Office :- B-1, Meghdoot Shopping Centre,
Opp. Chetana Dining Hall & C.B.S.,
Nashik-2 (Mobile No.:- 9822173576)

Nandkishor H. Lahoti
B.Com.LL.B.
Advocate

TITLE CERTIFICATE

(To Whomsoever It May Concerned)

I. Description of Property:- All that piece and parcel of Non Agricultural land bearing Revenue Survey No. 788/2, Plot No. 11/B admeasuring 1882.00 sq. mtrs., assessed at N.A. assessment of Rs. 1242.12 Ps. situated, lying and being at Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik, (hereinafter referred to as "The said Plot" for the sake of brevity).

II. Present Owners & Holders of the said plot :-

M/s. Radhe Developers, A Partnership Firm through its Partners Mr.Mansingh Laxmandas Chandwani & Mr. Gurucharan Motiram Khareja.

(Hereinafter referred to as the "Plot Owners" for the sake of brevity)

i) Documents Perused:-

a) 7/12 Extracts & Mutation Entries for the period between 1942-43 & 2015-16.

b) Layout plan & permission.

c) Non Agricultural Permission.

d) Sale Deeds.

e) Building Permission.

ii) History of Title:-

a) It appears from M.E. No. 513 that name of Trimbakrao Narayanrao Rajebahadur minor through guardian father Narhar Sitaram was entered into ownership column of land bearing S. No. 788 & other lands of Nashik on the basis of Deed of Adoption of deceased Narayanrao.

b) It appears from M.E. No. 5184 that name of Babu Trimbak Vazare is appearing in other rights column of land bearing S. No. 787 & 788 of Nashik as Protected Tenant under the provisions of

Nandkishor H. Lahoti
B.Com.,LL.B ADVOCATE
B-1, Meghdoot Shopping Centre,Opp. District Court,C.B.S., Nasik-1. Cell - 9822173576.

B.T. & A. L. Act 1948. The said lands were owned by Shri. Trimbakrao Narayanrao Rajebahdur.

c) It appears from M.E. No. 6438, that as per the provision of Personal Inam Abolition Act 1952 Mamledar Nashik passed order vide No. WTN/2 II dtd. 01/08/1955 & following lands were deleted from Inam Class-II to Khalasa & accordingly full assessment has been levied on the following lands :-

S. No.	Area H.R	Assessed at Rs. Ps.	Owners Name
787	06-00 + P. K. 00-03	20.0.0	Trimbakrao Narayanrao Rajebahadur
788	07-38 + P. K. 00-02	25.0.0	

d) It appears from M.E. No. 6965 that, Shri. Gangaram Hari Motkari & Shri. Pandurang Trimbak Vazare were cultivating lands bearing S. No. 787 & 788 of Nashik owned by Shri. Trimbakrao Narayanrao Rajebahadur since the year 1950-51 onwards. Hence their name were entered into other rights column of the said lands as ordinary tenants as per the provisions of B. T. & A. L. Act 1948. The name of previous Tenant Shri. Babu Trimbak Vazare was deleted from the other rights column of the said lands as he was not in possession of the said lands for last more than two years.

e) It appears from M.E. No. 12378 that the provisions of Indian Coinage Act & Enforcement Act were made applicable to all the lands of village Nashik & therefore measurements of all the lands of village Nashik were changed into decimal system.

f) It appears from M.E. No. 13762, that the Tenancy Court passed an order in Tenancy Case No. 113/72 & holding therein that land bearing S. No. 787 & 788 of Nashik were in possession of Shri. Murlidhar Trimbak Vazare as Tenant. Hence name of Shri. Pandurang Trimbak Vazare appearing in other rights column of

Nandkishor H. Lahoti
B.Com.,LL.B. ADVOCATE
B-1, Meghdoot Shopping Centre,Opp. District Court,C.B.S., Nasik-1. Cell - 9822173576.

