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APD/TC/191

Date:31.12.2012

TITLE CERTIFICATE

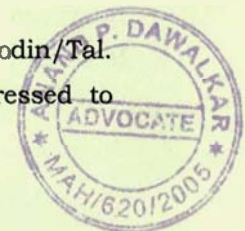
MR. AVINASH MULCHAND GOTHİ & TWO OTHERS-
"OWNERS"

TO

M/S. S.D. BHALERAO CONSTRUCTIONS PVT. LTD.- "DEVELOPERS"

PERUSED:

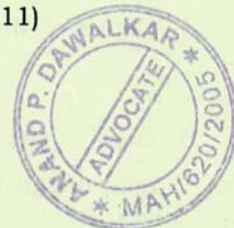
1. Copy of Sale Deed dated 02.04.1997 executed between Mr. Shivaji Kalu Patekar and 5 Others (Vendors) and Shri Ajit Zumberlal Lunavat (Purchasers) in respect of land bearing Gut No. 298 adm. 2H-01R-00P situate at village Pimpri Saddrođin, Taluka Igatpuri (Under Sr. No. IGT-476)
2. Copy of Sale Deed dated 22.01.2010 executed between Shri Ajit Zumberlal Lunavat (Vendors) and Shri Avinash Mulchand Gothi & 2 Others (Purchasers) in respect of land bearing Gut No. 162 (old Gut No. 298) adm. 2H-01R-00P situate at village Pimpri Saddrođin, Taluka Igatpuri.(Under Sr. No. IGT-168)
3. Copy of 7/12 extracts in respect of land bearing Gut No. 162, Plot No. 1 to 26 & 27 to 50 situate at village Pimpri Saddrođin, Taluka Igatpuri in the name of Mr. Avinash Mulchand Gothi & 2 Others
4. Copies of Mutation Entries No.751 & 787
5. Copy of letter bearing No. NAP/Rekhakan/Mauje Pimpri Saddrođin/Tal. Igatpuri/Gut NO.162/SSN/292/Nasik dated 20.01.2011 addressed to



Sub-Divisional Officer, Nasik issued by Deputy Director, Town Planning regarding grant of permission.

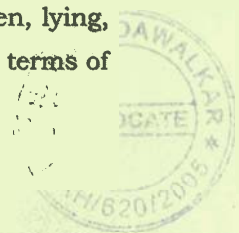
6. Copy of Order bearing No. Jama/NASR/113/2010, Nasik dated 16.08.2011 addressed to Mr. Anil Tukaram Jadhav re: grant of N.A. permission issued by Sub-Divisional Officer, Nasik
7. Copy of letter bearing No. NAP/Rekhakan/Mauje Pimpri Saddrocin/Tal. Igatpuri/Gut No.162/SSN/2801/Nasik dated 11.08.2011 addressed to Sub-Divisional Officer, Nasik recommending final approval of lay out plans issued by Deputy Director, Town Planning regarding grant of permission.
8. Copy of N.A. Order bearing No. Jamabandi/NASR/113/2011/Nasik dated 03.03.2011 issued by Sub-Divisional Officer, Nasik in respect of land bearing Gut No.162 situate at Mauje Pimpri Saddrocin, Taluka Igatpuri.
9. Copy of Title Certificate dated 01.05.2011 issued Advocate Sachin V. Sonavane, Nasik in respect of land bearing Gut No.162(Old Gut No.298 and old Survey No.282/1) adm. 2H-01R-00P situate at village Pimpri Saddrocin, Taluka Igatpuri owned by Shri Anil Tukaram Jadhav & two Others.
10. Copy of NOC/No Claim Certificate dated 30.11.2011 issued by Adv. Sachin V. Sonavane, Nasik.
- 11 Copy of the Development Agreement dated 14.12.2011 executed between Mr. Avinash Mulchand Gothi & Two Others (Owners) and M/s. S.D. Bhalerao Constructions Pvt. Ltd.-(Developers) in respect of land bearing Gut No. 162[old Gut No. 298 and old Survey No282/1] adm.02H-01R-00P equivalent to 20,100 Sq. Mtrs. or 115368.65 Sq. Feet or thereabout lying, being and situate at village Pimpri Saddrocin, Taluka Igatpuri, District Nasik (under Sr. No. IGT-03880 dated 14.12.2011)





