(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1) १७७५५

सर्वसा. ११३ मइं.
Gen 113 me.

मूळ प्रत
ORIGINAL COPY

[अहस्तांतरणीय]
[NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती १९९८ २०२२ (१५५८)
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place.....दिनांक/Date.....E1.12.202.....

.....यांच्याकडून/

Received from.....

रु./Rs.....(रुपये/Rupess.....)

.....याकरिता मिळाले.

on account of.....

रोखपाल वा लेखापाल
Cashier or Accountant.

(सही/Signature)

(पदनाम/Designation)

ये.का.मु.--५०,००० पु. (२०० पानी) --०१-२०११--[illegible]पीएच*-(एच) २३३

1 **UMESH PRAKASH KULKARNI**
B.S.L., LL.B., D.L.W., D.C.L.
ADVOCATE

Office : • Chamber No. 312/3, District Court Compound, **Nashik - 422 002.** Ph.: 0253-2317188
• Chamber No. 105, Niphad Court, **Niphad.** Ph.: 02550-241274
Resi.: Vaibhav Bungalow, Chintamani Colony, Near Sanmitra Vasahat, Indira Nagar, **Nashik - 422 009.**
Mob.: 9822541148

TITLE CERTIFICATE

To,
WHOM SOEVER IT MAY CONERN

Subject:- All that piece and parcel of N.A. plotted land bearing Plot no. 37, measuring 347.180 Sq. Mtrs. out of S. no. 322/A/1/A, situated at Nashik, within the limits of Nashik Municipal corporation bounded as under

East	-	Plot no. 45
West	-	7.5 Mts. wide road
South	-	Plot no. 30
North	-	Plot no. 28

Owned by Mr. Nitin Dayalal Kothari

Sir,

Mr. Nitin Dayalal Kothari approached me and called upon me to issue my title certificate with respect to subject and reference property and for that purpose he had produced before me the 7/12 extract, relevant mutation entries, N.A. order, copy of Sale deed, and other relevant documents, relying upon those documents, I am submitting my title certificate as under -

1. It seen from revenue record that subject land was owned and possessed by Mr. Dharamsi Bhavanji

2. M.E. no. 4467 dtd. 9.1.1946 shows that Mr. Dharamsi Bhavanji died on 24.11.1940 and he left behind only one son Mr. Murarji Dharamsi Lohane

3. M.E. no. 6835 dtd. 24.1.1956 shows that Murarji Dharamsi Lohane given the said property to Shet Dungarji Nagji Trust for consideration of Rs. 5,000/-

4. M.E. no. 26155 dtd. 23.10.89 shows that in other rights column name of Sitaramdas Janki is recorded, the said name is hollow hence as per the application of Seth Dungarsi Nagji Trust the said name is deleted from other rights column

5. M.E. no. 31454 dtd. 25.1.1994 is with respect to K.J.P. as the area is acquired for the road.

6. M.E. no 54380 dtd. 18.11.2005 shows that Seth Dungarsi Nagji Trust Tapovan Nashik through G.P.A. Holder Mr. Vipul Nemichand Poddar laid layout in S. no. 322/A/1 which is approved by Nashik Municipal Corporation Nashik and also N.A. order given by Collector Nashik and in all 1 to 50 plots are laid and 7/12 extracts are separated plotwise.

7. M.E. no. 56072 dtd. 8.8.2006 shows that plot no. 29 and 37 are purchased by Mr. Roshan Pramod More from Seth Dungarsi Nagji Trust through its Trustee Madhukant Virji Thakkar through G. P. A. Mr. Jagdish Shankar Joshi by sale deed.

8. M.E. no. 68867 dtd. 6.11.2012 shows that Mr. Nitin Dayalal Kothari purchased plot no. 37 from Mr. Roshan Pramod More by sale deed dtd. 5.11.2012.

9. I perused the original sale deed executed by Mr. Roshan Pramod More in favour of Mr. Nitin Dayalal

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Kothari which is registered at sr. no. 10579 on 5.11.2012 in the office of Sub-Registrar Nashik

10. I also perused the Xerox copy of sale deed executed by Shet Dungarji Nagji Trust in favour of Mr. Roshan Pramod More, with respect to plot no. 29 and 37 which is registered in the office of Sub-Registrar Nashik at sr. no. 2230 on 21.4.2006.

11. I perused the order passed by Charity Commissioner Mumbai dtd. 26.12.2001 for selling the plots to the purchasers.

12. N.A. order given by Collector Nashik vide order No. Maha/ Kaksh-3/ 4/ N.A. P. No/ 4/239/2003 dtd. 13.11.2003.

13. Final Layout order given by Asst. Director Town Planning Nashik Municipal Corporation Nashik vide order no. Nagar Rachana Vibhag/ Final/ Panchvati/ 5/3864 dtd. 28.10.2005.

14. I perused the 7/12 extracts from 1985-86 to 2011-2012 in the 7/12 extract dtd. 3.12.2012 name of Mr. Nitin Dayalal Kothari is shown as owner and possessor of plot no. 37, no adverse entries are seen in other rights column

15. N.A. tax payment receipt for the period 2012-2013 dtd. 1.10.2012.

16. Index II search is taken on the basis of available record in the office of Sub-Registrar Nashik 1, Sub-Registrar Office of Nashik is situated at five difference places,

hence it is not possible to take physical search of the Index II record also some registers are in torn condition, some registers are send for the building, some registers are in loose papers, hence Index II search is taken only in the office of Sub-Registrar of Nashik -1 on the available record.

Relying upon the above documents, I am of the opinion that the ownership of Mr. Nitin Dayalal Kothari with respect to subject plot is free, clear, marketable and free from all encumbrances.

Nashik
Dtd. 06/12/2012

Advocate
Umesh Prakash Kulkarni

N-322-A-1A-37