TUSHAR P. PATEL
BSL. LL.B. ADVOCATE
OFF: 6-A, Vasant City Mall, Beside Manas Hotel, Panchavati Karanja, Nashik 422 003
Ph. No. 0253-2621944 **Mobile 94202 32444**

Ref. No. **Date : 15/07/2017**

TITLE CERTIFICATE

TOWHOMSOEVER IT MAY CONCERN

Subject: Investigation into the title of property bearing **Plot No. 15 adm. area 276.00 sq. mtrs. and 16 adm. area 283.00 sq.mtrs. admeasuring total area 559.00 sq. mtr. out of S. No. 35/1** situated at **Makhmalabad** within the local limits of Nasik Municipal Corporation & within the limits of Sub-Registration of Dist. Nasik.

I. Description of Property :-

All that piece and parcel **Plot No. 15 and 16 admeasuring Total area 559.00 sq. mtr. out of S. No. 35/1** situated at **Makhmalabd** within the local limits of Nasik Municipal Corporation & within the limits of Sub-Registration of Dist. Nasik which is bounded as per approved building plan.

II. Name of the Owners: M/s. Bhagya Developer

III. Applicant :-

On the verbal request of **M/s. Bhagya Developer, Partnership Firm through its Partner Mr. Rimesh Jethalal Ramani** to issue Title Certificate with respect of the property and for that purpose they have produced for my perusal the following documents & relying upon the documents, I am submitting my Title Certificate. The documents are as under:

a. 7/12 Extracts.

TUSHAR P. PATEL (ADVOCATE) Regd. No. MAH/2640 /2008 NASHIK

b. Mutation Entries.

c. NA order vide Maha/Kaksh-3/4/Bi.She.Pra.Kra./215/2012 dtd. 28/05/2012.

d. Copy of Layout sanctioned vide Ja.No./Nagarrachna Vibhag/ Final/Panchvati/C-2/143 dtd. 03/02/2015.

e. Sale Deed executed by Shri. Ravindra Yogiraj Thakur in favor of M/s. Bhagya Developers, Partnership Firm through its Partner Mr. Rimesh Jethalal Ramani of Plot No. 15 and 16 out of S. No 35/1 situated at Nashik at Sr. No. 2275 dtd. 10/04/2015.

f. Sale Deed executed by Shri. Ravindra Yogiraj Thakur in favor of M/s. Bhagya Developer, Partnership Firm through its Partner Mr. Rimesh Jethalal Ramani of Plot No. 15 and 16 out of S. No 35/1 situated at Nashik at Sr. No. 1406 dtd. 07/03/2017.

g. Building Commencement Certificate vide LND/BP/C-2/604/5204 dtd. 23/12/2016.

h. N. A. Tax paid Receipt.

IV. Observations and Findings :-

From the documents produced for my perusal, I from the following opinion as follows.

It appears from M.E. No. 5823 dtd. 17/05/1968 that the said land of Survey No. 35/1 adm. area H. 1.17 Are + P.Kh. H 0.10 are was owned by Shankar Narayan Pingale. He died on 29/03/1968 leaving following legal heirs:

sons : Murlidhar, Rangnath

Daughters : Bhagirathibai, Sakubai

The names of all the legal heirs were entered in the ownership rights column.

It appears from M.E. No. 5939 dtd. 24/02/1969 that the above heirs namely, Bhagirathibai Shinde and Sakubai Pekhale waived her

inherited right in favor of her both brothers namely, Murlidhar and Rangnath & accordingly the name of both the sisters were deleted from the record of rights.

It appears that the Indian Coinage and Indian Enforcement act 1958 and Indian Weights and measures Act was applied to the said area and the weights and measures are converted into Decimal System and the effect was taken to the records on 01/01/1970 by M. E. No. 6050.

The said land was mortgaged by owner Shankar Narayan Pingale to Navin Bhuvikas Bank. The present landowner repaid the loan took from bank. Hence, the charge of bank was deleted and name of owners as possessors was entered in the record of rights column and the effect was taken to the records on 28/03/1975 by M. E. No. 6902.

Mr. Ravindra Yogiraj Thakur purchased the said land from landowners, Mr. Murlidhar Shankar Pingale and Mr. Rangnath Shankar Pingale on 02/08/1979. The sale deed of said land was registered at Sr. No. 1922/1979 at Nashik. Hence the name of Purchaser has been mutated in the record of rights vide M.E. No. 7338 on 20/08/1980.

