



R.A. BEJEKAR

A D V O C A T E

Chamber No. 117, Bldg. No.2,
District Court Compound,
Nashik - 422 001.

TITLE & TITLE SEARCH CERTIFICATE

To,

Mr. Umang Bipin Katira

R/o. A/702, Silver Brich, Vasant Garden,

Off. B. R. Road, Mulund (West),

Mumbai-400 080.

A) DESCRIPTION OF PROPERTY

All that piece and parcel of Non Agricultural Land Situated at village Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub-Registration Taluka & Dist. of Nashik the details of which are S.No. 322A(P)+290A(P)+325(P)/36 Plot No 36 Admeasuring 350.00 Sq.Mtrs. 322A(P)+290A(P)+325(P)/37 Plot No 37 Admeasuring 364.00 Sq.Mtrs. 322A(P)+290A(P)+325(P)/38 Plot No.38 Admeasuring 378.00 Sq.Mtrs. Together with all the rights of assessment access, ways, common road, etc. There after this Vendor, Developer & Builder amalgamated S.No. 322A(P)+290A(P)+325(P)/36 Plot No. 36 to 38 thereafter Plot No.36+37+38 total admeasuring 1092.00 Sq. Mtrs.

With reference to property mentioned above and as per request made by applicant Mr. Umang Bipin Katira approached me and requested me to investigate the title of the property mentioned in the subject above and for the said purpose he has produced before me the

following referred documents Relaying upon the said documents, I am submitting my opinion & title report as under :-

1. 7/12 extract.
2. Relevant Mutation entry.
3. Copy of Gift Deed.
4. Copies of Regd. Sale Deed and General Power of Attorney.
5. Other Relevant Paper.

OBSERVATIONS :

I IN RESPECT OF 7/12 EXTRACT & MUTATION ENTRIES

After perusing the above documents, Mr. Umang Bipin Katira has a clear and marketable title, free from encumbrances and doubts for the Property mentioned in Clause "A".

1. It appear from the mutation entry No.4467 Dt.09/01/1945 shows that Dharamsi Bhavaji died on 26/11/1940 at Mumbai he had a heir Murarji Dharamsi. The name of Murarji Dharamsi was brought on record of Account No.706 which was in the name of Late Sakarbai Father Dharamsi Bhavaji on S.No.322A/1, 325, 287A/1, 288/2, 292/2, notice was served and entry certified accordingly.
2. It appear from the mutation entry No.6835 Dt.24/04/1956 shows that (On Ground of Release Deed). There was Release Deed executed Dt.21/01/1956 in favour of Trustee of Seth Dungarasi Nagji Trust through its trustees 1) Shri Seth Gokuldas Tikamji 2) Shri Seth Khimji Jivandas, 3) Shri Mohanlal Velji for consideration of Rs.5,000/- by Murarji Dharamsi Lohane. So the names of receiver of Release deed had been brought on record of right on other right column of 7/12

extract of S.No.322A/1, 325, notice was served and entry certified accordingly.

3. It appear from the mutation entry No.9920 Dt.March 1966 As per the application made by Seth Dungalasi Nagji Trust that the names of 1) Shri Purushottam Chaturbhuj , Shri Mohanlal Velji & Kheraj Meghaji, must be brought on record of rights of S.No.290/A/1. 322/A/1, 325 inspite of previous trustee Murarji Tikamji, Khimji Jivandas, notice was served and entry certified accordingly.
4. It appear from the mutation entry No.12378 Dt.19/05/1971 shows that the according to the Govt. of Maharashtra (Enforced Act 1958) and the Indian Coinage Act & Special District Controller Land Records (Bhumi Abhilekh) (Dashman), Thane, Mulund hence the Shae Form No.12 of the said village were totally changed into decimal system as per the order of District Land Record Department said mutation entry was made and certified accordingly.
5. It appear from the mutation entry No.14140 Dt.03/04/1974 (As per Application & Resolution) shows that there was name of Public Trust through trustee Shri Kheraj Meghaji, Purushottam Chaturbhuj, Mohanlal Velji, Gokuldas Tikamji. There was a resolution passed by trustee that there should be only name of Seth Danguressi Nagji Trust, Panchavati, Tapovan, Nashik, notice was served and entry certified accordingly.
6. It appear from the mutation entry No.26155 Dt.23/10/1989 (on ground of Application) shows that There was name of Sitaram Das G. Janki,



Vendor was recorded on other right column of S.No.325, 322A/1, these names were mutated reference less & out of date, there was application for remove these names from other right column, so these name were removed, notice was served and entry certified accordingly.