the said lands was deleted by entering the name of Shri. Murlidhar Trimbak Vazare.

g) It appears from M.E. No. 13807 that, Shri. Gangaram Hari Motkari passed away on 14/02/1973 leaving behind his legal heirs no son, four daughters viz. 1] Housabai Murlidhar Shinde 2] Rakhmabai Waman Daptare 3] Mandabai Vitthal Junnare & 4] Bhimabai Kashinath Kshirsagar & wife Deubai Gangaram Motkari. All daughters are married & accordingly names of the aforesaid legal heirs were entered into other rights column of land bearing S. No. 989/1, 787P & 788P of Nashik.

h) It appears from M.E. No. 15381 that some portion is not in a condition of reading. However it appears that the Tenant Shri. Murlidhar Trimbak Vazare passed away leaving behind him his legal heirs 8 sons, 3 daughters and wife viz. sons 1] Vasant 2] Shriram 3] Madhukar 4] Bharat 5] Deelip 6] Rajkumar 7] Arun & 8] Sanjay, Daughters 1] Kumudini Madhav Bachhav (2) & (3) minor daughters through guardian mother Mamabai Murlidhar Vazare & widow Mamabai. Accordingly names of the aforesaid legal heirs were entered into other rights column of land bearing S. No. 787 & 788 of Nashik.

i) It appears from M.E. No. 29154 that as per order of the Assistant Collector & Competent Authority Nashik ULC Nashik vide their order No. 4/3719/828 dtd. 30/03/1992 declared excess land of Survey No. 787 to the tune of 8200.00 sq. mtrs. & Survey No. 788 to the tune of 10800.00 sq. mtrs. Accordingly Excess Land remark has been entered into other rights column of the said lands.

j) It appears from M.E. No. 30435 that Smt. Vithabai Harischandra Kshirsagar passed away on 06/04/1969 leaving behind her legal heirs one daughter Ranjana Tulshiram Kharate two sons viz. 1] Dilip Harishchandra Kshirsagar & 2] Lalit Harishchandra Kshirsagar. Accordingly names of legal heirs were entered into other rights column of lands bearing S. No. 610, 788 & 989/1B.

Nandkishor H. Lahoti
B.Com., LL.B., ADVOCATE
B-1, Meghdoot Shopping Centre, Opp. District

k) It appears from M.E. No. 48530 that, Mamabai Murlidhar Vazare whose name is appearing in other rights column of land bearing S. No. 787 & 788 passed away on 05/09/1994 leaving behind her legal heirs as under :-

Sr. No.	Legal Heirs	Age	Relation
1	Vasant Murlidhar Vazare	61	Son
2	Shriram Murlidhar Vazare	59	Son
3	Madhukar Murlidhar Vazare	57	Son
4	Bharat Murlidhar Vazare	54	Son
5	Dilip Murlidhar Vazare	50	Son
6	Rajkumar Murlidhar Vazare	45	Son
7	Arun Murlidhar Vazare	42	Son
8	Sanjay Murlidhar Vazare	39	Son
9	Kumudini Madhavrao Bacchav	52	Daughter
10	Varsha Murlidhar Wazare Alias Varsha Ramesh Gaikwad	37	Daughter
11	Maya Murlidhar Wazare Alias Maya Ashok Patil	35	Daughter

Accordingly above legal heirs names were mutated in other rights column of lands bearing S. No. 787, 788 of Nashik.

l) It appears from M.E. No. 48914 that, Kumudini Madhavrao Bachhav, Varsha Ramesh Gaikwad & Maya Ashok Patil have released their rights, title and interest in favour of their real brothers Vasantrao Murlidhar Vazare & other 7 vide registered Release Deed dtd. 14/09/2001. As per the said Release Deed names of Kumudini Madhavrao Bachhav, Varsha Ramesh Gaikwad & Maya Ashok Patil were deleted from other rights column of land bearing S. No. 570/1/1, 787 & 788 of Nashik.

m) It appears from M.E. No. 48915 that Smt. Deubai Gangaram Motkari passed away on 26/01/1977 leaving behind her legal heirs no son only four daughters viz. 1] Housabai Murlidhar Shinde 2] Rakhmabai Waman Daptare 3] Mandabai Vitthal

Nandkishor H. Lahoti
B.Com.,LL.B. ADVOCATE
B-1, Meghdoot Shopping Centre,Opp. District Court,C.B.S., Nasik-1. Cell - 9822173576.

