

Office : Balwant Chambers, New Pandit Colony Corner, Sharanpur Road, NASHIK - 422 002. Ph. (0253) 2574114

Chamber : 102, Advocates' Chambers (Ground Floor), Building No.2, District Court Compound, NASHIK-422 002.

TITLE CERTIFICATEDate: 27th July, 2017

To,
Whomsoever it may concern,

Subject: Title certificate with respect to all that piece and parcel of non agricultural land bearing plot no. 8+9+13A+13B+14A+14B admeasuring 1501.87 sq. meters from and out of S. no. 101/1+2 situated at Village Shahada, Tal Shahada, Dist Nandurbar owned by Shree Ganesh Land Developers proprietary concern through proprietor Mr. Prakash Raman Chaudhari.

Sir,

Shree Ganesh Land Developers proprietary concern through proprietor Mr. Prakash Raman Chaudhari approached me and called upon me to issue my title certificate with respect to subject property and for that purpose he has produced before me the relevant documents, after scrutiny of the documents contained in the said file I am submitting my title certificate as under:-

1. Building permission issued by Tahasil Office, Shahada (Gaathan Branch) for residential + commercial purpose numbered at Kramanka/Gaathan/Kavi/74/2017 dtd. 13.6.2017.
2. Final layout permission issued by Town Planning and Valuation Department, Nandurbar branch for layout in S. no. 101/1 and S. no. 101/2 numbered at Ja Kra/Sa Sa Na Ra-Nandu/Abhinyas/Mouje Shahada Tal Shahada/S. no. 101/1, 101/2/86 dtd. 19.1.2013.
3. Non agricultural permission for residential purpose issued by Collector Office numbered at Kramanka/B/Kaksha-2/NASR/26/2012 dtd. 5.4.2013.
4. Amalgamation order for plot no. 8, 9, 13A, 13B, 14A, 14B in total admeasuring 1501.87 sq. mtr. and commercial non agricultural order for an area of 474.81 sq. mtr. from the same issued by Sub Divisional Officer, Shahada Division, Shahada numbered at 2017/Zamin/Kavi/06 dtd. 21.6.2017.
5. Rectification order to order dtd. 21.6.2017 issued by Sub Divisional Officer, Shahada vide which specific areas of residential [1027.06 sq. meters] and of commercial construction [474.81 sq. meters] are mentioned numbered at Kramank/2017/Jamin/Kavi/215 dtd. 26.7.2017.
6. Permission issued by Sub Divisional Officer Taloda, Taloda division under section 43 of Bombay Tenancy Law and Agricultural Land Act for sale of S. no. 101/2 from Bhikhan Hiraji Patil to Prakash Raman Chaudhari numbered at Tenancy/Kavi-343/2008 dtd. 26.3.2008.
7. NOC issued by Bassein Catholic Co Operative Bank Ltd. for development of plot no. 8, 9, 13A, 13B, 14A and 14B presently mortgage with the bank numbered at BCC/HO/MMP/100-105 dtd. 11.7.2017.
8. Sale deed of S. no. 101/1 executed by Vinayak Bhabuta Patil, Vilas Bhabuta Patil, Ga Bha Sushila Bhabuta Patil in favor of Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari registered at sr. no. 918 dtd. 18.2.2011.
9. Sale deed of S. no. 101/2 executed by Bhikhan Hiraji Patil in favor of Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari registered at sr. no. 3036 dtd. 2.8.2008.
10. Mortgage deed executed by Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari for loan of M/s. Vinit Construction proprietary concern of proprietor Prakash Raman Chaudhari of an amount of Rs. 2,00,00,000/- in favor of Bessein Catholic Co Operative Bank Ltd. registered at sr. no. 4590 dtd. 27.10.2015.
11. Mortgage deed executed by Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari for loan of M/s. Vinit Construction proprietary concern of proprietor Prakash Raman Chaudhari of an amount of Rs. 2,40,00,000/- in favor of Bessein Catholic Co Operative Bank Ltd. registered at sr. no. 116 dtd. 11.1.2016.
12. N.A. Tax Receipt for the year 2016-17 dtd. 13.2.2017.
13. 7/12 extract of Plot No. 8+9+13A+13B+14A+14B in name of Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari dtd. 12.7.2017. In other rights column charge of Bessein Catholic Co Operative Bank Ltd. can be seen for loan of Rs. 2,00,00,000/- and Rs. 2,40,00,000/-.

