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

TITLE CERTIFICATE

Date: 11/8/2016

To, '

Whomsoever it may concern,

Subject: Title certificate with respect to Plot Number 1 admeasuring 793.64 sq. meters & Plot No. 2 admeasuring 948.76 sq. meters from and out of Gat Number 135/1/2 situated at Village Vilholi, Taluka & District, Nasik owned by Kabir Estates through proprietor Mr. Bhavin Hemantkumar Bharatiya.

Sir,

Kabir Estates through proprietor Mr. Bhavin Hemantkumar Bharatiya 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. 7/12 extract of Plot No. 1 & 2 in name of Kabir Estates through proprietor Mr. Bhavin Hemantkumar Bharatiya dtd. 30.7.2016.
2. Title Report issued by Adv. Swati Ganesh Rode dtd. 27.4.2015.
3. Building permission issued by Assistant Collector/Sub Divisional Officer, Nasik Sub Division, Nasik numbered at Kra Jamabandi/Kavi/225/2016 dtd. 25.5.2016.
4. Copy of application made by Kabir Estates through prop Bhavin Hemantkumar Bharatiya for revised building plans seeking permission to construct fourth and fifth floor to Sub Divisional Officer, Nasik Sub Division, Nasik dtd. 16.7.2016.
5. Permission issued u/s 36 & 36A of Maharashtra Land Revenue Code, 1966 for purchase of land S. No. 135/1 Issued by Collector Office numbered at Kra Kaksha - 4/Ku Ka 2/SR - 23/2014 dtd. 27.6.2014.
6. N.A. Permission issued by Sub Divisional Officer, Nasik Sub Division, Nasik converting Plot No. 1 to 35 for non agricultural residential use numbered at Kra Jama/NASR/16/2014 dtd. 5.6.2014.
7. Final layout permission issued by Town Planning & Valuation Department, Nasik Branch numbered at Ja Kra/Bi She P/Antim Rekhankan/Mou. Vilholi, Ta. Nasik/G. No. 135/1/Sa Sa Na/2241 dtd. 20.8.2014.
8. Final layout permission issued by Sub Divisional Officer, Nasik Sub Division, Nasik numbered at Kra Jama/NASR/16/2014 dtd. 26.8.2014.
9. N.A. Tax Receipt for the year 2015-16 dtd. 11.12.2015.

