

Date : 15th June, 2019.

Title Search Report

TO WHOM SO EVER IT MAY CONCERN

1) **Name of the Owner / Holder (s) :**

Mr. Anil Gulabchand Sabdra,
R/o. At. Post. Lasalgaon,
Tal. Niphad, Dist. Nashik.

2) **Description of Property :**

All that peice and parcel of Non Agricultural land bearing Plot No. 2+3+4, total area admeasuring 705.00 sq. mtrs. out of Gat No. 270/2, situated at village Lasalgaon, Taluka Niphad, District Nashik, within the limits of Grampanchayat Lasalgaon, which is bounded as follows :

On or towards East : By 4.5 Mtrs. Colony Road.
On or towards West : By Plot No. 12, 11, 10.
On or towards South : By Plot No. 1.
On or towards North : By Plot No. 5 & Plot No. 7.

Together with right to use Roads and appurtenent lands etc.

Sir,

Mr. Anil Gulabchand Sabdra approached me and called upon me to issue search report of 30 years with respect to subject property, I am submitting my search report as under :-

3) **Documents Scrutinized :**

- i) 7/12 Extract.
- ii) Mutation Entries.
- iii) Non Agricultural Permission.
- iv) Sanctioned Layout Plan.
- v) N.A. Tax Receipt.
- vi) No Dues Certificate.

- vi) Sale Deeds.
- viii) Other relevant documents.

After going through those documents my observations and findings are as under.

4) **History of the Property :**

Gat No. 270 is originally owned and possessed by Mr. Anwarkha Vajirkha Pathan.

Mutation Entry No. 1

On dated 25th August, 1981 shows that, Consolidation Scheme applied to village Lasalgaon.

Mutation Entry No. 142

On dated 21st September, 1983 shows that, by the order of Tahasildar, Niphad vide order No. BND/WS/1011/83, dated 21st May, 1983, bunding charge is deleted from other rights column of 7/12 extract of Gat No. 270 & others. Hence this mutation entry certified.

Mutation Entry No. 2106

On dated 18th October, 1998 is regarding recorded name of Mr. Rasulkhan Chankha Pathan. Mr. Anwarkhan Vajirkhan Pathan given application for deleted his name on record of rights and of Gat No. 270 & others and recorded the names of Mr. Rasulkhan Chankha Pathan. By this mutation entry name of Mr. Rasulkhan Chankha Pathan is recorded in record of rights of Gat No, 270. Hence this mutation entry certified.

Mutation Entry No. 2481

On dated 10th February, 2001 is regarding Sale Deed. Mr. Santosh Ramkisan Palod & Mr. Arun Manaji Khangal purchased Gat No. 270 out of area 1 Hq. 00 R. assessment of Rs. 4.94 ps. at southern side from Mr. Anwarkha Vajirkha Pathan for the cosideration of Rs. 4,11,000/-, dated 8th February, 2011 by way of Sale Deed. The Sale Deed is registered in the office of Sub-Registrar, Lasalgaon. Hence this mutation entry certified.

Mutation Entry No. 2687

On dated 28th November, 2001 is regarding Sale Deed. Mr. Dilsha

Latuf Shaikh purchased Gat No. 270 out of area 00 Hq. 80 R. at northern side from Mr. Anwarkha Vajirkha Pathan for the consideration of Rs. 3,11,000/-, dated 30th October, 2001 by way of Sale Deed. The Sale Deed is registered in the office of Sub-Registrar, Lasalgaon. Hence this mutation entry certified.

Mutation Entry No. 4003

On dated 18th September, 2003 is regarding Sale Deed. Bramecha Construction Pvt Ltd., through Proprietor Mr. Santosh Suresh Bramecha purchased Gat No. 270 out of area 00 Hq. 80 R. at northern side from Mr. Dilsha Latuf Shaikh for the consideration of Rs. 4,51,000/-, dated 18th September, 2003 by way of Sale Deed. The Sale Deed is registered in the office of Sub-Registrar, Lasalgaon. Hence this mutation entry certified.