7. It appear from the mutation entry No.31454 Dt.25/01/1994 (on ground K.Ja.Pa) shows that there was acquisition of Land for Public purpose development for Road. The requisition was made by the order of Asst. Collector, Land Record, vide letter No.S.R.577/94 Dt.13/01/1994, the acquisition was as follows :-

S.No.	Area H-R	Non- Cultivation Area	Asses- sment	S.No.	Acqui- sition area	Assess- ment
290A1/C	2.55.93	0.09	10.36	290A/1	0.13.5	0.01
290 2/A	0.86	0.04	5-06	290 2/A	0.05.5	0.01
290 2/B	3.30	0.20	12.00	290 2/B	0.07.5	0.01
291	4.40	0.03	17.50	291	0.04	0.01
322 A	4.49.81	0.66	7.31	322 A	0.04	0.01
				322 B	0.01.5	0.01

According to K.Ja.Pa. the area was reduced and remarks of other right column of "At District land Record office" so name was removed, notice was served and entry certified accordingly.

8. It appear from the mutation entry No.32501 Dt.02/01/1995 (Layout) shows that Seth Dungalasi Nagji Trust had prepared Layout plan for said land and same was sanctioned by Collector of Nashik vide letter No.245/91 Dt.26/08/1992 and the said land was converted into Non-

Agricultural use. Accordingly the following plots were sanctioned by
Collector of Nashik :-

S.No.	Hissa No.	Plot No.	Area	Assesment	Name of Holder
322/A(P)+ 290A(P)+ 325(P)/1	12	12	254.37	0.05	Seth Dungarasi Nagji Trust
-----"	20	20	315.00		Seth Dungarasi Nagji Trust
-----"	36	36	350.00		Seth Dungarasi Nagji Trust
-----"	37	37	364.00		Seth Dungarasi Nagji Trust
-----"	38	38	378.00		Seth Dungarasi Nagji Trust
-----"	39	39		589.50+	Seth Dungarasi Nagji Trust
			DP Road	494	
			Open Sp.	581.50	Seth Dungarasi Nagji Trust
			Amenity	950.00	Seth Dungarasi Nagji Trust
			Col.Road	3575.75	Seth Dungarasi Nagji Trust
			Ele.DP	28.50	Seth Dungarasi Nagji Trust

This mutation entry made on grounds of Layout Copy & Application, notice was served and entry certified accordingly.

9. It appear from the mutation entry No.34382 Dt.15/05/1996 (Sale Deed) shows that Managing Trustee of Seth Dungarsi Nagji Trust Madhukanta Virji Thakkar had sold the following plot to the following purchasers

S.No.	Hissa No.	Plot No.	Consideration Rs. And Date	Name of Purchaser
322A(P)+ 290A(P)+ 325(P)	36	36	1,26,000/- Dt.24/5/1995	1) Meenakshi Jatin Shah 2) Jatin Gopaldas Shah
-----"	37	37	1,31,040/- Dt.24/05/1995	1) Dhiren Ishwarlal Shah 2) Rina Dhiren Shah
-----"	38	38	1,36,080/- Dt.24/05/1995	1) Harish Ramchandra Shah 2) Surekha Harish Shah

this entry is made on ground of Application, Sale Deeds, Affidavit, N.A. Order, and permission of Charity Commissioner, notice was served and entry certified accordingly.

10. It appear from the mutation entry No.58816 Dt.21/07/2007 (Sale Deed) Sanjay Ramchandra Nikam had purchased Plot No.36 & 38 out of S.No. 322A(P)+290A(p)+325(P), from 1) Minakshi Jatin Shah & Jatin Gopaldas Shah through their G.P.A. Holder Gaurav Tarachand Gupta Plot No.36 for total consideration of Rs.1,55,000/- Dt.11/07/2007 and 2) Dhiren Ishwarlal Shah & Rina Dhiren Shah through their G.P.A. Holder Gaurav Tarachand Gupta Plot No.37 for total consideration of Rs.4,73,200/- Dt.11/07/2007, accordingly the above land is Non-agricultural & built up, said mutation entry is made on ground of Application and Copy of Sale Deed notice was served and entry certified accordingly.
11. It appear from the mutation entry No.61144 Dt.07/04/2008 (Sale Deed) Sanjay Ramchandra Nikam had purchased Plot No.38 out of S.No. 322A(P)+290A(p)+325(P), from 1) Harish R. Shah & Surekha H. Shah through their G.P.A. Holder Gaurav Tarachand Gupta for total consideration of Rs.4,91,400/- Dt.11/07/2007 sale deed of this plot No.38 is registered before Sub-Registrar, Nashik-2 vide Sr.No.4537 the above land is Non-agricultural & built up, said mutation entry is made on ground of Application and Copy of Sale Deed notice was served and entry certified accordingly.
12. It appear from the mutation entry No.62012 Dt.10/07/2008 (Sale Deed) Smt. Devamaniben Ramji Katira had purchased Plot No.36 out of S.No. 322A(P)+290A(p)+325(P)/36, from Sanjay Ramchandra Nikam Sale Deed of this Plot No.36 is registered before Sub-Registrar,

Nashik-2 vide Sr.No.5851 Dt.25/06/2008 for total consideration of Rs.4,55,000/- the above land is Non-agricultural said mutation entry is made on ground of Application and Copy of Sale Deed notice was served and entry certified accordingly.