Junnare & 4] Bhimabai Kashinath Kshirsagar. The said legal heirs names were already mutated in the said property & hence name of deceased Smt. Deubai was deleted from other rights column of land bearing S. No. 787 & 788 of Nashik.

n) It appears from M.E. No. 48916 that one of the Khatedar of land bearing S. No. 787 & 788 Smt. Haushyabai Murlidhar Shinde passed away on 02/10/1998 leaving behind her legal heirs son Mr. Ramesh Murlidhar Shinde deceased through legal heirs Smt. Hirabai Ramesh Shinde Daughter in Law, Master Manoj Ramesh Shinde & Miss. Vaishali Ramesh Shinde Grand Son & Grand Daughter both minors through their guardian mother Hirabai Ramesh Shinde, two sons Rajendra Murlidhar Shinde & Sanjay Murlidhar Shinde & three daughters viz 1] Hirabai Shantaram Shelke 2] Shakuntala Namdev Sonawane & 3] Ranjana Bhikaji Pawar. Accordingly names of all the above legal heirs were entered into other rights column of land bearing S. No. 787 & 788 of Nashik.

o) It appears from M.E. No. 49374 that, remark of Excess land has been entered into other rights column of land bearing S. No. 787 & 788. However the said lands were situated in Agricultural Zone on the 1st date of applicability of ULC Act 1976. Hence the land owner Mr. Chandrakant Trimbak Rajebahadur referred following orders of Supreme Court & Government of Maharashtra :-

   i) Atiyai Mohmadbi Begum V/s. State Government Uttar Pradesh vide order of Supreme Court in Civil Appeal No. 297 & 298/1993 dtd. 15/03/1993.

   ii) Letter of Shri. N.S. Shrinivasan Joint Secretary Government of India bearing No. 9/4/95 ULC dtd. 20/09/96.

   iii) Government decision bearing No. ULC 1094/(2858)/Part-2/ULC 1 Mumbai dtd. 01/10/1997.

Nandkishor H. Lahoti
B.Com ,LL.B ADVOCATE
B-1, Meghdoot Shopping Centre,Opp. District
Court C.B.S. Nasik-1. Cell - 9822173576.

iv) State Governments Letter No. ULC/10/200/Case No.5/ ULC-4/Housing & Special Assistant Department Mumbai dtd. 03/03/2000.

v) ULC State Minister Shri. Raj K. Purohit passed order as per section 34 bearing No. R.E.V./2495/3513/ULC/2.

vi) ULC Office order bearing No.ULC/A-1/3690/2000 Nashik dtd. 18/08/2000.

vii) Order of State Minister ULC bearing No. Punarvi/1099/ Case No.25/ULC/4 dtd. 05/05/1999.

viii) ULC Office vide order No.ULC-4/SR/179/98 dtd. 26/05/99.

ix) Order passed by the Assistant Collector & Competent Authority ULC vide No. ULC/C1/672/2001 Nashik dtd. 19/10/2001.

x) Order passed by Section Officer Maharashtra Government bearing No. ULC/1022/Case No.128/ULC/3 Town Planning Department Mantralaya Mumbai dtd. 25/11/2003.

