



GOPINATH MURLIDHAR KURHE
(B.Sc.,LL.B.)
ADVOCATE

OFFICE:- FJ-32, First Floor, Thakkar Bazzar, New C.B.S., Nashik, M.No.9922781384
Date:-31/01/2018

TITLE INVESTIGATION REPORT

SCHEDULE – I

TO WHOMSOEVER IT MAY CONCERN

SUB:- Investigation of the title of property situated at Adgaon, Tal & Dist Nashik within the limits of Nashik Municipal Corporation bearing Survey No.578/B, assessed Rs.727.00, area of the plot 5700.00 sqm paiki 2050.00 sq.mtrs.

Shri Vijay Marutirao Raut R/o Nashik approached me to investigate of said property. I have investigated the title of the above said property as follows.

- 1.Description of the property : All the peace and parcel of the prop. situated at Adgaon,Tal & Dist Nashik the limits of Nashik Municipal Corp. bearing S.No. **578/B** assessed Rs. 727.00, area of the plot 5700.00 sq.mtrs. paiki 2050.00 sqm
- 2.Reference No. & date of letter under the cover of which the documents tendered for scrutiny are forwarded : Nil
- 3.Name of the unit/concern/person Offering the property/(ies) : Shri Vijay Marutirao Raut & Smt. Yashoda Marutirao Raut
- 4.Constitution of the unit/concern/person/ Body/authority offering the property For creation of charge : The developer has agreed to build the building on the property described in Schedule ' I ' individual applicant
- 5.State as to under what capacity is Security offered (whether as joint applicant or borrower or as Guarantor, etc) : As borrower

6.a) Particulars of the documents scrutinized serially and chronologically:-



- i) NMC NANOC Plan & letter vide letter No.NMC/TP/WS/PANCH/139/2015, dt.29/07/2015.
- ii) Gut scheme utara for S.No.153/4 and 153/5, and Gut no.578/A & 578/B in the name of Shri Maruti Damodar Raut & Shri Viswanath Damodar Raut.
- ii) N.A. NOC given by Collector, Nashik vide order No. MAHA/KAKSHA/3/4/NOC/SR/ 107/2016, dt.10/10/2016.
- iii) 7/12 Extracts 2016-17 in the 7/12 extract dt.30/12/2017 of S.No. No.578/B in the name of Shri Vijay Marutirao Raut & other One is shown as owner and possessor for the area 2050.00 sqm .
- iv) N.A.Tax receipt of the period 2015-16, dtd.18/10/2016.
- v) Relevant mutation entries.

- b) Nature of documents verified and as to whether they are originals or certified copies or registration extract duly certified.

Note : - Only originals or certified extracts from the registering/ land/ revenue other authorities be examined.

All the documents which are produced are the Original copies.

7. Complete or full description of the immovable property/(ies)

- i) Survey No. : No.578/B
- ii) Plot No. : ----
- iii) Plot area : 5700.00 sqm paiki 2050.00 sq.mtrs
- iv) Location like name of the place
Village, city, Registration, Sub-dist : Adgaon, Tal & Dist Nashik
- v) Boundaries : As per plan

8. Flow of titles tracing out the title of the intended mortgagor and his/ its period, depending on the need for clearance of such clog on the title. (separate sheet may be used)

Not applicable being the borrower is going to build the Building on his self acquired plot.

9. Nature of Title of the intended Mortgagor over the property (whether full ownership right, leasehold rights, occupancy / possessory rights or Inam holder or Govt. Grantee / allottee etc)

Not applicable being the developer is going to build the Building on his self plot.



