Arun Wakchaure
B.Com., LL.B.
Advocate

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Date: 08.12.2018

TITTE REPORT

TO WHOM SO EVER IT MAY CONCERN

Reg : All that piece and parcel of Non Agricultural Plot No 11 Adm. 400.00 Sq Mtrs bearing Survey No. 91/2 bearing City Survey No. 1732 situated at Village Panchak, Tal & Dist. Nashik within the limits of Nashik Municipal Corporation Nashik and Registration and Sub-Registration District Nashik Bounded as under

-On or towards East : Road.

-On or towards West : Plot No 10 (C.T.S No. 1731.)

-On or towards South : Road.

-On or towards North : Road.

Belonging to Mr Shankarlal Rupchand Keswani.

As requested by Mr. Shankarlal Rupchand Keswani, I have taken the search in respect of above mentioned property in the Office of Jt. Sub Registrar, Nashik. I have gone through the available certified copies of Revenue Record, Index-II Register kept in the office of Jt. Sub-Registrar, Nashik for the period of past thirty years. For that purpose of Investigation of Title he has furnished the necessary documents, 7/12 extract and mutation entries, and other papers, Based on that I submit my report on title as under:

It appears from the revenue record that:

1. I have perused the relevant 7/12 extract and mutation entries and other relevant documents with respect to S. No. 91/2 situated at Village Panchak, Tal. and Dist. Nashik.
2. It reveals from record that; initially the land bearing S. No. 91/2 was owned By Bakubai Sakharam Borade & others. Said lad was mutated in their names.
3. It reveals from M. E. No. 1224 dated 18/06/1982 that; Bakubai Sakharam Borade and others have got approved Layout from Ass. Director Town Planning Department vide No. Panchak/NK/ 3757/ dated 03/10/1981. The land owners have also obtained N.A. order from Collector of Nashik vide No. RB/Dasak(Panchak)III/LNA/SR/388 dated 27/11/1981 accordingly as per Layout along with N.A. Order the land has been divided in Plot No. 1 to 62.
4. Bakubai Sakharam Borade & others sold plot No. 11 adm. 400 Sq. Mtrs. to Nivrutti Baban Bhagwat by Sale Deed dated 22/03/1982.As per Sale Deed plot

no. 11 is mutated in the name of Nivrutti Baban Bhagwat vide M. E. No. 1231 dated 01/07/1982.

5. M. E. No. 3834 dated 03/04/2007 shows that Nivrutti Baban Bhagwat sold said plot No. 11 to Mayuraj Arvind Kshirsagar & Rajendra Jagannath Nevaskar by sale deed dated 23.3.2007 as per sale deed the said plot is mutated in the name of purchaser.

6. M.E.No.4151 dated 16.4.2008 shows that Mayurraj Arvind Kshirsagar & other 1 sold the said plot to Lata Popat Pawar and others by sale deed dated 2.4.2008 as per sale deed said plot is mutated in the name of Lata Popat Pawar & others.

7. M.e.No.7872 dated 19.10.2016 shows that Lata Popat Pawar & others sold the said plot to Shankarlal Roopchand Kesawani by Sale deed dated 13.8.2016 said sale deed is duly registered at Sr. No. NSN-2/5963/2016. As per sale deed the name of Shankarlal Roopchand Kesawani is mutated in record of rights.

8. Shankarlal Roopchand Keswani have executed Development Agreement and Power of Attorney in favour of Omprakash Yadav Prop. Of M. K.Builders. The said Development Agreement & Power of Attorney reg. at NSN-2/1639/2017 & 1640/2017 respectively. As per Development Agreement name of M.K. Builders mutated in other right column vide Mutation entry No.7952 dated 15.4.2017.

9. By virtue of Development Agreement and General Power of Attorney Omprakash Yadav Prop. Of M. K. Builders have all legal rights to develop said plot, to construct building thereon as per approved plan and to sale constructed area to intended purchaser excluding constructed area to be given to plot owner as a consideration of Development of said plot.

I hereby certify that; Mr. Shankarlal Rupchandji Keswani is absolute owners of Non Agricultural Plot No 11 Adm. 400.00 Sq Mtrs bearing Survey No. 91/2 bearing City Survey No. 1732 situated at Village Panchak, Tal & Dist. Nashik have legal, Valid and marketable title over aforesaid property and by virtue of Development Agreement & Power of Attorney executed in favour of Omprakash Yadav Prop. Of M. K. Builders have right to develop the said Plot and to sell constructed and to be constructed Flat.

Hence this Certificate.

Place: Nashik

Date : 08.12.2018

Advocate

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