12. Copy of the Power of Attorney executed by the Owners in favour of M/s. S.D. Bhalerao Constructions Pvt. Ltd. (Developers) in respect of land bearing Gut No. 162[old Gut No. 298 and old Survey No282/1] adm.02H-01R-00P equivalent to 20,100 Sq. Mtrs. or 115368.65 Sq. Feet or thereabout lying, being and situate at village Pimpri Saddrocin, Taluka Igatpuri, District Nasik (Under Sr. No. IGT-03880 dated 14.12.2011)
13. Copy of letter bearing No. Punarvasan/10(1)/KV/72/2010 dated 19.01.2010 addressed to Mr. Ajit Zumberlal Lunavat issued by District Punarvasan Adhikari, Nasik re: granting permission to transfer the land bearing Gut No. 162 at mauje Pimpri Saddrocin.
14. Copy of NOC dated 16.04.2010 issued by Grampanchayat, Pimpri Saddrocin re: conversion of land into non agricultural purpose.
15. Copy of lay out plan approved by Town Planning Authority, Nasik.
16. Copy of Approved plan by Grampanchayat, Pimpri Saddrocin.
17. The Construction Permission bearing No. Nil dated 22/03/2012 issued by the Grampanchayat, Pimpri Saddrocin.
18. Original Search Report dated 28.12.2012 from 1983 to 2012 submitted by Shri Sandesh Kante, Search Clerk in respect of land bearing Gut No. 162, Plot Nos. 1 to 50 totally admeasuring about 20, 100 Sq. Meters bearing old Survey No. 282/1 lying, being & situate at village Pimpri Saddrocin, Taluka Igatpuri, District Nasik, taken at the Office of Sub-Registrar of Assurances, Igatpuri, along with the Government Receipt No. 1332/2012

Upon perusal of the available documents, it appears that Shri. Ajit Zumberlal Lunavat was the original owner and seized & possessed of and well & sufficiently entitled to all that piece & parcel of the land bearing Gut No. 162 (old Gut No. 298) adm. 2H-01R-00P i.e. 20,100 Sq. Mtrs., hereinafter referred to as the said Land and more particularly described in the Schedule hereunder written, lying, being & situate at village Pimpri Saddrocin, Taluka Igatpuri, who has in terms of



registered Sale Deed sold, conveyed & transferred the said Land unto Shri Avinash Mulchand Gothi & 2 Others (Owners).

In pursuance of the above, the names of Owners came to be duly mutated & recorded in the Revenue records and accordingly, the requisite 7/12 extracts of the said Land came to be duly issued in the names of Owners. In the manner aforesaid the Owners are absolutely seized & possessed of and well & sufficiently entitled to the said Land.

The Owners intended to develop the said Land by constructing independent Bungalow/s, Row Houses, & Apartments etc. thereon & therefore applied for sanction of the lay out to the Competent Authority. Accordingly, the Assistant Director, Town Planning, Nasik Division has approved & sanctioned the lay out plan for residential purpose for the said Land vide Order dated 21.01.2011. The Sub-Divisional Officer, Nasik has granted the Non-Agricultural permission vide Order dated 03.03.2011 and final lay out has been approved by the Competent Authority vide its Order dated 11.08.2011.

The Owners by and under the registered Development Agreement dated 14.12.2011 (Sr. No. IGT-03880) granted the exclusive development rights in respect of the said Land along with the corresponding Power of Attorney of even date (Sr. No. IGT-03881) in favour of the Developers and vacant and peaceful possession the said Land has been handed over to the Developers.

The construction permission of the Grampanchayat Pimpri Saddroddin has been obtained by the Developers bearing No. Nil dated 22.03.2012 and the Developers have accordingly commenced the construction of the Bungalow/s, Row Houses and/or Apartments as per the sanctioned plans and permissions.

In this matter, I have caused the necessary Search to be taken through Shri Sandesh Kante, Search Clerk in the office of the Sub-Registrar of Assurances, Igatpuri, for last 30 years. However, I have not come across any registered encumbrance over the said Land more particularly described in the Schedule hereunder written.

In the premises & subject to what is stated hereinabove, I am of the opinion that the title of the Owners to the said Land, more particularly described in the Schedule hereunder written appears to be clear & marketable.

or



Further, in pursuance of the registered Development Agreement and corresponding Power of Attorney granted by the Owners in favour of the Developers, the Developers are entitle to develop the said Land and construct Row Houses, Apartment/s & Bungalow/s thereon, subject to the terms & conditions contained in the Development Agreement and as per sanctioned plans and permissions of the Competent Authority and to sell the constructible area apportioned to the share of the Developers.

THE SCHEDULE ABOVE REFERRED TO

(Description of the Land)

ALL THOSE PIECES OR PARCELS OF land, hereditaments and premises bearing Gut No. 162 (Old Gut No. 298 and Old Survey No.282/1), admeasuring 02H-01R-00P i.e. 20,100 Sq. Mtrs. or 115368.65 Sq. Fts. thereabout lying, being and situate at Village Pimpri Saddroin, Taluka Igatpuri, Dist. Nasik, within the Registration District of Nasik and Sub-Registration District of Igatpuri and bounded as under:-

On or towards North – By land bearing Gut No.155 & 154

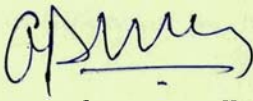
On or towards South – By land bearing Gut No. 173

On or towards East – By land bearing Gut No.160, 161, 157 & 155

On or towards West – By land bearing Gut No. 163,164 &172

Date: 31.12.2012

Place: Thane


Anand P. Dawalkar
(Advocate)