As per the aforesaid orders provisions of ULC Act 1976 are not applicable to the agricultural lands on the 1st date of implementation of ULC Act & therefore remark of Excess land has been deleted from the other rights column of the said property bearing S. No. 787 & 788 of Nashik.

p) It appears from M.E. No. 49767 that the owner of land bearing S. No. 787 & 788 Trimbakrao Narayanrao Rajebahadur passed away on 07/03/1996 leaving behind him his legal heirs wife Girijabai Trimbakrao Rajebahadur, four sons viz. Sadashiv Trimbakrao Rajebahadur, Chandrakant Trimbakrao Rajebahadur, Nishikant Trimbakrao Rajebahadur & Madhusudan Trimbakrao Rajebahadur. Accordingly names of legal heirs were entered into ownership column of the said properties.

q) It appears from M.E. No. 49934 that, the names of 1] Smt. Mandabai Vitthal Junnare 2] Smt. Bhimabai Kashinath Kshirsagar 3] Late Smt. Vithabai Hari Shirsagar through legal heirs A) Dilip Ramchandra Kshirsagar B] Lalit Harischandra Kshirsagar C]

Nandkishor H. Lahoti
B.Com., LL.B ADVOCATE
B-1, Meghdoot Shopping Centre, Opp. District Court C.B.S., Nasik-1. Cell - 9822173576.

Ranjana Tukaram Kharate D] Rakhmabai Waman Daptrare 4] Late Smt. Haushabai Murlidhar Shinde through legal heirs A) Rajendra Murlidhar Shinde B] Sanjay Murlidhar Shinde & C] Hirabai Ramesh Shinde 5] Late Shri. Murlidhar Trimbak Vazare through legal heirs A] Vasant Murlidhar Vazare B] Shriram Murlidhar Vazare C] Madhukar Murlidhar Vazare D] Bharat Murlidhar Vazare E] Dilip Murlidhar Vazare F] Rajkumar Murlidhar Vazare G] Arun Murlidhar Vazare H] Sanjay Murlidhar Vazare I] Sau Kumudini Madhav Bacchav J] Miss. Varsha Murlidhar Vazare K] Miss. Maya Murlidhar Vazare & M] Smt. Mamabai Murlidhar Vazare were appearing in other rights column of land bearing S. No.788 as tenants thereof. The said tenants have released/surrendered all their rights, title and interest in the said land as tenants in favour of land owners. Accordingly their names were deleted from other rights column of the said land bearing S. No.788. Accordingly necessary order was passed by Tahsildar Nashik in Tenancy Case No.21/2003 dtd. 16/09/2003. It further appears from the said mutation entry that an area admeasuring 01 H. 20 Ares was entered in the names of Mandabai Vitthal Junnare, Bhimabai Kashinath Kshirsagar, Vithabai Hari Kshirsagar through legal heirs Lalit & Dilip Harishchandra & Ranjana Kharate in ownership column of land bearing S. No.788 as certificate U/s. 32M of B.T. & A. L. Act 1948 has been issued. Accordingly names of the said tenant purchasers were entered into ownership column of the said property for the area admeasuring 01 H. 20 Ares & remark of Section 43 of B. T. & A. L. Act 1948 as "Niyantrit Satta Prakar" has been taken.

r) It appears from M.E. No. 50588 that as per Hissa Form No. 4 & 11 correction in the record of rights of the said land bearing S. No. 788 has been made as under :-

Old Record (As per 7/12 Extract

Nandkishor H. Lahoti
B.Com.,LL.B. ADVOCATE
B-1, Meghdoot Shopping Centre,Opp. District Court,C.B.S., Nasik-1. Cell - 9822173578.

