

**M.B. JADHAV**

Advocate

**Adv. Minal Bhanuprakash Jadhav**  
Ladies Bar Room,  
District Court Compound, Nashik  
Mob: 7875199444  
MAH/2511/2010

Nashik Ladies Bar Room, District Civil and Session Court Compound, Nashik District Court

Date:- 26/07/2017

TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

**A] DESCRIPTION OF PROPERTY:-**

All that piece and parcel of the property bearing S.No. 405/1+2, admeasuring area 711.50 Sq. Mtrs, situated at Makhmalabad, Tal & Dist. Nashik, Plot No. 13 lying and being situated at Nashik within the limits of Nashik Municipal Corporation, registration and sub-registration.

With reference to the subject, I hereby place Title Report of the above mentioned property which is hereinafter referred to as "The Said Property".

I, have investigated in the title of said property as per the request of Smt. Sulbha Ramesh Shah, Shri. Niranjana Ramesh Shah, Shri. Siddhartha Ramesh Shah and Shri. Aniruddha Ramesh Shah.

In the light of the documents produced before me by the present owner and developers. Thus, after relying upon the same. I am submitting this report as under:-

**B] THE DOCUMENTS PRODUCE BEFORE ME IS AS FOLLOWS :-**

- a) 7/12 Extracts
- b] 6 D Mutation Entries 2004 to 2016
- c] Registered Development Agreement date 19/11/2001 Irrevocable Power of Attorney date 19/11/2001.

d] Sanction Layout Plan as final on 21/03/2012

e] N.A. Permission Order dated 24/01/2012

f] Sanction Of Building Permit and Commencement Certificate dt. 22/01/2014.

g] Sanction Of Building Permit and Commencement Certificate dt. 22/06/2015.

**C] HISTORY AND OBSERVATION:-**

1. It appears from M.E. No.6369 record that the captioned property was ancestral property of Shri. Scma Laxuman Kapse and purchased the undivided 1/4<sup>th</sup> share by Shri. Baburao Pandhurang and Chhagan Sadashiv Pingale for Rs. 3000/- on 16/02/1972, the said mutation entry is registered.
2. As per entry in M.E. No.7474 shows that Shri. Ramdas Pandurang Pathade purchased the undivided share of land from Shri. Baburao Pandhurang Pingale dated 16/04/1981 both the purchaser and vendor were agriculturist the said mutation entry is registered.
3. Mutation entry No. 10274 shows that Shri. Chhagan Sadashiv Pingle owner of S. No. 405/4 expired on 29/08/1986 and name of this legal heirs i.e sons namely - Sahebrao and Rajaram and his widow Smt. Sarubai were entered in the holder column and name of his married daughter Sau. Bibabai Sitaram Katad was entered in the holder column and name of his married daughter Sau. Bibabai Sitaram Katad was entered in the other rights column and the said mutation entry was made and registered.
4. Mutation Entry No. 11045 shows that the joint owner of S. No.405/4 Smt. Sarubai Chhagan Pingale expired on 20/12/1988 but the name of her is already entered into legal heirs as per M.E. No. 10274.

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5. Mutation Entry No. 11046 shows that Miss. Pallavi Prataprao Sonawane through her natural guardian as father's name Shri. Prataprao Narayan Sonawane purchased the said property S.No. 405/4 area H-0, 69.37 R from Shri. Sahebrao Rajaram, Chhagan, Pingale & Vitthabai alias Bibabai Sitara Katad for Rs. 50,000/- [ In words Rupees Fifty thousand only] on 10/10/1991. The said Sale Deed is registered in the office of sub-registrar, Nashik at Sr. No. 258/1991 the said mutation entry is registered.

6. Mutation Entry No. 11286 shows that Mr. Tushar Prataprao Sonawane and Sonia Prataprao Sonawane purchased the S. No 405/3 having admeasuring area H-0, 69.37 R for Rs.55000/- [In words Rupees Fifty Five thousand only] on 09/05/2011 from 1) Mr. Ramdas Pandurang Pathade, 2) Mr. Dilip Ramdas Pathade the sale deed is registered in the office of Sub-registrar, Nashik at Sr. No. 258/1991 the said mutation entry was made and registered.