S. no. 101/1

U. L. Deshpande

14. M.E. no. 849 dtd. 28.6.1951 shows that as per tenancy law name of Dasharath Dagdu and Dharu Dagdu were added as protected tenants on S. no. 101/1 shown in possession of Krishnachandra Maganlal.
15. M.E. no. 1120 dtd. 24.2.1957 shows that Krishnachandra Maganlal Wani Karta of joint family partitioned the lands among his family and S. no. 101/1 came to share of Krishnachandra Maganlal Wani.
16. M.E. no. 1237 dtd. 28.12.1961 shows that land S. no. 101/1 had protected tenants Dasharath Dagdu and Dharu Dagdu. Upon inquiry under section 32 (G) names of Dasharath Dagdu and Dharu Dagdu were added under the terms and condition of section 43 under limited and indivisible tenure and their names were added in the holders column. Name of Krishnachandra Maganlal was added in other rights column with right to recover Rs. 2664/-.
17. M.E. no. 1539 dtd. 29.12.1970 shows that Indian Coinage Act, 1955 and Weights and Measures Act 1958 was implemented and decimal system was brought into effect.
18. M.E. no. 1987 dtd. 13.8.1981 shows that Dharu Dagdu Patil expired on 3.6.1981 leaving behind heirs Bhabuta Dharu (son), Dwarka, Motanbai (daughters), Kashibai Dharu Patil (widow).
19. M.E. no. 3411 dtd. 3.4.1986 shows that as per order of Tahasildar Shahada numbered at 85/IPL/4/35 dtd. 3.2.1985 Bhabuta Dharu Patil and Dasharath Dagdu Patil paid Rs. 3332.75/- to Krishnachandrara Maganlal Gujrathi (land owner) and on account of repayment of the said amount his name in other rights column was removed.
20. M.E. no. 3414 dtd. 3.4.1986 shows that Dasharath Dagdu Patil expired on 16.2.1986. He had no children nor any wife. Before dying he had left a will dtd. 16.12.1985 vide which he had bequeathed his land to his nephew Bhabuta Dharu Patil and name of Bhabuta Dharu Patil was added to the same.
21. M.E. no. 3656 dtd. 25.8.1987 shows that Bhabuta Dharu Patil raised loan of Dena Bank, Shahada Branch for an amount of Rs. 20,000/- on S. no. 101/1.
22. M.E. no. 9733 dtd. 10.5.2003 shows that S. no. 101/1 is shown in name of Bhabuta Dharu Patil, Dwarkabai Patil, Motanbai Patil, Kashibai Dharu Patil all heirs of deceased Dharu Dagdu Patil and their names were added vide M.E. no. 1987. As karta of joint family name of Bhabuta Dharu Patil is on record. Kashibai Dharu Patil expired and she has heirs Bhabuta Dharu Patil, Dwarkabai Patil, Motanbai Patil. Dwarkabai and Motanbai have released their rights in favor of Bhabuta Dharu Patil and their names were removed from revenue record.
23. M.E. no. 782 dtd. 25.8.2004 shows that remark of Niyantrit Satta Prakar from S. no. 101/1 was removed as per order of Sub Divisional Officer Taloda numbered at Kramanka 2004/Kul Vahiwat/Kavi-313 dtd. 11.8.2004 upon payment of requisite najarana.
24. M.E. no. 5699 dtd. 9.7.2010 shows that Bhabuta Dharu Patil expired on 14.1.2010 leaving behind heirs Vinayak Bhabuta Patil, Vilas Bhabuta Patil (sons), Ga Bha Sushilabai Bhabuta Patil (widow).
25. M.E. no. 6228 dtd. 18.2.2011 shows that Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari purchased S. no. 101/1 from Vinayak Bhabuta Patil, Vilas Bhabuta Patil and Ga Bha Sushilabai Bhabuta Patil vide sale deed dtd. 18.2.2011.
26. M.E. no. 6796 dtd. 24.10.2011 shows that Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari raised charge of Shree Mahavir Nagari Sahakari Patapedhi for loan of Rs. 50,00,000/-.
27. M.E. no. 7965 dtd. 14.1.2013 shows that Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari repaid the loan of Shree Mahavir Nagari Sahakari Patapedhi of Rs. 50,00,000/- and its charge was removed.

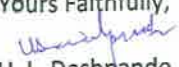
S. no. 101/2

28. M.E. no. 575 dtd. 20.4.1938 shows that Purushottam Devrao Pathak, Govind Ramakant Pathak, Vishnu Ramakant Pathak purchased S. no. 101/2 Bhagawan Narottamdas Wani on 22.11.1937. However, said land was sold without rights of mango trees in the said land.
29. M.E. no. 868 dtd. 28.6.1951 shows that as per tenancy law name of protected tenants Hiraji Badhu was added.