13. It appear from the mutation entry No.62013 Dt.10/07/2008 (Sale Deed) Smt. Devamaniben Ramji Katira had purchased Plot No.37 out of S.No. 322A(P)+290A(p)+325(P)/37, from Sanjay Ramchandra Nikam Sale Deed of this Plot No.37 is registered before Sub-Registrar, Nashik-2 vide Sr.No.5848/2008 Dt.25/06/2008 for total consideration of Rs.4,73,000/- the above land is Non-agricultural said mutation entry is made on ground of Application and Copy of Sale Deed notice was served and entry certified accordingly.
14. It appear from the mutation entry No.62014 Dt.10/07/2008 (Sale Deed) Smt. Devamaniben Ramji Katira had purchased Plot No.38 out of S No. 322A(P)+290A(P)+325(P)/38, from Sanjay Ramchandra Nikam Sale Deed of this Plot No.38 is registered before Sub-Registrar, Nashik-2 vide Sr.No.5849/2008 Dt.25/06/2008 for total consideration of Rs.4,91,400/- the above land is Non-agricultural said mutation entry is made on ground of Application and Copy of Sale Deed notice was served and entry certified accordingly.
15. It appear from the mutation entry No.82794 Dt.21/05/2012 (Gift Deed) shows that Smt. Devamaniben Ramji Katira had gift Plot No.36, 37, 38 out of S.No. 322A(P)+290A(P)+325(P)/36, to Umang Bipin Katira, Gift Deed of these Plots were registered before Sub-Registrar, Nashik-1 vide Sr.No.8299/2011 Dt.26/09/2011 so the name of Doner was removed from record of right and the name of Donee was brought on

record of Rights of the said property, notice was served and entry certified accordingly.

16. It appear from the mutation entry No.87487 Dt.28/12/2012 (Lease Pendency) shows that according to Application & Notice of Lease Pendency Doc. No.11345/2012 Dt.24/12/2012 Civil Suit No.53/2011 Plaintiff Sanjay Ramchandra Nikam against respondent Devmaniben Ramji Katira, according to Application received to record effect of above Civil Suit i.e. "Sub-Judice" on other right column Plot No.36 out of S.No. 322A(P)+290A(p)+325(P)/36. This application was rejected because Plaintiff was absent on the date of said suit before the District Judge, notice was served and entry certified accordingly.
17. It appear from the mutation entry No.87488 Dt.28/12/2012 (Lease Pendency) shows that according to Application & Notice of Lease Pendency Doc. No.11347/2012 Dt.24/12/2012 Civil Suit No.51/2011 Plaintiff Sanjay Ramchandra Nikam against respondent Devmaniben Ramji Katira, according to Application received to record effect of above Civil Suit i.e. "Sub-Judice" on other right column Plot No.37 out of S.No. 322A(P)+290A(p)+325(P)/37. This application was rejected because Plaintiff was absent on the date of said suit before the District Judge, notice was served and entry certified accordingly.
18. It appear from the mutation entry No.87489 Dt.28/12/2012 (Lease Pendency) shows that according to Application & Notice of Lease Pendency Doc. No. 11346/2012 Dt.24/12/2012 Civil Suit No.11346/2011 Plaintiff Sanjay Ramchandra Nikam against respondent Devmaniben Ramji Katira, according to Application received to record effect of above Civil Suit i.e. "Sub-Judice" on other right column Plot No.38 out of S.No. 322A(P)+290A(P)+325(P)/38.

This application was rejected because Plaintiff was absent on the date of said suit before the District Judge, notice was served and entry certified accordingly.