7. M.E. No. 11968 shows that as per the Hissa form No. 11, the amended assessment letter of the said property is made and previous Hissa form numbers are changed are as follows:-

| Previous Hissa No. | Amended No. |
|--------------------|-------------|
| 405/1A 1           | 405/4/A1    |
| 405/1A 2           | 405/4/A2    |
| 405/1B             | 405/4/A3    |
| 405/2              | 403/3       |
| 405/3              | 403/2       |
| 405/5              | 403/1       |

The said amendment is mutated as per the order of Tahasildar, Nashik vide No. RTS Vashi 140-/1994 dated 25/01/1994.

8. Kumari. Pallavi Prataprao Sonawane, Shri. Tushar Prataprao Sonawane and Soniya Prataprao Sonawane entered into Development Agreement

along with Power of Attorney with respect of the property bearing amended S. No. 405/1 and 405/2 with Shri. Siddharth Ramesh Shah as per said documents was registered in the office of Sub- Registrar, Nashik at Sr. No. 10670/2001 dated 19/11/2001 and Sr. No. 10671/2001 dated 19/11/2001.

9. As per Sale Deed Doc. No. 2125/2008 dated 25/02/2008, the said property was purchased by Pallavi Prataprao Sonawane and others (two) through its GPA Holder for Purchaser No. 1 and 3, Mr. Siddharth Ramesh Shah from Shri. Shravan Haridas Padmane of S.No. 405/1 admeasuring area 0 H 68.25 R + Pot.Kha. 0 H 1.12 R. Total admeasuring area 0 H 69.37 R for Rs. 1,40,000/-.[In words One Lakh Forty Thousand Only].

10. In present of the said Development Agreement and General Power of Attorney of Shri. Siddhartha Ramesh Shah has acquired right to develop the property and to enter into agreement with their party for sale, alienation and disposal etc.,

11. Shri. Siddhartha Ramesh Shah as a GPA holder of Shri. Tushar Prataprao Sonawane and other who has prepared the said layout plan of the said property bearing S. No. 405/1+2 and submitted it to the office of Nashik Municipal Corporation, Nashik has approved the said layout plan as final on 21/03/2012 in the letter No. LND/WS/C-2/108.

12. The N.A permission was sanctioned by the collector of Nashik vide order No. Kra.Mah/Kaksha-3/4/Bi.She.Pra.Kra./427/2011 dated 24/01/2012.

13. As per the Mutation Entry no. 28386 vide dated 26/03/2012, the non agricultural land sanction, the land occupant Kum. Pallavi Prataprao Sonawane and others as per General Power of Attorney given to Siddhartha Ramesh Shah. Thus, the collector has passed the order of N.A No. 5/2002, Nashik dated 8/1/2003 admeasuring area 12094 sq. mtrs.

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and order no, Mahakaksha 3/4/N.A. No. 427/2011 Nashik dated 24/1/2012 admeasuring area 830.00 sq. mtrs for residential purpose and further for final permission register No. Ja. No/ Nagar rachana Department/Final C.21908 dated 9<sup>th</sup> March 2012 i.e Plot no. 13 has made separate 7/12 extract and it has been registered for non-agricultural purpose.

14. Sanctioned the building permit and commencement certificate on Plot No. 13 of S. No. 405/1 (PT) and S.No. 405/2 (PT) is granted under Sec. 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966 vide No. LND/BP/Panch/C-2/877/4781 on dated 22/01/2014.

15. Shri. Siddharth Ramesh Shah registered Special Power of Attorney for presentation of document before Sub – registrar vide document no. 1339 – 2015 in the office of sub – registrar no. 5 on 21/02/2015 in favour of Shri. Manoj Dinkar Magare.

16. Sanctioned the building permit and commencement certificate on Plot No. 13 of S. No. 405/1 (PT) and S.No. 405/2 (PT) is granted under Sec. 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966 vide No. LND/BP/Panch/C-2/161/761 on dated 22/06/2015.

17. Shri. Siddharth Ramesh Shah registered Special Power of Attorney for presentation of document before Sub – registrar vide document no. 3313 – 2017 in the office of sub – registrar no. 5 on 23/06/2017 in favour of Shrimati. Sapna Kiran Kardile and Niranjana Ramesh Shah.

