



Office :

Chamber No. 214, Building No. 2,
District Court, Nashik
Cell : 94206 92760

B.Com. LL.B
Advocate

Resi. :

401, Lotus Apartment, Near Navashya
Ganpati Mandir, Anandvalli,
Nashik-422013

Date : 18 / 06 / 2019

per the approved lay-out the revenue record is prepared vide mutation entry No. A-501. The said mutation entry is duly certified.

As already mentioned hereinabove the subject matter of Title Certificate Plot No. 18 out of S. No. 163/2 is given to the share of Shri. Vilas & Rajendra Rasiklal Shah & their name have been mutated to the said plot. As per the computerised revenue record the said number is given as S. No. 163/2/22 Plot No. 18 admeasuring 7.08.22 R assessed at Rs. 340.

49) The Mutation entry No. 103318 & 103319 are administrative mutation entries.

50) It is observed from the Sale Deed dated 22/11/2017 that, Century Builders & Developers, a partnership firm through its partner Shri. Sachin Shankarrao Jadhav have purchased the subject matter of Title Certificate plot No. 18, out of S. No. 163/2/22, for the total consideration of Rs. 65,50,000/-, from Shri. Vilas & Rajendra Rasiklal Shah by a registered sale deed dated 22/11/2017 which is duly registered in the office of the Joint Sub-Registrar, Class-II, Nashik-5 at serial No. 6578/2017. And accordingly vide mutation entry No. 104557 the name of Century Builders & Developers, a partnership firm through its partner has been mutated to the said plot No. 18 as an owner of the said property. The said mutation entry is duly certified.

It is further observed from the Correction Deed dated 24/7/2018 to the Sale Deed dated 23/11/2017 that, the consideration column in respect of the payment the landlord Vilas & Rajendra Rasiklal Shah have been made in the said Correction Deed. The said Correction Deed is duly registered in the office of the Joint Sub-Registrar, Class-II, Nashik-1 at serial No. 6186/2018.

51) M/s. Century Builders & Developers has prepared the building plan & the said building plan is duly approved by the Nasik Municipal Corporation & has issued the Sanction of Building Permit & Commencement Certificate by its letter No. LND/BP/Nashik/DCR/1011/2019 dt. 13/5/2019. It is further observed from the said Commencement certificate that the charges of premium Rs. 7,92,000/- for paid FSI has been paid vide R.No./B.No./63/6978 dated 2/5/2019.

52) Shri. Mayur Devre, Advocate, Nashik has taken the Index II e-search from the year 1990 to June 2019 & has submitted Search Report dated 17/06/2019 which is attached herewith.

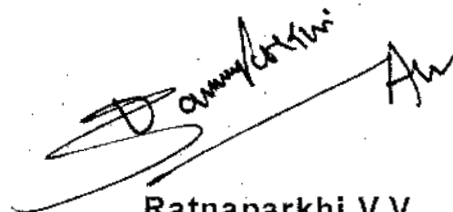
PARI VIVEK VASANT
B.Com. LL.B.
ADVOCATE
Chamber No. 214, Building No. 2,
District Court, Nashik

OPINION

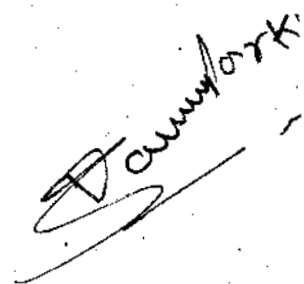
1) On the basis of the above papers & record placed before me I am of the opinion that Non-agriculture plot No. 18 admeasuring 0.7.08-22 R i.e. 708.22 Sq. Mtrs. assessed at Rs. 340=00 Ps. out of S. No. 163/2/22 situated at village Nashik, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, is owned & possessed by Century Builders & Developers, a registered partnership firm through its Partner Shri. Sachin Shankarrao Jadhav, R/o. Nashik, is free from all the encumbrances & it have received the clear & marketable title.

2) M/s. Century Builders & Developers, a partnership firm, through its partner Shri. Sachin Shankarrao Jadhav prepared the building plan which is sanctioned by the Nasik Municipal Corporation, Nasik as mentioned hereinabove & the said M/s. Century Builders & Developers, a partnership firm, has started the construction of residential premises project under the name & style V N Residency Apartment. M/s. Century Builders & Developers, a partnership firm, through its partner Shri. Sachin Shankarrao Jadhav has right to sale the construction to be made on above said plot.

3) All the papers submitted are returned herewith.


Ratnaparkhi V.V.
Advocate

RATNAPARKHI
Chamber No. 2
District Court



Mayur Prakash Devre

B.Com.LL.B.

Advocate

Office.: Chamber No. 214, Bldg. No. 2, District Court Campus, Nashik -422 002.

