

TUSHAR P. PATEL

BSL. LL.B. ADVOCATE

OFF: 6A, Vasant City Mall, Beside Manas Hotel, Panchvati Karanja, Nashik-422003
RESI : 2, "Purushottam Villa", Pokar Colony, MERI, Dindori Road, Nashik-422004
Mobile 94202 32444

Ref. No.

Date: 02/10/2018

TITLE SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

Subject: Investigation into the title of property bearing **S. No. 289/1+2** admeasuring area **6640.00 sq. mtrs.** situated at Village **Mhasrul**, Tal. & Dist. **Nasik** within the local limits of **Nasik Municipal Corporation** & within the limits of **Sub-Registration of Dist. Nasik**.

I. Description of Property :-

All that piece and parcel **S. No. 289/1+2** admeasuring area **6640.00 sq. mtrs.** situated at Village **Mhasrul**, Tal. & Dist. **Nasik** within the local limits of **Nasik Municipal Corporation** & within the limits of **Sub-Registration of Dist. Nasik**, which is bounded as per approved building plan.

II. Present Owner: Mr. Anilkumar Manikchand Kasliwal and others

III. Present Developer: M/s. Radhe Enterprises Partnership Firm

IV. Applicant :-

On the verbal request of M/s. Radhe Enterprises Partnership Firm through its partner Mr. Vijay Arvindbhai Patel to issue Title Search Report with respect of the property and for that purpose they have produced for my perusal the following documents & relying upon the documents, I am submitting my Title Search Report. The documents are as under:

- 7/12 Extracts.
- Mutation Entries.
- Registered Sale Deed
- Other relevant documents.



V. Observations and Findings :-

From the documents produced for my perusal, I from the following opinion as follows.

It appears from the record that the said land of S. No. 289/1 and 289/2 was owned and possessed by Sakharam Savliram Shevre.

It appears that the Sakharam Savliram Shevre died on 16/01/1977 leaving behind following legal heirs:

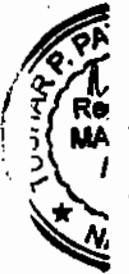
Son : Ranu
Daughters : Bakubai, Kausabai, Hausabai, Sakubai, Takubai,
Yamunabai

All the daughters who were not in actual possession of the land, hence their names were entered in the other rights column of the 7/12 extract and the name of son was entered in the record of rights of the 7/12 extract vide M. E. No. 4122 dtd. 09/09/1977.

M. E. No. 4126 dtd. 14/09/1977 reveals that Bakubai Barku Tandale, Kausabai Kashinath Tandale, Hausabai Govind Bendkuli, Sakubai Kacharu Dagale, Takubai Yashwant Gangode, Yamunabai Ranu Gangode waived their inherited right in favour of their only brother namely, Ranu Sakharam Shevre & accordingly the names of all the sisters were deleted from the record of rights.

M. E. No. 8434 dtd. 12/4/1991 shows that Mr. Anilkumar Manikchand Kasliwal and other 02 had purchased above S. No. 289/1 area 0H 43 R and 289/2 area 0 H 23 R from Ranu Savliram Shevre with consideration of Rs. 1,80,000/- on 29/10/1990 final sale deed and purchaser name entered in 7/12 extract possessor column and entry made and certified by Talathi & Circle officer, Mhasrul Nashik.

M. E. No. 13265 dtd. 1/5/2006 shows that Joint Sub Registrar, Nashik Letter on village Letter No - Asthapna/3B/entry/28/06, Joint Sub Registrar Co. Op. Society, Dhule dtd. 24/4/2006 at Mhasrul Tal & Dist Nashik Sr. No. 28911 land RC Bank Dhule branch order Lawad 112/36 dtd. 30.11.1936 Rs. 276 mortgage remark shows and this society offer no entry made and available and society registration dismissed and amount difference no demand of money and Sr. No. 289/1 other right column before Registrar no objection letter given and other right column remark released entry made and certified by Talathi & Circle officer, Mhasrul Nashik.