18. On the basis of Development Agreement and General Power of Attorney of Shri. Siddhartha Ramesh Shah is constructing Building named "Gajanan" on plot no. 13 admeasuring area 711.50 sq. Mtrs out of S.No. 405/1+2, this information was provided to me by Shri. Siddharth Ramesh Shah.

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19. After commencement of the building plan from NMC , Mr. Siddharth Shah booked the flat and given registered agreement to the flat holder which is found at the time of title search which is as under:-

| Sr. No | Date       | Flat No | Doc No. | Name of the flat owner             |
|--------|------------|---------|---------|------------------------------------|
| 1      | 04/08/2014 | 8       | 6209    | Mr. Alok Ashwinkumar Tripathi      |
| 2      | 26/02/2015 | 14      | 1515    | Mr. Vitthal Raghunath Bharsat      |
| 3      | 30/03/2015 | 2       | 2388    | Mr. Sunil Lohar                    |
| 4      | 28/05/2015 | 6       | 3093    | Mr. Dattatray Shankarlal Pardeshi  |
| 5      | 04/07/2015 | 9A      | 4738    | Mr. Kausarkha Ayukha Finjara       |
| 6      | 04/07/2015 | 3A      | 4737    | Mr. Santosh Madhukar Kapse         |
| 7      | 14/07/2015 | 12A     | 4950    | Mr. Sachin Dhondu Ahirrao          |
| 8      | 17/07/2015 | 10B     | 5014    | Mr Sagar Pratap Patil.             |
| 9      | 20/07/2015 | 5A      | 5032    | Mr. Jagannath Vitthalrao Mahale    |
| 10     | 20/07/2015 | 1       | 5050    | Mr. Machindra Kacharu Patil        |
| 11     | 20/08/2015 | 10A     | 5701    | Mr. Sanjay Baburao Bashnge         |
| 12     | 27/10/2015 | 16A     | 7126    | Mr. Vijay Ganpat Harganekar        |
| 13     | 18/11/2015 | 5B      | 7549    | Mr. Sandeep Laxman Shirsath        |
| 14     | 01/12/2015 | 4       | 7781    | Mr. Ramesh Vasant Jagtap           |
| 15     | 04/02/2016 | 7       | 780     | Shrimati. Lilabai Ananda Chaudhari |
| 16     | 04/02/2016 | 11      | 779     | Shrimati. Anju Prakash Vadnere     |
| 17     | 04/02/2016 | 17B     | 777     | Mr. Ravindra Bhimsingh Jadhav      |
| 18     | 15/02/2016 | 15      | 1002    | Shrimati Swapna Ravindra Bhalerao  |
| 19     | 04/03/2016 | 17A     | 1470    | Mr. Pravin Murlidhar Arnale        |
| 20     | 23/03/2016 | 12B     | 2020    | Shrimati Asha Dattaray Shinde      |
| 21     | 25/03/2016 | 3B      | 2071    | Mr. Nilesh Anant Kanade            |
| 22     | 24/05/2016 | 13      | 3262    | Mr. Suhsma Ravindra Malwe          |
| 23     | 14/10/2016 | 16B     | 6098    | Shrimati Jyoti Vasant Waghmare     |
| 24     | 29/11/2016 | 9B      | 7009    | Mr. Pintu Muneshwar Baitha.        |
| 25     | 01/06/2017 | 18      | 2760    | Srimati. Mangala Balu Shinde       |

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20. As per the present record, I do not find any adverse entry which will affect the title of the present owner.

D] OPINION:-

Hence on perusal of all above referred documents, I am of the opinion that the title of the property bearing S. No. 405/1+2 admeasuring area 711.50 Sq.mtr., Plot no. 13 and constructed building named Gajanan Apartment in that building having 25 sanctioned flats and 09 proposed flat, according to the document's shown before me, the revised sanction plan is submitted in corporation as per that plan total 34 flats in that building. Apart from the loans of the allottee, there is no such encumbrances and thus it is clear and marketable. In pursuant of the aforesaid registered Development Agreement and Power of Attorney of Shri. Siddhartha Ramesh Shah has acquired absolute rights for sale, alienation, transfer, dispose off and development of the said flats.

Nashik.

Date :- 26/07/2017

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