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Date: 28.08.2017

TITTE REPORT

TO WHOM SO EVER IT MAY CONCERN

Reg : All that piece and parcel of Non Agricultural plot bearing Survey No. 48/(2)3 area admeasuring 418.75 Sq. Meters, Situated at Village DAsAK, Taluka and District NASHIK and bounded as per final layout, belonging to Mr. Vinod Saluba Awari.

As requested by Mr. Avinash Omprakash Yadav proprietor of M.K. realities. I have taken the search in respect of above mentioned property in the Office of Jt. Sub Registrar, Nashik and I have gone through the available certified copies of Registered Document(s) and 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, Development Agreement and General Power of Attorney 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 7/12 extracts, Mutation Entry and relevant documents with respect to plot no. 7 bearing Survey No. 48/(2)3 admeasuring 418.75 Sq. Mtrs.
2. It reveals from the revenue record that; initially the land bearing Survey No. 48 admeasuring 5 H. 06 R was owned by Mr Rambhau Baguji Lokhande. Said land was mutated in his name.
3. It reveals from ME No 7880 dated 30/05/2003 that, Mr. Rambhau Baguji Lokhande through his general power of attorney holder Mr. Shivaji Laxman Sahane with respect to excess land Adm. 18543 Sq Mtrs. out of Survey No 48 from Nashik Municipal Corporation vide letter No. Town Planning Department/Final/10 dated 29/05/2003. He has also obtained NA order from Collector of Nashik vide Order No. Mah/Kaksha/3/N.A. Case No/4/4/2003 dated 26/03/2003. As per final layout the land bearing Survey No has been divided in two parts that is Survey No 48/1 and 48/2. Said Survey No 48/2 is with respect to excess land and as per



layout it is divided in various plots. Accordingly separate 7/12 has been prepared plot wise.

4. Plot 7 Adm. 418.75 Sq Mtrs. is out of said final layout which purchased by Mr. Vinod Saluba Awari from Mr. Rambhau Bhaguji Lokhande and others by sale deed dated 17/06/1993. Said sale deed is duly registered in the office of Sub Registrar Nashik-2- at Sr. No. NSN-2- 2897/2003, on 18/07/2003.
5. As per sale deed said plot no 7 is mutated in the name of Mr. Vinod Saluba Awari vide M.E. No. 7895 dated 18/06/2003.
6. M.E. No. 10952 dated 28/06/2011 reveals that, as per letter of City Survey Office of Nashik bearing No. Bhumapan/Pot hissa No. 855/10 Nashik dated 08/12/2010 and copy of Hissa from No 12 together with letter No Adhi/Abhi/Kawi/246/2011 dated 21/01/2011 of Tahasildar Nashik, S. No. 48/2 has been changed as 48/3.
7. The present owner of Plot No 7 bearing S No 48/(2)3 is Mr. Vindo Saluba Awari. He has executed Development Agreement and General Power of Attorney in favor of Mr. Avinash Omprakash Yadav, Proprietor of M.K. Realities. Said documents of Development Agreement and General Power of Attorney are registered at Sr. No. NSN-1- 4715/2017 and NSN-1- 4716/2017. By virtue of Development Agreement and General Power of Attorney executed in favor of Mr. Avinash Omprakash Yadav, said developer has all legal rights and powers to do all act and things to construct a building on said plot and to receive agreed consideration from purchasers against sale of constructed flats.

I hereby certify that; Mr. Vindo Saluba Awari has legal valid and marketable title over plot No. 07 Out of Survey No 48/[2] 3 situated at Village Dasak Taluka and District NASHIK and by virtue of Development Agreement and General Power of Attorney executed in favour of Mr. Vindo Saluba Awari, The developer Mr. Vindo Saluba Awari has legal powers and rights to sell the constructed area.

Hence this Certificate.

Place: Nashik

Date : 28/08/2017


Arjun Wakhure
Advocate
B.Com, LL.B.
Advocate
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