10. Paper Notice issued by Adv. Pravin Ramesh More in Daily Deshdoot dtd. 31.1.2014.
11. No Objection Certificate issued by Adv. Pravin Ramesh More to the paper notice in Daily Lokmat dtd. 31.1.2014 stating no objections were received to the said notice during notice period of 7 days.
12. GPA executed by Jasoda Mard Laxman Bombale, Yashoda Mahadu Bhoi, Tulsabai Madhukar Bombale, Shantabai Abaji Bokad, Uttam Gangaram Jadhav, Satyabham Gangaram Wagh alias Satyabhamabai Suresh Wagh, Chandrabhaga Ramkisan Gumbade, Thakubai Gangaram Jadhav, Sarubai Valu Jadhav, Vasant Tulashiram Jadhav, Prakash Tulashiram Jadhav, Mirabai Gangaram Jadhav in favor of Yashwant Keshav Nikule dtd. 16.4.2008. Notarized before Adv. Arvind P. Gaikwad dtd. 16.4.2008.
13. Agreement for Sale without possession executed by Yashoda alias Jasoda Laxman Bombale, Yashoda alias Sitabai Mahadu Bhoi through GPA Yashwant Keshav Nikule, Tlasi alias Tulsabai Madhukar Bombale, Shanti alias Shantabai Abaji Bokad, Mirabai Gangaram Jadhav alias Mirabai Sakharam Jadhav, Thakubai alias Sitabai Gangaram Jadhav, Vasant Tulashiram Jadhav, Prakash Tulashiram Jadhav, Uttam Gangaram Jadhav, Satyabhama Gangaram Jadhav alias Satyabhama Suresh Wagh, Chandabhogabai Bhima Ande alias Chandrabhogabai Ramkisan Gumbade & Sarubai Valu Jadhav in favor of Vijaykumar Shivdas Thakur registered at sr. no. 11291 dtd. 13.10.2010.
14. General Power of Attorney executed by Yashoda alias Jasoda Laxman Bombale, Yashoda alias Sitabai Mahadu Bhoi through GPA Yashwant Keshav Nikule, Tlasi alias Tulsabai Madhukar Bombale, Shanti alias Shantabai Abaji Bokad, Mirabai Gangaram Jadhav alias Mirabai Sakharam Jadhav, Thakubai alias Sitabai Gangaram Jadhav, Vasant Tulashiram Jadhav, Prakash Tulashiram Jadhav, Uttam Gangaram Jadhav, Satyabhama Gangaram Jadhav alias Satyabhama Suresh Wagh, Chandabhogabai Bhima Ande alias Chandrabhogabai Ramkisan Gumbade & Sarubai Valu Jadhav in favor of Vijaykumar Shivdas Thakur registered at sr. no. 11291 dtd. 13.10.2010.
15. Deed of Transfer of Agreement for Sale without possession and General Power of Attorney executed by Vijaykumar Shivdas Thakur in favor of Rajendra Rasiklal Shah registered at sr. no. 1699 dtd. 11.2.2014.
16. GPA executed by Santosh Namdev Wagh & Raju Namdev Wagh in favor of Mirabai Sakharam Wagh alias Mirabai Namdev Wagh dtd. 14.6.2014. Notarized before Adv. L. F. Landge dtd. 14.6.2014.
17. GPA executed by Ram Suresh Wagh, Lakhan Suresh Wagh, Balu Ramisan Gumbade, Deepak Ramkisan Gumbade in favor of Satyabhama Gangaram Jadhav alias Satyabhama Suresh

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- Wagh & Chandrabhaga Gangaram Jadhav alias Chandrabhaga Bhima Ande, alias Chandrabhaga Ramkisan Gumbade dtd. 14.6.2014. Notarized before Adv. L. F. Landge dtd. 14.6.2014.
18. GPA executed by Lata Uttam Jadhav, Sunil Uttam Jadhav, Anil Uttam Jadhav through guardian Lata Uttam Jadhav, Gangubai Gulab Kadale & Sangita Uttam Jadhav in favor of Uttam Gangaram Jadhav dtd. 14.6.2014. Notarized before Adv. L. F. Landge dtd. 14.6.2014.
19. GPA executed by Alaka Vasant Jadhav & Tai Prakash Jadhav in favor of Thakubai alias Sitabai Gangaram Jadhav dtd. 14.6.2014. Notarized before Adv. L. F. Landge dtd. 14.6.2014.
20. GPA executed by Ramesh Madhukar Bombale, Hiranman Madhukar Bombale, Dhanraj Madhukar Bombale, Chandrakant Madhukar Bombale & Vimal Chandrakant Gangode in favor of Tulsabai Madhukar Bombale dtd. 14.6.2014. Notarized before Adv. L. F. Landge dtd. 14.6.2014.
21. Special Power of Attorney for presentation purpose executed by Tulsabai Madhukar Bombale, Shantabai Abaji Bokad, Thakubai alias Sitabai Gangaram Jadhav, Prakash Tulashiram Jadhav, Vasant Tulashiram Jadhav, Uttam Gangaram Jadhav, Satyabhama Gangaram Jadhav alias Satyabhama Suresh Wagh, Chandrabhaga Gangaram Jadhav alias Chandrabhaga Bhima Ande alias Chandrabhaga Ramkisan Gubade, Sarubai Valu Jadhav, Mirabai Jadhav alias Mirabai Namdev Wagh in favor of Avinash Kondaji Nirbhavane registered at sr. no. 6518 dtd. 1.7.2014.
22. Deed of Consent executed by Ramesh Madhukar Bombale, Hiranman Madhukar Bombale, Dhanaraj Madhukar Bombale, Chandrakant Madhukar Bombale, Vimal Chandrakant Gangode, Alak Vasant Jadhav, Tai Prakash Jadhav, Lata Uttam Jadhav, Sunil Uttam Jadhav, Anil Uttam Jadhav through guardian Latabai Uttam Jadhav, Gangubai Gulab Kadale, Ram Suresh Wagh, Lakhan Suresh Wagh, Sangita Uttam Jadhav, Balu Ramkisan Gumbade, Deepak Ramkisan Gumbade, Santosh Namdev Wagh & Raju Namdev Wagh in favor of Rajendra Rasiklal Shah dtd. 4.7.2014.
23. Deed of Consent executed by Bhavaka Laxman Bombale, Ratan Laxman Bombale, Mirabai Bahiru Sasane, Shubha Hiranman Zole, Chandrakala Vitthal Lone, Nivrutti Mahadu Bhoi, Eknath Mahadu Bhoi, Bibabai Hiranman Jadhav, Alaka Balu Dambale, Asha Namdev Javale in favor of Rajendra Rasiklal Shah dtd. 4.7.2014.
24. Sale Deed of S. No. 135/1 executed by Tulsabai Madhukar Bombale, Shantabai Abaji Bokad, Thakubai alias Sitabai Gangaram Jadhav, Prakash Tulashiram Jadhav, Vasant Tulashiram Jadhav, Uttam Gangaram Jadhav, Satyabhama Gangaram Jadhav alias Satyabhama Suresh Wagh, Chandrabhaga Gangaram Jadhav alias Chandrabhaga Bhima Ande alias Chandrabhaga

