



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

OFFICE:- FJ-32, First Floor, Thakkar Bazzar, New C.B.S., Nashik. M.No.9922781384

Date:-16/03/2018

TITLE INVESTIGATION REPORT

SCHEDULE - I

TO WHOMSOEVER IT MAY CONCERN

SUB:- Investigation of the title of property situated at Nashik, Tal & Dist Nashik within the limits of Nashik Municipal Corporation bearing Survey No.71/1, assessed Rs.2044, area of the plot approximately 4258.33 sq.mtrs.

Shri Narendra Baburao Sonawane, R/o: Ushakiran Society, Trimbak Road, 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 Nashik, within the limits of Nashik Municipal Corp. bearing S.No.71/1 assessed Rs.2044, area 4258.33 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) as security : Shri Narendra Baburao Sonawane & Other Six
4. Constitution of the unit/concern/person/ Body/authority offering the property For creation of charge : The borrower 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) Xerox copy of agreement of Sale deed executed by Shri Aniruddha Rahalkar & other, in favour of Shri Narendra Baburao Sonawane & other, which is

- xi) M.E.No.37583 shows that after death of Shri Ganesh Vishnu Rahal their son Shri Sadashiv Ganesh Rahalkar & Shri Nilkanth Ganesh Ral their legal heir Shri Sharad Sadashiv Rahalkar & other entered their in the rights of 7/12 Extract.
- xii) M.E.No.39248 shows that the order of the Additional Collector, Nashik, further land is divided in the Retention land & D.P.Road area.
- xiii) M.E.No.39294 shows that in the other rights of 7/12 extract the chau Award of Shri Narayan Balwant Andhrutkar & other is cancelled.
- xiv) M.E.No.53711 shows that Smt. Alpana Keshav Ghotekar & othe registered the Development Agreement from Shri Narayan Anant Raha
- xv) M.E.No.60743 shows that after death of Shri Narayan Anant Raha their legal heir Shri Aniruddha Narayan Rahalkar & other entered name in the rights of 7/12 Extract.
- xvi) M.E.No.61175 shows that Shri Aniruddha Narayan Rahalkar cancelled the Development Agreement from Smt. Alpana Keshav Gho & other and hence the name of Smt. Alpana Keshav Ghotekar & cancelled from the other rights of 7/12 Extract.
- xvii) It is seen from revenue record that land was owned by Sau Alpana Keshav Ghotekar & other from Shri Aniruddha Narayan Rahalkar & other, mutation entry no.61176.

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

No

14. The specific persons who are required to create mortgage / to def documents creating mortgage:-

Sau Alpana Keshav Ghotekar, Shri Vishal Keshav Ghotekar, Shri Keshav Ghotekar, Sau Sujata Narendra Sonawane, Shri Narendra Babu Sonawane, Shri Chandrashekhar Madhavrao Vanjari & Sau Ve Chandrashekhar Vanjari.

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

Date :-16 /03/2018

Place:- Nashik


ADV. G.M. KURHE
B.Sc., LL.B
FJ-32, J-Wing, 1st Floor
Thakkar Bazzar, Near New CBS, Nashik
Mob. No. 9922781384, 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 i.e S.No.71/1 assessed Rs.2044, area of the plot 4258.33 sq.mtrs. situated at Nashik, is free and marketable.

Hence this title report.

Date :- 16/03/2018

Place:- Nashik



ADV. G. M. KURHE

B.Sc., LL.B

FJ-32, J-Wing, 1st Floor,

Thakkar Bazzar, Near New CBS, Nashik

Mob. No. 9922781394, 9420050283