Mutation Entry No. 4009

On dated 9th October, 2003 is Non Agricultural Permission. Bramecha Construction Pvt Ltd., through Proprietor Mr. Santosh Suresh Bramecha applied to Non Agricultural Permission of Gat No. 270. By this application the Sub-Divisional Officer, Niphad granted Non-Agricultural Permission vide order No. Jamabandi/B.S.P.K./108/2003, dated 30th October, 2003 & Assistant Direction Town Planning issued layout vide letter No. GPN No. 270 Part/SSN/2496, dated 24th October, 2000. By this order Gat No. 270 are divided to Non Agricultural Plot No. 1 to 34 and same are granted to residential purpose. Hence this mutation entry certified.

Mutation Entry No. 5089

On dated 15th April, 2005 shows that, Mr. Ravaji Thakarsi Bhanushali purchased Plot No. 2 and Plot No. 3, out of Gat No. 270/2 from Bramecha Construction Pvt Ltd., through Proprietor Mr. Santosh Suresh Bramecha for the consideration of Rs. 2,60,000/-, dated 23rd February, 2004 by way of Sale Deed. The Sale Deed is registered in the office of Sub-Registrar, Lasalgaon. Hence this mutation entry certified.

Mutation Entry No. 5090

On dated 15th April, 2005 shows that, Mr. Ravaji Thakarsi Bhanushali purchased Plot No. 4, out of Gat No. 270/2 from Bramecha Construction Pvt Ltd., through Proprietor Mr. Santosh Suresh Bramecha for the consideration of Rs. 1,40,000/-, dated 23rd February, 2004 by way of Sale Deed. The Sale Deed is registered in the office of Sub-Registrar, Lasalgaon. Hence this mutation entry certified.

Mutation Entry No. 8672

On dated 30th December, 2015 shows that, Mr. Anil Gulabchand Sabdra, Mr. Deelip Babulal Mutha purchased Plot No. 2, area admeasuring 220.50 sq. mtrs., Plot No. 3, area admeasuring 235.00 sq. mtrs., Plot No. 4, area admeasuring 247.50 sq. mtrs. out of Gat No. 270/2 from Mr. Ravaji Thakarsi Bhanushali for the consideration of Rs. 23,00,000/-, dated 8th December, 2015 by way of Sale Deed. The Sale Deed is registered in the office of Sub-Registrar, Lasalgaon vide document No. LSL-1901/2015. Hence this mutation entry certified.

Mutation Entry No. 9112

On dated 22nd Augsut, 2017 shows that, Mr. Anil Gulabchand Sabdra purchased Plot No. 2, out of it area admeasuring 220.50 sq. mtrs., Plot No. 3, area admeasuring 111.25 sq. mtrs. area ademasuring 117.50 sq. mtrs. out of area admeasuring 235.00 sq. mtrs., Plot No. 4, area admeasuring 123.75 sq. mtrs. out of area admeasuring 247.50 sq. mtrs. out of Gat No. 270/2 from Mr. Deelip Baburao Mutha for the consideration of Rs. 12,35,000/-, dated 14th December, 2016 by way of Sale Deed. The Sale Deed is registered in the office of Sub-Registrar, Lasalgaon. Hence this mutation entry certified.

Mutation Entry No. 9176

On dated 22nd November, 2017 shows that, Mr. Anil Gulabchand Sabdra prepared layout plan of Plot No. 2, area admeasuring 220.50 sq. mtrs., Plot No. 3, area admeasuring 235.00 sq. mtrs., Plot No. 4, area admeasuring 247.50 sq. mtrs. out of Gat No. 270/2. By the letter of Assisnat Director of Town Planning, Nashik vide letter No. Mauje Lasalgaon/Tal. Niphad/Gat No. 270 oart/SSNA/1455, dated 12th June, 2017 and by the order Sub-Divisional

Officer, Niphad vide order No. BAP/SR/02/2017, by these orders Plot No. 2+3+4 out of Gat No. 270/2 was amalgamated. Hence this mutation entry certified.