Ramkisan Gubade, Sarubai Valu Jadhav, Mirabai Jadhav alias Mirabai Namdev Wagh, Yashoda Mard Laxman Bombale & Yashoda Mahadu Bhoi consented by Vijaykumar Shivdas Thakur through GPA Rajendra Rasiklal Shah registered at sr. no. 7044 dtd. 18.7.2014.

25. Sale Deed of Plot No. 1 & 2 executed by Rajendra Rasiklal Shah in favor of Kabir Estates through prop Bhavin Hemantkumar Bharatiya registered at sr. no. 9173 dtd. 22.12.2015.
26. M.E. no. 1093 dtd. 18.2.1960 shows that Narayan Gangaram Jadhav expired on 25.11.1959 leaving behind heirs Gangaram Narayan Jadhav, Sakharam Narayan Jadhav [Sons], Yashodabai Laxman Bombale, Jasoda Narayan Jadhav, Tulasi Narayan Jadhav, Shanti Narayan Jadhav [Daughters], Thakubai alias Laxmi Narayan Jadhav [Widow].
27. M.E. no. 1099 dtd. 18.2.1960 shows that Narayan Gangaram Jadhav mortgaged the land S. No. 135 for Tagai for well.
28. M.E. no. 1261 shows that as per Tenancy Abolition Act name of Narayan Gangaram Jadhav was added on S. No. 135.
29. M.E. no. 1453 dtd. 19.2.1968 shows that Baburao Rambhau Bhavnath purchased an area of 5 Acres from S. No. 135 from Gangaram Narayan Jadhav and Thakubai alias Laxmibai Narayan Jadhav and land purchased by Bhavnath was given S. No. 135/2 while 6.9 Acres of land remaining with original owners was given S. No. 135/1.
30. M.E. no. 1503 shows that Indian Coinage Act was implemented and systems were converted to decimal system.
31. M.E. no. 1512 dtd. 31.7.1970 shows that Sakharam Narayan Jadhav expired around 6 years ago leaving behind heirs Balu Sakharam Jadhav [Son], Mirabai Sakharam Jadhav [Daghter].
32. M.E. no. 1513 dtd. 31.7.1970 shows that Gangaram Narayan Jadhav expired around 4 months ago leaving behind heirs Tulashiram Gangaram Jadhav, Uttam Gangaram Jadhav [Sons], Chandrabhaga Gangaram Jadhav, Satyabhama Gangaram Jadhav [Daughters].
33. M.E. no. 1816 dtd. 17.4.1981 shows that Balu Sakharam Jadhav expired on 17.1.1981 leaving behind heir Sarubai Balu Jadhav [Widow]. He had no children.
34. M.E. no. 3091 shows that Tagai Encumbrance was removed vide letter of Tahasildar numbered Tagai Washi 172/89 dtd. 20.6.1989.
35. M.E. no. 3916 dtd. 17.12.2003 shows that remark u/s 36 & 36 [A] under Maharashtra Land Revenue Code was taken. However, said remark was taken without any mutation entry and it came to note while computerization and thus, number was allotted to the said remark.