Date: 17/06/2019

INDEX-II SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

SUBJECT: Index-II Search Report in respect non-agricultural property bearing Plot No. 18, admeasuring 708.22 Sq.Mtrs. assessed at Rs. 340=00 Ps. out of S.No. 163/2/22 situated lying and being at village Nashik, Tal, & Dist. Nashik within the registration District and sub-registration Taluka Nashik.

Respected Sir,

As per your instructions I have taken the Index-II search for the year 1990 to 2001 manually and Index-II e-search for the year 2002 to 2019 in respect non-agricultural property bearing Plot No. 18, admeasuring 708.22 Sq.Mtrs. assessed at Rs. 340=00 Ps. out of S.No. 163/2/22 situated lying and being at village Nashik, Tal, & Dist. Nashik within the registration District and sub-registration Taluka Nashik for 30 years i.e. from 1990 to 2019

After perusing and examining available registered, I am submitting my Index-II Search Report year wise as under.

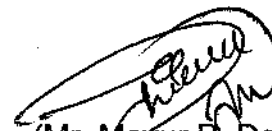
Lots of Index-II is in torn condition and not bind serially hence, various books is not available at place at that time of my search, I have limitation to take search, but I take proper and necessary care at my best level to protect the interest. The above said report issued by me only on the basis of available record. The record which is not available I shall never be responsible for any of such entries.

I have deposited the Search charges amounting to Rs. 750/- in the Sub-Registrar Office, Nashik.

Thanking you,

Nashik

Date: 17/06/2019


(Mr. Mayur P. Devre)

Advocate

Adv. Mayur Prakash Devre
C/o. Chamber No.214/2,
District Court Compound, Nashik.
Mob. No. 8380096340

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ADVOCATE
Building No.2
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The details of search are as under

1990 :- Record in torn condition.

1991 :- Record in torn condition.

1992 :- Record in torn condition.

1993 :- Record in torn condition.

1994 :- Record in torn condition.

1995 :- Record in torn condition.

1996 :- Record in torn condition.

1997 :- Record in torn condition.

1998 :- Record in torn condition.

1999 :- Record in torn condition.

2000 :- Record in torn condition.

2001 :- Record in torn condition, but as per document produced before me

Shri. Bhaskar, Shri. Vidyadhar, Shri. Sudhakar and Shri Sharad Pandurang Nagarkar, Smt. Sudha and Devendra Achyut Nagarkar through their GPA. Holder Shri. Suhas Gopal Shukla executed a Development Agreement in favour of Shri. Prabhakar, Shri. Bhalchandra, Shri Madhusudan and Shri. Gopalrao Shukla dated 19/11/2001 which is registered in the office of Sub-Registrar, Nashik-1 vide Sr. No. 15678/2001.

2002 :- Record is available but I have not found entry.

2003 :- Record is available but I have not found entry.

2004 :- Record is available but I have not found entry.

2005 :- Record is available but I have not found entry.

2006 :- Record is available, I have found entry i.e. Smt. Maltibai, Shri Prabhakar, Shri. Bhalchandra, Shri Madhusudan and Shri. Gopalrao Shukla and Shri. Bhaskar, Shri. Sudhakar and Shri Sharad Pandurang

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B.Com. LL.B.
ADVOCATE
Building No. 2
Compound, Nashik

Nagarkar, Smt. Sudha and Devendra Achyut Nagarkar through their G.P.A. Holder Shri. Suhas Gopal Shukla executed a Development Agreement in favour of Rajendra Rasiklal Shah and Vilas Rasiklal Shah dated 20/10/2006 which is registered in the office of Sub-Registrar, Nashik-1 vide Sr. No. 7323/2006.

2007 :- Record is available but I have not found entry.

2008 :- Record is available, I have found entry i.e. Lis-pendence notice in respect of SSC No. 198/2008 have been registered, which is registered in the office of Sub-Registrar, Nashik vide Sr. No. 10431/2008 on 26/12/2008.

2009 :- Record is available but I have not found entry.

2010:- Record is available but I have not found entry.

2011 :- Record is available, I have found entry.

2012 :- Record is available but I have some entries.

- 1) Ram Radhakrishna Shukla, Shri. Rajendra and Smt. Charushila Radhakrishna Shukla have executed Confirmation Deed of Agreement of Sale dated 09/12/2009 in favour of Rajendra Rasiklal Shah and others on 4/1/2012, which is registered in the office of Sub-Registrar, Nashik-2 at Ser. No. 229/2012.
- 2) Mrs. Lalita Hemant Panchakshari and others have executed Sale Deed in favour of Vilas Rasiklal Shah and others on 4/1/2012, which is registered in the office of Sub-Registrar, Nashik-2 at Ser. No. 228/2012.
- 3) Mrs. Lalita Hemant Panchakshari and others have executed Confirmation Deed of Agreement of Sale dated 09/12/2009 in favour of Rajendra Rasiklal Shah and others on 4/1/2012, which is registered in the office of Sub-Registrar, Nashik-2 at Ser. No. 227/2012.