S. No.	Area H-R	Name of land owners
788	03-22 + P. K. 00-02 Ares	Girijabai Trimbakrao Rajebahaddar & other 4, area admeasuring 02 H. 02 Ares + P. K. 00 H. 02 Ares
		Mandabai Vitthal Junnare & other 4 area admeasuring 01 H. 20 Ares

New Record (As per Correction in Hissa Form No.4 & 11)

S. No.	Hissa No.	Area in Hector/ Ares	Name of land owners
788	1	H.02-02 Ares + P. K. 00-02 Ares	Girijabai Trimbakrao Rajebahaddar & other 4
788	2	H.01-20 Ares	Mandabai Vitthal Junnare & other 4

s) It appears from M.E. No. 53163 that the owners of land bearing S. No. 788/2 were possessing the said land as per the provisions of Section 43 of B. T & A. L. Act 1948. They have obtained permission for non-agricultural use of the said land from Sub-Divisional Officer, Nashik Sub-Division Nashik vide order No. Tenancy/SR/6/2004 dtd. 14/09/2004. Accordingly remark of Section 43 "Niyantrit Satta Prakar" was deleted from other right column of the said property and remark of old tenure for N.A use has been taken in other right column of the said property bearing S. No. 788/2.

t) It appears from M.E. No. 55511 & 56983 that, the land bearing S. No. 788/2 area admeasuring 01 H.20 Ares has been purchased by 1] Shri. Rajendra Ramchandra Bagad, 2] Shri. Sunil Purushottam Gavande, 3] Shri. Sunil Madhav Sawant, 4] Shri. Sushil Suryakant Bagad, 5] Shri. Vilas Ramchandra Bagad, 6] Shri. Rohan Rajendra Bagad, 7] Shri. Sunil Ganpatrao Hekare, 8] Sau. Anisha Deepak Tank & 9] Shri. Chandrakant Trimbakrao Rajebahadur from 1] Smt. Mandabai Vitthal Junnare, 2] Bimabai

Nandkishor H. Lahoti
B.Com.,LL.B., ADVOCATE
B-1, Meghdoot Shopping Centre,Opp. District Court,C.B.S., Nasik-1. Cell - 9822173578.

Kashinath Kshirsagar, 3] Dilip Harishcandra Kshirsagar, 4] Lalit Harischandra Kshirsagar, 5] Ranjana Tulshiram Kharate through their GPA Holder Shri. Suhas Ramkumar Giri through their Power of Attorney Holder Shri. Chandrakant Trimbakrao Rajebahadur vide Sale Deed dtd.05/05/2006. Initially M.E. No. 55511 has been entered into record of rights of the said property for entering the names of the purchasers. However the said M.E. 55511 has been cancelled because of non mentioning of agricultural lands proof of the purchasers. Hence by mentioning the agricultural land holding of the purchasers, names of the said purchasers were entered into ownership column of the said land bearing S. No. 788/2 vide M.E. No. 56983.

u) It appears from M.E. No. 83066 that Shri. Rajendra Ramchandra Bagad, Shri. Sunil Purushottam Gavande, Shri. Sunil Madhav Sawant, Shri. Sushil Suryakant Bagad, Shri. Vilas Ramchandra Bagad, Shri. Rohan Ramchandra Bagad, Shri. Sunil Ganpatrao Hekare, Sau.Anisha Deepak Tank, Shri. Chandrakant Trimbakrao Rajebahadur were the owners of land bearing S. No. 788/2. The said land owners got approved layout plan of land bearing S. No. 788/2 from Nashik Municipal Corporation Nashik vide its order No. Town Planning Department/Final/Cidco/B-3/13 dtd. 06/06/2012 & also obtained Non-Agriculture Permission from Collector of Nashik vide his order No. Maha/Desk-3/4/ N.A.S.R./ 390/2008 dtd. 12/12/2008 & accordingly separate 7/12 extracts of all the plots were created in the record of rights as per sanctioned layout plan. As per the sanctioned lay out plan the Plot No.11A & 11B has been shown in the names of Shri. Sunil Purushottam Gavande, Shri. Rajendra Ramchandra Bagad, Shri. Sunil Madhav Sawant, Shri. Sushil Surykant Bagad, Shri. Vilas Ramchandra Bagad & Shri. Rohan Rajendra Bagad.