Mutation Entry No. 9536

On dated 1st February, 2019 shows that, Mr. Anil Gulabchand Sabdra availed project loan from The Lasalgaon Merchants Co. Op. Bank Ltd., Lasalgaon of Rs. 20,00,000/- and mortgaged Plot No. 2+3+4 out of Gat No. 270/2 by way of registered mortgaged deed. The mortgage deed is registered in the office of Sub-Registrar, Lasalgaon vide document No. LSL/1317/2018, dated 21st September, 2019. By this mortgage deed and letter of said bank charge of the bank is recorded in other rights column of 7/12 extract of Plot No. 2+3+4 out of Gat No. 270/2. Hence this mutation entry certified.

Mutation Entry No. 9547

On dated 22nd February, 2019 shows that, Mr. Anil Gulabchand Sabdra again availed project loan from The Lasalgaon Merchants Co. Op. Bank Ltd., Lasalgaon of Rs. 20,00,000/- and mortgaged Plot No. 2+3+4 out of Gat No. 270/2 by way of registered mortgaged deed. The mortgage deed is registered in the office of Sub-Registrar, Lasalgaon vide document No. LSL/1318/2018, dated 21st September, 2019. By this mortgage deed and letter of said bank charge of the bank is recorded in other rights column of 7/12 extract of Plot No. 2+3+4 out of Gat No. 270/2. Hence this mutation entry certified.

I have taken search of Index-II register maintained in the office of Sub-Registrar, Niphad-1, Niphad-2 & Lasalgaon for last 30 years of Plot No. 2+3+4, out of Gat No. 270/2, Receipt No. 1146, dated 14th June, 2019 paying fees of Rs. 750/-. The original receipt is enclosed with this search report. I do not find any adverse entries or transaction which will affect the ownership of Mr. Anil Gulabchand Sabadra.

5) **Final Certificate and Legal Opinion :**

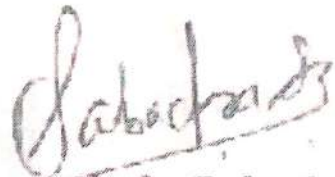
This is to certify that, Mr. Anil Gulabchand Sabadra acquired the right, title and interest in the subject property i.e. Non Agricultural land bearing Plot No. 2+3+4, total area admeasuring 705.00 sq. mtrs. out of Cat No. 270/2, situated at village Lasalgaon, Taluka Niphad, District Nashik, within the limits of Grampanchayat Lasalgaon on the basis of title deed. His title is clean, clear, unambiguous, salable, transferable, negotiable and marketable beyond any reasonable doubt and the said subject property is free from all sorts of encumbrances. *Except following remarks.*

This title certificate / search report is issued on the basis of documents produced before me. The said documents are returned to him. This title certificate contains 6 pages.

Hence this title certificate / search report.

Place : Nashik.

Date : 15th June, 2019.

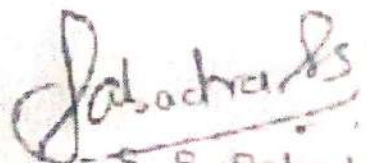

S. S. Sabadra
Advocate

Remarks :

There is charge of The Lasalgaon Merchants Co. Op. Bank Ltd., Lasalgaon of Rs. 20,00,000/- & Rs. 20,00,000/- is shown in other rights column of 7/12 extract of Plot No. 2+3+4, out of Cat No. 270/2. This aspect may be consider at the time of sanctioning the loan proposal.

Place : Nashik.

Date : 15th June, 2019.


S. S. Sabadra
Advocate

श्री. शैलेश सुमतीलाल साबद्रा

FF 01, पहिला मजला, ठक्कर बझार,
महामं. सि.बी.एस., नाशिक - 422 002.
मोबा. 9823668395