19. It appear from the mutation entry No. 95750 Dt.19/12/2014 For the execution of this entry the application was made on Dt.19/12/2014 and the said entry was come in force on Dt.17/01/2015. (As per Order & Evidence Document Sec.22 & Sec.5) shows that on other right column of Property S.No.322/A(P), + 290A(P) + 325(P)/36 Plot No.36, 37, 38 there was recorded remark of Special Suit No.48/2010, 49/2010 & 50/2010 as "Court Matter" Applicant Shri. Girish Ramji Katira through his G.P.A. Holder Shri. Bipin Ramji Katira had applied for Removal of this remark as "Court Matter" so this remark had been removed on ground of Application Affidavit, & Evidence Document Exh.-5, the application was rejected by the Court Dt.31/01/2013, and the said suit is now pending before Civil Judge, Junior Division, Nashik. So the said remark was removed, notice was served and entry certified accordingly.
20. It appear from the mutation entry No. 96288 Dt.03/02/2015 (As per Application, Amalgamation Chart) shows that as per the order of Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik vide Sr.No.Abhinyas/C-1/608/3222 Dt.12/12/2014 as per this order the following three Plots are amalgamated

S.No.	Plot No.	Area SQM
322A(P)+290A(P)+325(P)/36	36	350.00
	37	364.00
	38	378.00
	36+37+38	1092.00

Amalgamation had been made as above, notice was served and entry certified accordingly.

21. It appear from the mutation entry No. 98468 Dt.19/08/2015 it shows that there was remark of "Nyayprvishta" means there was allegation of court matter in said property i.e. S.No.322(P)+290A(P) + 325 Plot No.12, 20, 30, 36 to 38. Applicant Mrs. Geeta Bipin Katira & Others Now there was execution of Confirmation Deed and Memorandum of Understanding (Sulehnama) within both the parties in the court. In relation to the Special Suit No.50/2001 it had got new suit No.653/2012, 48/2011 new No. 1119/12, 49/2011 new No.1118/12, 53/2011 new No.656/12, 592011 new No.654 /2012, 52/2011 new No.655/12 said special suits were settled by executing Confirmation Deed & Memorandum of Understanding (Sulehnama) Dt.03/08/2015 and by the order of Hon'ble Civil Judge, Senior Division, Nashik, notice was served and entry certified accordingly.

II OBSERVATION IN RESPECT ORDERS BY NMC, COLLECTOR, NASHIK

1. a) I have pursued Layout Sanction permission from Asst. Director Town Planning Dept., Nashik Municipal Corporation Nashik vide Letter No. LND/Antim/8/361 Dt.22/04/1994 It shows that the said layout was sanctioned by this letter.
- b) I have pursued permission from Collector Nashik No. Maha/Kaksha-3/Bi.She.Pra.Kra./245/1991 Dt.26/08/1992. It shows that area of said land is converted into Non- Agricultural use.
- c) The said T.D.R. Sale Deed is affixed with the stamp duty and same is duly registered before Sub-Registrar, Nashik - 5 vide Sr. No.5981/2014 Dt.24/07/2014 therefore, the

Vendor Developer has decided to consume their T.D.R. in the construction to be caused upon the said property.

- d) I have pursued Commencement Certificate from Nashik Municipal Corporation, Nashik vide Letter No.LND/BP/Panch/C-1/608/3222 Dt.12/12/2014 it is shows that the Building Plan was sanctioned.

I have pursued Confirmation Deed between 1) Devmaniben Ramji Katira & Umang Bipin Katira & 2) Sanjay Ramchandra Nikam for Plot 36 which was registered before Sub-Registrar, Nashik-6 vide Sr.No.4058/2015 Dt.03/08/2015. And Confirmation Deed between same parties of Plot No. 37 which was registered before Sub-Registrar, Nashik-6 vide Sr.No.4059/2015 Dt.03/08/2015. And Confirmation Deed between same parties of Plot No. 38 which was registered before Sub-Registrar, Nashik-6 vide Sr.No.4060/2015 Dt.03/08/2015

2. **ENCUMBRANCES OVER THE PROPERTY**

After verification of documents and search of Revenue Record I found that the said property i.e S.No.322/A(P)+290A(P)+325(P)/36 Plot No.36+37+38 total admeasuring 1092.00 Sq.Mtrs. is owned by Mr. Umang Bipin Katira. The title of said property is clear & marketable.

3. **CERTIFICATE BY THE LAWYER**

After verification of documents and search of Revenue Record I found that the said property i.e. S.No.322/A(P)+290A(P)+325(P)/36 Plot No.36+37+38 total admeasuring 1092.00 Sq.Mtrs. is owned by

Mr. Umang Bipin Katira. The title of said property is clear & marketable.

4. **OPINION :-**

In light of above observation and documents produced before me I am of the opinion all that piece and parcel of Non Agricultural Land within the area of urban Agglomeration at Nashik Tal & Dist. Nashik S.No.322/A(P)+290A(P)+325(P)/36 Plot No. 36 + 37 + 38 total admeasuring 1092.00 Sq.Mtrs. is clear, marketable and without responsible, and legal rights documents doubts.

Note : All the documents given to me are attached herewith.

Hence, this title certificate



(R. A. BEJEKAR)
ADVOCATE

अडि.श्री.आर.अ.बेजेकर

स.म. ११७, वि.म. २,
जिल्हा न्यायालय, नाशिक