



■ OFFICE : Shop No. FF-11, Thakkar's Bazaar, New CBS, Trimbak Road, Nashik-422 002.  
■ Cell : 9960634501, 9028680501 ■ E-mail : manojchavan.1440@gmail.com

Date-21/09/2019

// SHRI SWAMI SAMARTH //

## TITLE / SEARCH REPORT

### TO WHOM SO EVER IT MAY CONCERN

#### ( I ) Description of properties :-

ALL THAT piece and parcel of "Non-agricultural/Residential" plots of land, bearing **N.A. Plot Nos.-25/26**, total area admeasuring **620.94 Sq. mtrs.**, assessed at **Rs.875.53Ps.** out of it, an area **602.00 Sq. mtrs.** is in possession of plot owners & an area **18.94 Sq.mtrs.** is surrender to Nashik Municipal Corporation for road widening, from & out of sanctioned layout of "Talegaon Dabhade Pattern Scheme" of **Gat No.-271/A**, situated at- **AMBADKHURD**, within the limits of Municipal Corporation, Regn. & Sub-Regn., Tal. & Dist.Nashik & the said plots are bounded as under :-

| <u>On or towards</u> | <u>By</u>                                              |
|----------------------|--------------------------------------------------------|
| East                 | : Adj. Nala                                            |
| West                 | : As per Road Widening-<br>9.00 mtrs. wide Colony Road |
| South                | : Open Space                                           |
| North                | : Adj. Gat No.-274                                     |

All the said plot properties, together with existing rights of easements, access, ways, common roads, open spaces with right of ownership.

#### ( II ) Name of the Owners/Holders of said properties :-

Gorakshnath Developers Private Limited  
Through its Director -

- 1) Mr.Rakesh Chandrakant Amrutkar
- 2) Mr. Anil Kashinath Wani
- 3) Mr.Kiran Ramdas Yeole

*[Signature]*

- 4) Mrs. Jayashree Pravin Malpure
  - 5) Mr. Ashok Dattatray Rajguru
  - 6) Mr. Umesh Suresh Navarkar
- All R/o.: Nashik.

**( III ) Documents produced before me for inspection : -**

- 01) Relevant 7/12 Extracts (last 30 years)
- 02) Relevant Mutation Entries
- 03) Copy of N. A. Permission, dtd.22/11/2004
- 04) Copy of final layout permission, dtd.6/02/2006
- 05) Xerox copy of Regd. Sale-Deed, dtd.4/01/2008
- 06) Xerox copy of Regd. Sale-Deed, dtd.4/01/2008
- 07) Copy of Plot Amalgamation Permission, dtd. 11/11/2013
- 08) Copy of T.D.R. Sale-Deed, dtd. 14/08/2015
- 09) Copy of Commencement Certificate, dtd. 21/08/2015
- 10) Copy of Sale-Deed, dtd. 18/07/2019
- 11) Copy of Commencement Certificate, dtd. 2/08/2019
- 12) Copy of Search Receipt, dtd.21/09/2019
- 13) Other Related Papers

**( IV ) Observations & findings : -**

As per the request of Mr. Rakesh Chandrakant Amrutkar & others, Directors of Gorakshanath Developers Pvt. Ltd., I have verified into the title of abovesaid plot properties. For that purpose, I have perused the abovesaid necessary available revenue records & other related papers/permissions etc. and my observations & findings are as under : -

- (01) M. E. No. 1047, dtd. 19/02/1972 shows that, said G.No.-271 & 4 other lands are owned & possessed by Genu Bhishma More & Gangaram Gopala More & they had made partitioned to their lands & as per application of said owners, the revenue records of said gat numbers

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Date-21/09/2019

are partitioned & abovesaid Gat No.-271, total area 2H.5 Are goes to the share of Gangaram Gopala More.

(02) M. E. No. 1107, dtd. 5/08/1975 shows that, said S.No.-271, total area 2H.00Are owned & possessed by Mr. Gangaram Gopala More. He is taken loan from Ambad Kamathwade Vividh Karyakari Seva Sahakari Society Ltd. on declaration for Rs.6,000/- upon the said S.No. 271 & hence, the said loan charge of society is entered into other right's column of R/R. of said land.

(03) M. E. No. 1286, dtd. 7/09/1982 shows that, the loan charge of Indian Bank, Ambadkhurd Branch was entered into other right's column of R/R. of said Gat Nos.-271 & 299 & land owner Mr.Gangaram Gopala More repaid the entire loan of said bank on 8/03/1982 & as per Letter, dtd. 8/03/1982 of said bank, loan charge of said bank was deleted from other right's column of R/R. of said Gat Nos.- 271 & 299.

(04) Record further shows that, said Mr.Gangaram Gopala More & 10 others through their G.P.A.Holder Mr. Govind Dagadu Deo have entered into a Regd. Development Agreement & General Power of Attorney in favour of Mr.Ravindra Mahadu Patil & Mr.Sunil Bhatu Dahide, for the development & disposal of an area 0H.86Are out of Gat No.-271 on dtd.6/12/2005. Both documents are duly registered at the Office of Joint Sub-Registrar, Class-II, Nashik-5 at Sr. Nos.-5183/2005 & 5184/2005 on same date respectively. By virtue of said documents, Mr.Ravindra Mahadu Patil & Mr.Sunil Bhatu Dahide has acquired the development rights, for the development & disposal of abovesaid area only, through abovesaid landowners.

(05) Record further shows that, said Mr.Gangaram Gopala More & 10 others have entered into a Regd. Development Agreement & General Power of Attorney in favour of Mr.Govind Dagadu Deo, for the development & disposal of an area 0H.86Are out of Gat No.-271 on dtd. 18/11/2003. Both documents are duly registered at the Office of Sub-Registrar,Nashik-4 at Sr. Nos.-6886/2003 & 6887/2003 on same date

Nos.-25/26, from & out of Gat No.-271/A of Ambadkhurd, Tal. & Dist. Nashik.

