

Date :- 17/10/2017

TITLE SEARCH REPORT
TO WHOM SO EVER IT MAY CONCERN

SUBJECT : Investigation of Title in respect of Plot No. 16 from & out of Survey No. 124/1, Area admeasuring 278-42 Sq.Mtrs. situated at Gangapur, Tal. & Dist. Nashik belonging to M/s Omswarup Construction through partner.

I have investigated the Title of the aforesaid Plot & for that purpose I have gone through the following documents viz.

- 1) 7/12 extracts of said Plot Survey No. 124/1 situated at Gangapur form year. 1992 to 2017.
- 2) Mutation entries concerned with the said Plot of land.
- 3) Copy of sale deed original land holder to M/s Nasik Land Developer.
- 4) N.A. order from Sub-Division Officer of Nashik जावक क्रमांक / बिनशेती/एस.आर/१०/७३६-८४ dated 09/08/1984 under Sec. 45 of the Maharashtra Land Revenue Code of 1966.
- 5) Layout Plan & copy of letter No. सहाय्यक संचालक-नगररचना/ जळगाव/पत्र क्रमांक/डी.व्ही./एन.एस.के./८६ dated 08/01/1975.
- 6) Copy of Sale Deed between Rajani Prakash Deshpande & Rajiv Padmakar Vadvalkar & Rajiv Vadvalkar & R.R. Developers & also copy of Sale Deed between M/s Omswarup Construction & R.R. Developers.
- 7) Sanction of Building Plan LND/BP/132/1906 dated 27/06/2017.

History of the Property

- A) The property Survey No. 124/1 situated at Gangapur are was originally owned by Sarubai Gangadhar Patil. She submitted

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the layout plan Assistant Director, Town Planning, Jalgaon for approval. The same was approved by the Asst. Director, Town Planning, Jalgaon vide their letter bearing No. J.V./SNK/86 dated 08/01/1975. M.E. No. 1540 was effected dated 04/12/1975. Thereafter original Land Lord sold Plot No. 16, area 278.42 Sq. Mtrs. to M/s Nashik Land Developers through partner Shrihari Narayan Kute.

- B) Rajani Prakash Deshpande purchased Plot No. 16, area 278.42 Sq. Mtrs. from M/s Nashik Land Developers through partner Shrihari Narayan Kute. M.E. No. 1568 was effected R.O.R. dated 03/03/1976.
- C) The said land property was then converted to Non Agriculture land (Section 45 of the Maharashtra Land Revenue Code of 1966) vide order No. N.A./S.R./10/736-84 dated 09/08/1984.
- D) Thereafter Rajani Prakash Deshpande sold Plot No. 16, area 278.42 Sq. Mtrs. for Rs. 3,00,578/- on dated 28/02/07 to Rajiv Padmakar Vadvalkar. M.E. No. 10154 was effected R.O.R. dated 29/05/07.
- E) Thereafter Rajiv Padmakar Vadvalkar mortgage his land Plot No. 16 to Jankalyan Co-Op. Bank for Rs. 15,00,000/- R.O.R. other right column was effected M.E. No. 13461 dated 16/08/2011.
- F) Thereafter Vadvalkar Release his property & Jankalyan Co-Op. Bank wrote Release Deed in favour of Vadvalkar M.E. No. 15546.
- G) Thereafter Rajiv Padmakar Vadvalkar sold his Plot No. 16, area 278.42 Sq. Mtrs. to R.R. Developers through his partner Manoj Krushana Rahane & Aditya Rajesh Rungtha for Rs. 32,35,000/- vide their Sale Deed which was registered in the

office of Sub Registrar, Class-II, Nashik-4. M.E. No. 15547 was effected R.O.R.

H) Thereafter R.R. Developer through their partner Manoj Krushana Rahane & Aditya Rajesh Rungtha sold their Plot No. 16 area 278.42 Sq. Mtrs. to Omswarup Constructions through the partner Prurushottam Shankar Potdar & Pratibha Purushottam Potdar for Rs. 33,45,000/- vide their Sale Deed which was registered in the office of the Joint Sub Registrar, Class-II, Nashik-2 vide document serial No. 878/2016 dated 01/02/2016. The effect of the same is given to Record of Rights vide M.E. No. 16648 dated 26/02/2016. And also T.D.R purchased from Kavita Kanaji Thakkar & Vinod Dilipkumar Majethiya, area 106.98 Sq. Mtrs. vide document Serial No. 6518/2016 dt. 27/10/2016.

Certificate by the Lawyer :- going through the above. I am in the opinion of M/s Omswarup Constructions through their partner 1) Purushottam Shankar Potdar, 2) Pratibha Purushottam Potdar has absolute clear & marketable title in Plot No. 16, area 278.42 Sq. Mtrs. out of Survey No. 124/1 situated at Village Gangapur, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik & the title of the abovesaid property having clear, marketable title & free from all encumbrances.

Place : Nashik

Date : 19/10/2017


V. L. Kadam
Advocate

श्री. विष्णू लक्ष्मण कदम
अडवोकेट
नाशिकरोड