 30 वर्ष शोध करीता.

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

सह. दुय्यम निबंधक वर्ग-२
नाशिक-१

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

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