v) The aforesaid plot owners viz. Shri. Sunil Purushottam Gavande, Shri. Rajendra Ramchandra Bagad, Shri. Sunil Madhav Sawant, Shri. Sushil Surykant Bagad, Shri. Vilas Ramchandra Bagad &

Nandkishor H. Lahoti
B.Com.,LL.B ADVOCATE
B-1, Meghdoot Shopping Centre Opp. District
Court C.B.S. Nashik Cell - 9822173576

Shri. Rohan Rajendra Bagad have sold the said plot to the present plot owners M/s. Radhe Developers, A Partnership Firm through its Partners Mr.Mansingh Laxmandas Chandwani & Mr. Gurucharan Motiram Khareja. The said plot owners have executed registered Sale Deed in respect of the said plot in favour of M/s. Radhe Developers, A Partnership Firm through its Partners Mr.Mansingh Laxmandas Chandwani & Mr. Gurucharan Motiram Khareja on 15/09/2015 and the said Sale Deed was duly registered in the office of Sub-Registrar Nashik on 15/09/2015 vide Registration No. 5520/2015. In pursuance of execution of the said Sale Deed, the name of the present owners M/s. Radhe Developers, A Partnership Firm through its Partners Mr.Mansingh Laxmandas Chandwani & Mr. Gurucharan Motiram Khareja has been entered into ownership column of the said property vide M.E. No. 98853.

w) The present owners & the developers of the said property prepared building plan for construction of multi storied building on the said property through Architect Shri. Pankaj Jadhav & Structural Engineer Shri. P. M. Bhore of Nashik. The said building plan has been duly approved by Executive Engineer, Town Planning, Nashik Municipal Corporation Nashik vide its Building Permit & Commencement Certificate bearing No. LND/BP/A-3/03/105 dtd. 06/05/2016.

x) I have also taken Search of Index-II register kept and maintained in the office of Sub-Registrar Nashik for the period of 30 years from 1987 to 2016 in respect of the said property with the help of my Junior Advocate Ms. Reena Jadhav. I have paid fees of search of Index-II register vide receipt No. 13065 dtd. 19/07/2016 with the Sub-Registrar Nashik-1. I did not come across with any adverse entries in respect of the said property during my search except the entries mentioned hereinabove.

iii) **OPINION: -** Upon perusal of aforesaid Revenue Records, Orders, Deeds, Documents and Permissions, I am of the opinion that the

Nandkishor H. Lahoti
B.Com.,LL.B. ADVOCATE
B-1, Meghdoot Shopping Centre,Opp. District
Court C.B.S. Nasik-1 Cell - 9822178526

title of present land owners M/s. Radhe Developers, A Partnership Firm through its Partners Mr.Mansingh Laxmandas Chandwani & Mr. Gurucharan Motiram Khareja in respect of the said property bearing Revenue S. No. 788/2 Plot No.11B admeasuring 1882.00 sq. mtrs. situated, lying and being at village Nashik, Tal & Dist. Nashik within the limits of Nashik Municipal Corporation Nashik is clear, marketable and without any encumbrance whatsoever. I am also of the opinion that the present land owners and developers M/s. Radhe Developers, A Partnership Firm through its Partners Mr.Mansingh Laxmandas Chandwani & Mr. Gurucharan Motiram Khareja are entitled to construct multi storied building on the said property as per sanctioned building plan and are also entitled to sale various residential and commercial premises out of the said building to the prospective purchasers on ownership basis.

Nashik

Date -20/07/2016

(Nandkishor H. Lahoti)
Advocate
B-1, Meghdoot Shopping Center,
Opp. Chetana Dining Hall, Near
C.B.S. & District Court, Nashik

Nandkishor H. Lahoti
B.Com.,LL.B., ADVOCATE
B-1, Meghdoot Shopping Centre,Opp. District Court,C.B.S., Nasik-1. Cell - 9822173576.