M. E. No. 15507 dtd. 25/05/2010 shows that the said property of S. No. 289/1 and 289/2 was converted into NA purpose by Hon'ble Collector, Nashik vide Maha/Kaksh-3/4/Bi.She.Pra.Kra./72/2008 dtd. 04/04/2008.

It appears from M. E. No. 16040 dtd. 18/03/2011 that the landowner Mr. AnilKumar Manikchand Kasliwal and other 02 have executed Development Agreement and GPA in favor of M/s. Radhe Enterprises through its partner 1) Mr. Narsinh Lakhubhai Patel and other 02 of the said area adm. 6640.00 sq. mtrs. bearing S. No. 289/1 and 289/2 at Mhasrul. The said document of Development Agreement and GPA were registered at sr. no. 12001 and 12002 respectively on 28/10/2010 at sub-registrar, Nashik-2.

It appears from M. E. No. 18302 dtd. 05/10/2013 that the said S. No. 289/1 and 289/2 at Mhasrul were amalgamated by the order of Nashik Municipal Corporation, Nashik vide LND/BP/Panch/C-2/780/4070 dtd. 23/11/2011.

It appears from M. E. No. 20368 dtd. 11/09/2017 that the area adm. 238.30 sq. mtrs. out of total area 6640.00 sq. mtrs. of S. No. 289/1+2 was handed over to Nashik Municipal Corporation, Nashik as D. P. Road Area.

Further, It appears that M/s. Radhe Enterprises prepared a building plan on said property and said building plan is sanctioned by Nashik Municipal Corporation vide its sanctioned letter no. LND/BP/Panch/C-2/780/4070 dtd. 23/11/2011 and got part completion of the building called Wing A, B, C vide Javak Kra/Naravi/21530/6001 dtd. 06/10/2017.

Further, the land owner and developer have also executed an Apartment Declaration of Gokuldham Apartment Wing A, B, C on 04/04/2018 which is registered on 07/04/2018 at Sr. No. 2774 in sub-registrar, Nashik-3 and also register Correction Deed to rectify certain mistakes which is made in original document on 22/05/2018 which is registered at sr. no. 3751/2018.

M. E. No. 20195 and 20838 are relating to correction made in the computerized 7/12 extracts of property in question by the order of Hon'ble Tehsildar, Nashik.

VI. Search of Index II Records

I have taken search of online Index II Register of last 30 years the registers from 1989 to 2018. Some entries were not available for search. Hence I have taken search of Index II entries which were available for search at that time. No adverse entry has been found during the search. Receipt issued is attached herewith.

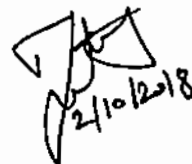


VII. Opinion

Relying upon the documents, I am of the opinion that by virtue of registered Development Agreement and GPA, the title of M/s. Radhe Enterprises Partnership Firm with respect of bearing **S. No. 289/1+2** **admeasuring area 6640.00 sq. mtrs.** situated at Village **Mhasrul**, Tal. & Dist. Nasik is negotiable, marketable & free from all encumbrances.

Thanking you.

Yours faithfully,



TUSHAR P. PATEL
ADVOCATE





CHALLAN
MTR Form Number-6



GRN	MH006769731201819E	BARCODE			Date	02/10/2018-18:10:32		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 NSK3_NASHIK 3 JOINT SUB REGISTRAR				Full Name	Adv Tushar Patel				
Location NASHIK									
Year 2018-2019 One Time				Flat/Block No.					
Account Head Details			Amount In Rs.	Premises/Buidling					
0030072201 SEARCH FEE			750.00	Road/Street					
				Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				Survey No 289/1 2 adm area 6640.00 sq.mtrs. at Mhasrul Last 30 years of Search					
				Amount In	Seven Hundred Fifty Rupees Only				
			750.00	Words					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
				Bank CIN	Ref. No.	02901792018100227038		31338202	
Cheque/DD No.				Bank Date	RBI Date	02/10/2018-18:11:58		Not Verified with RBI	
Name of Bank				Bank/Branch		UNION BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Department ID : Mobile No. : 9420232444
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

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