(17) After perusing all the available Revenue records and other related papers/permissions etc. together with Search taken at the Office of Joint Sub-Registrar, Class-II, Nashik-1 to 6 for last 30 years, I am of the opinion that, **Gorakshnath Developers Private Limited Through its Director- 1) Mr. Rakesh Chandrakant Amrutkar, 2) Mr. Anil Kashinath Wani, 3) Mr. Kiran Ramdas Yeole, 4) Mrs. Jayashree Pravin Malpure, 5) Mr. Ashok Dattatray Rajguru & 6) Mr. Umesh Suresh Navarkar** are having marketable title over abovesaid N.A. Plot Nos.- 25/26, total area admeasuring 620.94 Sq. mtrs., assessed at Rs.875.53Ps. out of it, an area 602.00 Sq. mtrs. is in possession of plot owners & an area 18.94 Sq.mtrs. is surrender to Nashik Municipal Corporation for road widening, from & out of sanctioned layout of "Talegaon Dabhade Pattern Scheme" of Gat No.-271/A, situated at- **AMBADKHURD**, Tal. & Dist. Nashik & which are free from all encumbrances/charges of whatsoever nature subject to above observations & findings.

This Title/Search Report is issued only upon the strength of available documents/papers/permissions etc. produced before me by Gorakshnath Developers Private Limited Through its Director-Mr. Rakesh Chandrakant Amrutkar & others.

Hence this Title / Search Report.

Place : Nashik.

Date : 21/09/2019.

*Manoj M. Chavan*  
21/9/2019.

MANOJ M. CHAVAN

(ADVOCATE)

**मनोज मुरलीधर चव्हाण**

अडवोकेट

३०९/१, मारुती वेंबर्स, जिल्हा न्यायालय,  
नाशिक-४२२ ००२. मो.९९६०६३४५०९



|                                               |                    |         |                                                                                   |                         |                           |                                 |                              |             |                                           |  |
|-----------------------------------------------|--------------------|---------|-----------------------------------------------------------------------------------|-------------------------|---------------------------|---------------------------------|------------------------------|-------------|-------------------------------------------|--|
| SRN                                           | MH006560841201920E | BARCODE |  |                         | Date                      | 21/09/2019-15:14:24             |                              | Form ID     |                                           |  |
| Department Inspector General Of Registration  |                    |         |                                                                                   |                         | Payer Details             |                                 |                              |             |                                           |  |
| Search Fee                                    |                    |         |                                                                                   |                         | TAX ID (If Any)           |                                 |                              |             |                                           |  |
| Type of Payment Other Items                   |                    |         |                                                                                   |                         | PAN No.(If Applicable)    |                                 |                              |             |                                           |  |
| Office Name NSK4_NASHIK 4 JOINT SUB REGISTRAR |                    |         |                                                                                   |                         | Full Name                 |                                 | ADV MANOJ MURLIDHAR CHAVAN   |             |                                           |  |
| Location NASHIK                               |                    |         |                                                                                   |                         |                           |                                 |                              |             |                                           |  |
| Year 2019-2020 One Time                       |                    |         |                                                                                   |                         | Flat/Block No.            |                                 | PLOT NO. 25/26 GAT NO. 271/A |             |                                           |  |
| Account Head Details                          |                    |         |                                                                                   | Amount In Rs.           |                           | Premises/Building               |                              |             |                                           |  |
| 0030072201 SEARCH FEE                         |                    |         |                                                                                   | 750.00                  |                           | Road/Street                     |                              | AMBADKHURD  |                                           |  |
|                                               |                    |         |                                                                                   |                         |                           | Area/Locality                   |                              | NASHIK      |                                           |  |
|                                               |                    |         |                                                                                   |                         |                           | Town/City/District              |                              |             |                                           |  |
|                                               |                    |         |                                                                                   |                         |                           | PIN                             |                              | 4 2 2 0 1 0 |                                           |  |
|                                               |                    |         |                                                                                   | Remarks (If Any)        |                           |                                 |                              |             |                                           |  |
|                                               |                    |         |                                                                                   | SEARCH FEE FOR 30 YEARS |                           |                                 |                              |             |                                           |  |
|                                               |                    |         |                                                                                   |                         |                           |                                 |                              |             |                                           |  |
|                                               |                    |         |                                                                                   |                         |                           |                                 |                              |             |                                           |  |
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|                                               |                    |         |                                                                                   |                         |                           |                                 |                              |             |                                           |  |
|                                               |                    |         |                                                                                   | Amount In               |                           | Seven Hundred Fifty Rupees Only |                              |             |                                           |  |
| Total                                         |                    |         |                                                                                   | 750.00                  |                           | Words                           |                              |             |                                           |  |
| Payment Details UNION BANK OF INDIA           |                    |         |                                                                                   |                         | FOR USE IN RECEIVING BANK |                                 |                              |             |                                           |  |
| Cheque-DD Details                             |                    |         |                                                                                   |                         | Bank CIN                  |                                 | Ref. No.                     |             | 02901792019092102651 35435029             |  |
| Cheque/DD No.                                 |                    |         |                                                                                   |                         | Bank Date                 |                                 | RBI Date                     |             | 21/09/2019-15:15:49 Not Verified with RBI |  |
| Name of Bank                                  |                    |         |                                                                                   |                         | Bank-Branch               |                                 | UNION BANK OF INDIA          |             |                                           |  |
| Name of Branch                                |                    |         |                                                                                   |                         | Scroll No. , Date         |                                 | Not Verified with Scroll     |             |                                           |  |