30. M.E. no. 1223 dtd. 14.9.1961 shows that upon inquiry under section 32G name of Hiraji Badhu Patil was added in holder column. Price of land was settled at Rs. 2000 + rent to be paid in five installments. Upon payment of first installment tenants name of was added in the holder column and names of land owner was added in other rights column.
31. M.E. no. 1365 dtd. 26.9.1964 shows that Hiraji Badhu Patil paid Rs. 2000/- to land owners determined as per section 32G of tenancy law and names of land owners were removed from other rights column.
32. M.E. no. 1496 dtd. 2.11.1969 shows that Hiraji Badhu Patil transferred land S. no. 101/2 to his son Bhikkan Hiraji Patil on account of his old age.
33. M.E. no. 6980 dtd. 7.2.1998 shows that an area of 0H 66 ares from S. no. 101/2 was acquired under Land Acquisition Act out of total area of 1H 32 ares and the said area has been taken in possession on 29.6.1988. However, effect of the same had not been given on revenue record. Thus, area was rectified.
34. M.E. no. 4222 dtd. 7.9.2008 shows that as per permission issued by Sub Divisional Officer Taloda, Taloda division under section 43 of Bombay Tenancy Law and Agricultural Land Act for sale of S. no. 101/2 from Bhikkan Hiraji Patil to Prakash Raman Chaudhari numbered at Tenancy/Kavi-343/2008 dtd. 26.3.2008 remark of Niyantrit Satta Prakar was removed.
35. M.E. no. 4488 dtd. 31.1.2009 shows that Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari purchased S. no. 101/2 from Bhikkan Hiraji Patil vide sale deed dtd. 2.8.2008.
36. M.E. no. 8403 dtd. 23.6.2013 shows that as per NA order and final approved layout, layout was laid down in S. no. 101/1 and S. no. 101/2 and 7/12 extracts were separated plot wise.
37. M. E. No. 1721 dtd. 12.7.2017 shows that Plot No. 8, 9, 13A, 13B, 14A & 14B were amalgamated and consolidated 7/12 extract of the same came into existence in tandem with order of Sub Divisional Officer, Shahada Division, Shahada numbered at 2017/Zamin/Kavi/06 dtd. 21.6.2017.

Relying upon the above documents, I am of the opinion that the ownership of Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari with respect to subject property is free, clear, marketable and free from all encumbrances subject to prior charge of Bessein Catholic Co Operative Bank Ltd. for an amount of Rs. 2,00,00,000/- vide registered mortgage 4590 dtd. 27.10.2015 and of Rs. 2,40,00,000/- vide registered mortgage 116 dtd. 11.1.2016 and Index – II search of last 30 years.

Thanking you,

Yours Faithfully,

 Mr. U. L. Deshpande
 Advocate

SCHEDULE OF PROPERTY

All that piece and parcel of non agricultural land bearing plot no. 8+9+13A+13B+14A+14B admeasuring 1501.87 sq. meters from and out of S. no. 101/1+2 situated at Village Shahada, Tal Shahada, Dist Nandurbar bounded as:

- East:** 12 meter wide service road, 30 meter wide Dondaicha-Khetiya diversion road.
- West:** 12 meter wide road.
- South:** Plot no. 10.
- North:** Plot no. 7 and Plot no. 15A.

Payment Successful. Your Payment Confirmation Number is 109857034



CHALLAN									
MTR Form Number - 6									
GRN NUMBER	MH003909463201718E			BARCODE	Form ID : 0			Date 27/07/2017 14:20:21	
Department	Inspector General Of Registration			Payee Details					
Receipt Type	Search Fee/Other Items			Dept. ID (If Any)					
Office Name	SHB SHAHADA SUB REGISTRAR		Location	PAN No. (If Applicable)					
Year	Period: From : 01/04/2017 To : 31/03/2099			Full Name			Adv U L Deshpande		
Object	Amount in Rs.			Flat/Block No, Premises/ Bldg			nashik		
0030072201 SEARCH FEE	750.00			Road/Street, Area			Sharanpur road Nashik		
	0.00			Town/ City/ District					
	0.00			PIN			4 2 2 0 0 1		
	0.00			Remarks (If Any) :					
	0.00			S.No.101 1 2 Plot No. 8 9 13A 13B 14A 14B 30 year					
	0.00			search 1987 to 2017					
	0.00			Amount in words			Rupees Seven Hundred Fifty		
Total	750.00			FOR USE IN RECEIVING BANK			Only		
Payment Details:IDBI NetBanking Payment ID : 130891910				Bank CIN No.			69103332017072712623		
Cheque- DD Details:				Date			27/07/2017 14:20:21		
Cheque- DD No.				Bank-Branch					
Name of Bank				Scroll No.					
Name of Branch									

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