

Subodh M. Shah

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Date : 5/11/2016.

TITLE CERTIFICATE

NAME OF THE HOLDER:- PARAM BUILDCON, PROPRIETARY CONCERN
THROUGH ITS PROP. MR. BHARAT LALJI MAVANI.

PROPERTY:- All that piece and parcel of the property bearing Plot No. 1 Gat No. 338/2/1 admeasuring 763.50 Sq. Mtrs. situated at Village Adgaon, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows:-

East	:-	By Adjoining Gat No. 387 part layout
West	:-	By M.S.E.B. area and 30 Mtr Road
South	:-	By Plot No. 2
North	:-	By Adjoining Gat No. 339 part layout

HISTORY:- After going through the relevant revenue records like, 7/12 extracts and mutation entries and other relevant orders and papers, my observations are as follows :-

Following documents perused:

- [1] 7/12 extract since last 30 years
- [2] Mutation Entries since last 30 years
- [3] N. A. Order - 25/1/1994
- [4] Copy of final approval letter dated - 5/3/2002
- [5] Copy of Released Deed dated 22/5/2015.
- [6] Copy of Sale Deed dated - 9/9/2015.

It appears from the record of rights that Gat No. 338 admeasuring H. 00.60 Are was owned by Dagadi Gangaram Mate since prior to 1980.

As per order u/s. 8(4) an area admeasuring 1700.00 Sq. Mtrs. land is declared as excess land under the provisions of ULC Act and as such remark to that effect is recorded in the other rights column under M. E. No. 2396 on 14-4-1992.

That the charge of Adgaon Society mutated in the other rights column which is deleted from the other rights column under M. E. No. 6972 on 25/10/1975.

That the land owners prepared a layout for H. 00-47 are of retention area out of H. 00-60 Are of Gat No. 338 which is duly sanctioned by Nashik Municipal Corporation under their letter Dated 6/9/1993 under No. IND/WS-141/3554 and the said property is duly converted to Non Agri. use u/s. 44 of the M.L.R.Code under order of Collector, Nashik under No. Maha/ Kaksha-3/Bi.She.Pa.Kra/466/93 Dated 18/12/1993 and as such separate 7/12 extracts are prepared for the individual plots under M. E. No. 2880 on 4/2/1994. Gat No. 338/1 is allotted to Plots of layout while Gat No. 338/2 is allotted to excess land admeasuring 1700.00 sq. mtrs.

That the land owners prepared a layout for 1700.00 Sq. Mtrs. excess land which is duly sanctioned by Nashik Municipal Corporation under their letter Dated 8/11/1993 under No. IND/WS-2/5/4990 and the said property is duly converted to Non Agri. use u/s. 44 of the M.L.R.Code under order of Collector, Nashik under No. Maha/ Kaksha-3/Bi.She.Pa.Kra/669/93 Dated 25/1/1991 and as such separate 7/12 extracts are prepared for the individual plots under M. E. No. 2882 on 4/2/1994.

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That Arvind Babaji Jadhav purchased Plot No. 1 from Dagubai Gangaram Mate by sale deed dated 26/12/1995 and as such name of the said purchaser is mutated in the owners column under M. E. No. 5929 on 8/7/2002.

That Vedprakash Banwarilal Agrawal purchased Plot No. 1 from Arvind Babaji Jadhav by sale deed dated 22/1/2003 and as such name of the said purchaser is mutated in the owners column under M. E. No. 6807 on 16/12/2003.

That as per the order of Competent Authority of ULC Act dated 10/8/2011 remark of Talegaon Dabhade Scheme is recorded in the other rights column under M. E. No. 14285 on 22/8/2011.

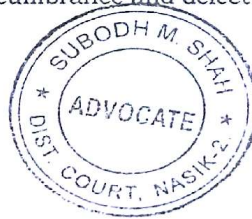
Vedprakash Banwarilal Agrawal died on 13/5/2011 and as such names of his legal heirs namely widow Sarala Vedprakash Agrawal, daughters Mamta Sunil Jain, Rita Yashdev Jain, Kavita Vinodkumar Goyal, Renu Rajesh Bansal and son Girish Vendprakash Agrawal are mutated in the owners column under M. E. No. 16080 on 19/7/2012.

Smt. Sarala Vedprakash Agrawal and others released their rights in favour of Mamta Sunil Jain by Released Deed dated 22/5/2015 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 4656 on 22/5/2015 and as such names of Smt. Sarala Vedprakash Agrawal and others are deleted from the owners column and the name of Mamta Sunil Jain is mutated in the owners column under M. E. No. 19445 on 17/6/2015.

The aforesaid holder purchased aforesaid property from Mamta Sunil Jain by a sale deed dated 9/9/2011 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 6063 on 9/10/2015 and as such name of the aforesaid holder No. 1 is mutated in the owners column of the record of rights under M. E. No. 19734 on 14/10/2015.

No charge, encumbrance or defect in title is observed during the course of the search.

OPINION :- In consistence with my above observations, I am of the opinion that the title of the aforesaid property appears to be clear, negotiable and marketable without any charge, encumbrance and defect in title.



Subodh
SUBODH M. SHAH
ADVOCATE