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- 4) Mr. Prabhakar Gopal Shukla and others have executed Sale Deed in favour of Vilas Rasiklal Shah and others on 6/1/2012, which is registered in the office of Sub-Registrar, Nashik-5 at Ser. No. 218/2012.
- 5) Ram Radhakrishna Shukla, Shri. Rajendra and Smt. Charushila Radhakrishna Shukla have executed Sale Deed in favour of Rajendra Rasiklal Shah and others on 6/1/2012, which is registered in the office of Sub-Registrar, Nashik-2 at Ser. No. 230/2012.
- 6) Vilas Rasiklal Shah have executed Sale Deed in favour of Kailas Madhukar Patil on 28/09/2012, which is registered in the office of Sub-Registrar, Nashik-3 at Ser. No. 9622/2012.
- 7) Vilas Rasiklal Shah have executed Sale Deed in favour of Mangesh Gopalrao Gujrathi on 28/09/2012, which is registered in the office of Sub-Registrar, Nashik-3 at Ser. No. 9623/2012.
- 8) Rajendra Rasiklal Shah have executed Sale Deed in favour of Santosh Manakchanda Bothara (HUF) and 1 on 28/09/2012, which is registered in the office of Sub-Registrar, Nashik-3 at Ser. No. 9635/2012.
- 9) Rajendra Rasiklal Shah have executed Sale Deed in favour of Shrenik Shashikant Surana (HUF) on 28/09/2012, which is registered in the office of Sub-Registrar, Nashik-3 at Ser. No. 9636/2012.

2013 :- Record is available, I have found entries i.e.

- 1) Lis-pendence notice in respect of SCS No. 623/2012 have been registered, which is registered in the office of Sub-Registrar, Nashik vide Sr. No. 11274/2013 on 24/10/2013.

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- 2) Dinesh Murlidhar Khemani and 1 executed Exchange Deed in favour of Vrushali Vijay Bhatambarikar which is registered in the office of Sub-Registrar, Nashik-5 vide Sr. No. 5236/2013 on 29/04/2013.
- 3) M/s. Bagad Associates through Prop. Deepak Ramchandra Bagad have executed Sale Deed in favour of Deepak Bhgwandas Motwani and 1 on 26/03/2013, which is registered in the office of Sub-Registrar, Nashik-5 at Ser. No. 3730/2013.
- 4) M/s. Bagad Associates through Prop. Deepak Ramchandra Bagad and others have executed Sale Deed in favour of Dinesah Murlidhar Khemani and 1 on 26/03/2013, which is registered in the office of Sub-Registrar, Nashik-5 at Ser. No. 3731/2013.
- 5) Vilas Rasiklal Shah and others have executed Sale Deed in favour of Vishal Shah on 10/01/2013, which is registered in the office of Sub-Registrar, Nashik-5 at Ser. No. 415/2013.
- 6) Vilas Rasiklal Shah and others have executed Sale Deed in favour of Mukesh Jivrajbhai Jethwa on 10/01/2013, which is registered in the office of Sub-Registrar, Nashik-5 at Ser. No. 416/2013.
- 7) Vilas Rasiklal Shah and others have executed Sale Deed in favour of Kanhaiyalal Manwani on 28/03/2013, which is registered in the office of Sub-Registrar, Nashik-3 at Ser. No. 3851/2013.
- 8) Rajendra Rasiklal Shah and others have executed Sale Deed in favour of Kailas Patil on 30/03/2013, which is registered in the office of Sub-Registrar, Nashik-5 at Ser. No. 3955/2013.

2014 :- Record is available, but I have not found entry.

2015 :- Record is available, but I have not found entry

2016 :- Record is available, but I have not found entry.

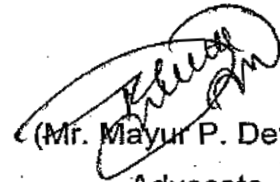
2017 :- Record is available, I have found entry i.e. Vilas Rasiklal Shah and others have executed Sale Deed in favour of Century Builders &

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Developers on 23/11/2017, which is registered in the office of Sub-Registrar, Nashik-5 at Ser. No. 6578/2017.

2018 :- Record is available, I have found entry i.e. Vilas Rasiklal Shah and others have executed Correction Deed in favour of Century Builders & Developers on 25/07/2018, which is registered in the office of Sub-Registrar, Nashik-1 at Ser. No. 6186/2018.

2019 :- : Record is available till 13/06/2019, but I have not found entry.


(Mr. Mayur P. Devre)
Advocate

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