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[अहस्तांतरणीय]

[NON TRANSFERABLE]

DATE 2000/03/09

ठिकाण/Place

.दिनांक/Date

2/2/2092

• यांच्याकडून/

र./Rs.

(रुपये/Rupess

304/

याकरिता मिळाले.

on account of

7. 322499 100 7 30

(सही/Signature)

સહ.દુય્યન નિર્ણયક સભા

व्याख्यान-१

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:- Title certificate with respect to plot no. 38 (39) measuring 283.19 Sq. Mtrs. out of S. no. 322/A/1A, situated at Nashik, within the limits of Nashik Municipal Corporation Nashik bounded as East- Plot no. 37, West- Plot no. 39, and South- Adj. S. no. 324, North- 12 Mtrs. road, owned by Mr. Rajesh Muljibhai Patel taken on development basis 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, Development Agreement and Power of Attorney 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/-

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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. 38 and other 4 plots purchased by Mr. Devendra Jagdish Joshi 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. 66005 dtd. 9.12.2009 shows that plot no. 38 purchased by Mr. Rajesh Muljibhai Patel from Mr. Devendra Jagdish Joshi by sale deed.
9. M.E. no. 63231 dtd. 6.12.2008 shows that plot no. 38 and 39 are separated as per the order of Nashik Municipal Corporation Nashik dtd. 3.12.2008 as the said plots were amalgamated by the said plot owners.

Documents studied-

1. Xerox copy of sale deed executed by Shet Dungarji Nagji Trust in favour of Mr. Devendra Jagdish Joshi,

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with respect to subject plot which is registered in the office of Sub-Registrar Nashik at sr. no. 2231 on 21.4.2006.

2. Original sale deed executed by Mr. Devendra Jagdish Joshi in favour of Mr. Rajesh Muljibhai Patel which is registered at sr. no. 7292 on 7.12.2009 in the office of Sub-Registrar Nashik
3. Original Development Agreement executed by Mr. Rajesh Muljibhai Patel in favour of Mr. Nitin Dayalal Kothari, which is registered in the office of Sub-Registrar Nashik at sr. no. 11894 on 18.12.2012, consideration is finalized constructed premises on third and fourth floor, total 1125 Sq. ft. i.e. 104.55 Sq. Mtrs.
4. Original Power of attorney executed by Mr. Rajesh Muljibhai Patel in favour of Mr. Nitin Dayalal Kothari, which is registered in the office of Sub-Registrar Nashik at sr. no. 11895 on 18.12.2012,
5. Copy of order passed by Charity Commissioner Mumbai dtd. 26.12.2001 for selling the plots to the purchasers.
6. 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.
7. 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.

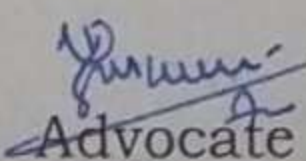
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8. I perused the 7/12 extracts from 1985-86 to 2012-2013 in the 7/12 extract dtd. 24.9.2012 name of Mr. Rajesh Muljibhai Patel is shown as owner and possessor of plot no. 38, no adverse entries are seen in other rights column
9. N.A. tax payment receipt for the period 2012-2013 dtd. 24.9.2012.
10. 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 different 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 sent for the binding, 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. Rajesh Muljibhai Patel with respect to subject plot is free, clear, marketable and free from all encumbrances.

Development rights of Mr. Nitin Dayalal Kothari are legal, valid.

Nashik
Dtd. 02/01/2013


Advocate
Umesh Prakash Kulkarni