10. a) Encumbrances, Attachment, and / or claims whether of Government, Central or State or other local authorities or Third party claims, Liens etc and details thereof, if any:-

Not applicable

b) The period covered under the Encumbrances certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction or charge, if any:-

Not applicable

11. Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?:-

Paid

12. Details of RTC extracts / mutation extracts / Khata extracts pertaining to the property in question:-

- 1) It appears from Mutation entry No.1901, dt.12/12/1989 that, after death of Shri Maruti Damodar Raut, their legal heir Shri Vijay Marutirao Raut & other is entered in record of rights as owners of G.No. 578/A, 578/B, 582/A, 582/B & 587 partly.
- 2) It appears from Mutation entry No.5188, dt.28/02/2001 that, after death of Shri Vishwanath Damodar Raut, their legal heir Shri Jagdish Viswanath Raut & other is entered in record of rights as owners of G.No. 578/A, 578/B, 582/A, 582/B & 587 partly.
- 3) It appears from Mutation entry No.10351, dt.30/07/2008 that, after death of Smt. Surekha Vishwanath Raut, their legal heir Shri Jagdish Viswanath Raut & other is entered in record of rights as owners of G.No. 578/A, 578/B, 582, 587/5/2/A, 587/5/2/B.
- 4) It appears from Mutation entry No.10494, dt.23/09/2008 that, Shri Vijay Marutirao Raut & other partitioned the land as G.No.582/A, 582/B & 578/B partly in the name of Shri Vijay Marutirao Raut, Smt. Yashoda Marutirao Raut, Smt. Mangala Dattatraya Bharitkar & Smt. Sunanda Haribhau Khaire.
- 5) It appears from Mutation entry No.11027, dt.06/06/2009 that, Shri Jagdish Viswanath Raut & other sold the land of G.No.578/B paiki 1330.00 sqm area to Shri Abhay Ambalal Nahar (HUF) & other.
- 6) It appears from Mutation entry No.12073, dt.23/06/2010 that, Smt. Mangala Dattatraya Bharitkar & Smt. Sunanda Haribhau Khaire has released their rights free of charge to Shri Vijay Marutirao Raut & Smt. Yashoda Marutirao Raut of G.No.578/B, 582/A & 582/B.
- 7) It appears from Mutation entry No.15652, dt.02/05/2011 that, Shri Madhukar Santosh Khaire & other one has purchased the area 5700.00 sqm paiki 1330.00 sqm of G.No.578/B from Shri Abhay Ambalal Nahar & other.



8) It appears from Mutation entry No.19473, that the 2330.00 sqm area of Shri Jagdish Viswanath Raut is converted in the Residential N.A

9) It appears by the order given by Collector, Nashik, vide order No. MAHA/KAKSHA/3/4/NOC/SR/107/2016, dt.10/10/2016 that out of total area 5700.00 sqm paiki 2050.00 sqm paiki 536.22 sqm DP Road and remaining area 1513.78 sqm of G.No.578/B is converted in the Residential NA in the name of Shri Vijay Marutirao Raut & Smt. Yashoda Marutirao Raut.

13.Any bar/ restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc:-

No

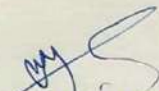
14.The specific persons to investigate of said property

Shri Vijay Marutirao Raut & Smt. Yashoda Marutirao Raut

Note: - In case separate sheets are required, the same may be used and signed.

Date :- 31/01/2018

Place:- Nashik


ADV. G. M. KURHE
B.Sc., LL.B.
FJ-32, J-Wing, 1st Floor,
Thakkar Bazaar, Near New CBS, Nashik
Mob. No. 9922781394, 9420050996

CERTIFICATE OF TITLE

I have examined the documents in details, I confirm having made a search in the land/ revenue record. I do not find anything adverse which would prevent the title holders from creating a valid mortgage. The property is free from all encumbrances.

After perusal of the record and documents given to me I have not found any charge on the said property.

Hence I come to conclusion that above said property G.No.578/B area 2050.00 sqm paiki DP road 536.22 sqm and remaining area 1513.18 sqm situated at Adgaon, Tal & Dist Nashik is free and marketable.

Hence this title report.

Date :- 31/01/2018

Place:- Nashik


ADV. G. M. KURHE
B.Sc., LL.B.
FJ-32, J-Wing, 1st Floor,
Thakkar Bazaar, Near New CBS, Nashik
Mob. No. 9922781394, 9420050996