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36. M.E. no. 4097 dtd. 5.9.2006 shows that as per order of Government of Maharashtra circular numbered TPS 1103/247/Pra. Kra. 133/06 dtd. 5.9.2006 remark of 'Proposed for CIDCO Project' was taken in other rights column.
37. M.E. no. 4477 dtd. 3.3.2011 shows that Tulsabai Madhukar Bombale applied that originally heirs Sakharam Narayan Jadhav, Gangaram Narayan Jadhav, Jasoda Laxman Bombale, Yashoda Mahadu Bhoir, Shantabai Ambaji Bokad, Tulasabai Madhukar Bombale, Mirabai Gangaram Jadhav, Tulasiram Gangaram Jadhav, Uttam Gangaram Jadhav, Chandrabhaga Mande, Satyabhama Gangaram Jadhav's names were added as minors, but them having become adults, names of their guardians were to be removed and effect of the same was accordingly taken.
38. M.E. no. 4478 dtd. 3.3.2011 shows Tulashiram Gangadhar Jadhav expired on 13.8.1991 leaving behind Vasant Tulashiram Jadhav, Prakash Tulashiram Jadhav [Sons].
39. M.E. no. 4502 dtd. 7.4.2011 shows that Thakubai Narayan Jadhav expired on 8.12.1995 leaving behind heirs 4 Sons, [one of them deceased having heirs 1 Son, 2 daughters and 1 widow]. However their names were already added as per M.E. no. 1513 and M.E. no. 1816 and thus, Thakubai's name was accordingly removed from revenue record.
40. M.E. no. 4506 dtd. 29.4.2011 shows that Thakubai Gangaram Jadhav's loan of State Bank of India [Vilholi Branch] was repaid and thus, charge of State Bank of India in other rights column was removed.
41. M.E. no. 4969 dtd. 8.8.2014 shows that S. No. 135/1 was purchased by Rajendra Rasiklal Shah from Tulsabai Madhukar Bombale & others vide sale deed registered at sr. no. 7044 dtd. 18.7.2014.
42. M.E. no. 4981 dtd. 19.9.2014 shows that as per non agricultural order numbered Jama/NASR/16/2014 dtd. 5.6.2014 and final layout approved by Town Planning Department, Nasik Municipal Corporation numbered at 2241 dtd. 20.8.2014 layout was laid down in S. No. 135/1 and 7/12 extracts were separated plotwise.
43. M.E. no. 5132 dtd. 29.1.2016 shows that Plot No. 1 & 2 were purchased by Kabir Estates through proprietor Mr. Bhavin Hemantkumar Bharatiya.

Relying upon the above documents, I am of the opinion that the ownership of Kabir Estates through proprietor Mr. Bhavin Hemantkumar Bharatiya with respect to subject property is free, clear, marketable and free from all encumbrances.

Thanking you,

Yours Faithfully,

Mr. U. L. Deshpande

Advocate

SCHEDULE OF PROPERTY

All that piece and parcel of property Plot Number 1 admeasuring 793.64 sq. meters & Plot No. 2 admeasuring 948.76 sq. meters from and out of Survey Number 135/1/1 & 135/1/2 respectively situated at Village Vilholi, Taluka & District, Nasik cumulatively bounded as:

East: 18 meter road.

West: Sarul Sheev.

North: Open Space.

South: Adjoining S. No. 107.

V-135-1-1+2