M. E. No. 7723 is not relevant with the property in question.

It appears from M.E. No. 7727 dtd. 23/12/1982 that the charge of Central Godavari Soc. Ltd. was deleted from the other rights column of 7/12 extract.

Further, it appears by M. E. No. 32049 dtd. 04/02/2015 reveals that landowner Mr. Ravindra Yogiraj Thakur applied and got sanctioned the layout plan for the said S. No. 35/1 adm. area 12700.00 sq.mtrs. by Nasik Municipal Corporation vide Ja.No./Nagarrachna Vibhag/ Final/Panchvati/C-2/143 dtd. 03/02/2015. and said s. no. was converted for NA purpose by the

order of Collector Nasik vide Maha/Kaksh-3/4/Bi.She.Pra.Kra./215/2012 dtd. 28/05/2012. and said S. No. was divided into plots no. 1 to 19.

Further, it appears from Mutation Entry No. 32383 dtd. 16/05/2015 that Mr. Ravindra Yogiraj Thakur has sold Plot No. 15 and 16 on 10/04/2015 registered at Sr. No. 2275/2015 at Nashik-3 to M/s. Bhagya Developers through its partner Mr. Rimesh Jethalal Ramani. Hence the name of Purchaser has been mutated in the record of rights.

The Building Plan of the Residential building to be constructed over Plot No. 15 and 16 adm. total area 559.00 sq. mtrs. out of S. No. 35/1 situated at Nashik is prepared and submitted by M/s. Bhagya Developer which was approved by the NMC Nasik vide LND/BP/C-2/604/5204 dtd. 23/12/2016.

Further, it appears from Mutation Entry No. 34594 dtd. 29/04/2017 that the name of owner M/s. Bhagya Developer which was wrongly mentioned in the above sale deed dtd. 10/04/2015 and entered in the record of rights was corrected vide registered correction deed executed by Mr. Ravindra Yogiraj Thakur in favour of M/s. Bhagya Developers through its partner Mr. Rimesh Jethalal Ramani on 07/03/2017 registered at Sr. No. 1406/2017 at Nashik-3. Hence, the corrected name was entered in the record of rights.

Further M/s. Bhagya Developers through its partner Mr. Rimesh Jethalal Ramani applied and amalgamated the said plot no. 15 and 16 and one 7/12 extract of the said plots were prepared and to this extent M. E. No. 34927 dtd. 20/06/2017 was effected.

V. Search of Index II Records

I have taken search of Index II Register of last 30 years the registers from 1988 to 2017 in the office of Sub-Registrar, Nasik. Some of the Index II Registers were in torn conditions. Some are not available for search. Hence, I have taken search of Index II

Registers which were available for search at that time. No adverse entry has been found during the search. Receipt issued by the Sub-Registrar, Nasik is attached herewith.

VI. Opinion

Relying upon the documents, I am of the opinion that the titles of **M/s. Bhagya Developer through its partner Mr. Rimesh Jethalal Ramani** with respect of **Plot No. 15 and 16 admeasuring total area 559.00 sq. mtr. out of S. No. 35/1** situated at **Makhmalabad** is negotiable, marketable & free from all encumbrances.

M/s. Bhagya Developer through its partner Mr. Rimesh Jethalal Ramani is entitled to build a building there upon and is entitled to transfer the constructed tenements to its prospective purchasers.

Thanking you,

Yours faithfully,

15/7/2017

Adv. Tushar Purshottam Patel
B.S.L., LL.B.
Advocate
6A, First Floor, Vasant City Mall,
Panchavati, Nashik-422 003.

Tushar P. Patel
Advocate

340/0

Thursday,13 July 2017 11:48 AM

इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

06/2016

पावती क्रं.: 6027 दिनांक: 13/07/2017

गावाचे नाव: मखमलाबाद
दस्तऐवजाचा अनुक्रमांक: नसन3-0-2017
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: ॲड तुषार पटेल
वर्णन मौजे-मखमलाबाद सर्व्हे नं.35/1 प्लॉट नं.15 व 16 (प्रत्येकी 30 वर्षे)

शोध व निरीक्षणे	रु. 1500.00
एकूण:	रु. 1500.00

Joint Sub Registrar Nashik3
सह. दुय्यम निबंधक वर्ग-२
नाशिक- ३.

1); देयकाचा प्रकार: By Cash रक्कम: रु 1500/-

15/7/2017

Adv. Tushar Purshottam Patel
B.S.L., LL.B.
6A, First Floor, Vasant City Mall,
Panchavati, Nashik-422 003.