

Pravin K. Parakh
B. Com., LL.B.
ADVOCATE

Chamber No.116,
Maruti Chambers
Dist. Court Campus
Nashik -422 002.

Date: 13/1/2014

TITLE CERTIFICATE

Sub : Title certificate in respect of Non Agricultural Plot No.7 admeasuring 713.49 sq.mtr. out of Revenue Survey No. 646/7B/1/1A/2/3 corresponding to CTS No. 6859/4 and having final Plot No. 261 of Town Planning Scheme No.II of Village Nashik, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik owned by 1] Mr. Shrikant Hiralal Soni, 2] Mr. Rohil Bhupendrakumar Shah and 3]Mr.Romil Bhupendrakumar Shah R/o. Pune.

TO WHOSOEVER IT MAY CONCERN

Shri. Manish Ratnapal Shah, partner of M/s. Shilp Buildcon, R/o. 27, Saivihar Complex, Station Road, Kalyan (W.), Dist. Thane approched me with a request to issue Title Certificate in respect of the above mentioned Non Agricultural Plot No. 7. For that purpose he produced before me Photo copies of following documents for my verification and persual.

1. 7/12th extract since 1976-2014,
2. Relevant Mutation Entries,
3. N. A. order Dated 9/4/1966,
4. Sale Deed Dated 6/2/1964 in favour of Shri. Nilkanth Waman Naik,
5. Sale Deed Dated 1/2/1990 in favour of 1] Mr. Kavasseri Ramkrishnan Ananthanarayanan and 2] Mrs. Geeta Ananthanarayanan,



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6. Sale Deed Dated 15/10/2013 in favour of 1] Mr. Shrikant Hiralal Soni, 2] Mr. Rohil Bhupendrakumar Shah and 3] Mr. Romil Bhupendrakumar Shah,
7. Development Agreement Dated 21/10/2013,
8. General Power of Attorney Dated 21/10/2013,
9. Commencement Certificate Dated 26/12/2013.

On going through the above papers my observations in respect of Non Agricultural Plot No.7 admeasuring 713.49 sq.mtr. out of Revenue Survey No. 646/7B/1/1A/2/3 of Village Nashik are as under.

1. Non agricultural Plot under this report is a peace and parcel of land bearing Survey No. 646/7B/1/1A/2/3 of Village Nashik. The said Plot No. 7 was initially owned by Shri. Vishnu Ramchandra Kelkar. On or about 6/2/1964 Shri. Vishnu Ramchandra Kelkar sold the said plot to Shri. Nilkanth Waman Naik. By way of Sale Deed, which is duly registered in the office of Sub-Registrar, Nashik under Serial No. 153/1964 on 6/2/1964. In view of this fact, name of the Shri. Nilkanth Waman Naik was recorded into the Record of Rights of the said plot as holder by way of certifying the Mutation Entry No. 8931 to that effect.

2. The Collector of Nashik, vide his Order No. LNA.SR.6/1966 Dated 9/4/1966 granted permission to change the use of the said plot into the Non Agricultural purposes i.e. for the construction of residential building subject to the terms and conditions mentioned in the said order.

3. On or about 19/5/1971 due to implementation of Enforcement of Weight and Measures Act and Indian Coinage Act, 1958, the measurements of the lands of entire village Nashik were converted into the Metric System by way of certifying the Mutation Entry No.12378 to that effect.

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4. The owner of the said Plot No. 7 Shri. Nilkanth Waman Naik expired on 31/11/1978. In view of his death name of his only successor i.e. wife Smt. Suniti Nilkanth Naik was recorded in to the Record of Rights of said plot by way of certifying the Mutation Entry No. 23476 to that effect.

5. On or about 1/2/1990, Mr. Kavasseri Ramkrishnan Ananthanarayanan and Mrs. Geeta Ananthanarayanan, purchased the said plot alongwith constructed bungalow thereon from Smt. Suniti Nilkanth Naik through her G.P. Holder Shri. Anil Mahadev Naik, by way of registered Sale Deed, which is duly registered in the office of Sub-Registrar, Nashik under Serial No. 942/1990 on 1/2/1990. In view of this fact, name of Mrs. Geeta Ananthanarayanan was recorded into the Record of Rights of the said plot as holder by way of certifying the Mutation Entry No. 27274 to that effect. It seems that the name of Mr. Kavasseri Ramkrishnan Ananthanarayanan remains to be recorded inadvertently, which was recorded on 10/12/2012 by way of Mutation Entry No. 87195, duly certified on 29/12/2012.

6. On or about 15/10/2013, 1] Mr. Shrikant Hiralal Soni, 2] Mr. Rohil Bhupendrakumar Shah and 3] Mr. Romil Bhupendrakumar Shah, present owner of the said plot, purchased the said plot alongwith constructed bungalow thereon from Mr. Kavasseri Ramkrishnan Ananthanarayanan and Mrs. Geeta Ananthanarayanan, by way of Sale Deed, which is duly registered in the office of Joint Sub-Registrar, Class-II, Nashik 4 under Serial No. 11620/2013 on 15/10/2013. In view of this name of the purchasers i.e. present owners are recorded into the Record of Rights of the said Plot No. 7 out of Survey No. 646/7B/1/1A/2/3 by way of certifying the Mutation Entry No. 91067 to that effect.

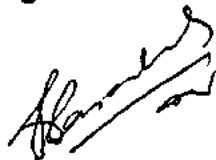
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7. From the Development Agreement Dated 21/10/2013, registered under Document Serial No.11825/2013 with the Jt. Sub-Registrar Class 2, Nashik 4, it is seen that 1] Mr. Shrikant Hiralal Soni, 2] Mr. Rohil Bhupendrakumar Shah and 3] Mr. Romil Bhupendrakumar Shah, owners of Plot No. 7 out of Survey No. 646/7B/1/1A/2/3 entered into Development Agreement in respect of the said plot with M/s. Shilp Buildcon through its partner Shri. Manish Ratnapal Shah, to Develop the said plot subject to the terms and conditions stipulated in the said registered Development Agreement. Further the above owners 1] Mr. Shrikant Hiralal Soni, 2] Mr. Rohil Bhupendrakumar Shah and 3] Mr. Romil Bhupendrakumar Shah, appointed M/s. Shilp Buildcon through its partner Shri. Manish Ratnapal Shah, as their true and legal power of Attorney holder to develop the said plot subject to the powers delegated in it. Said Power of Attorney is registered with the Jt. Sub-Registrar Class 2, Nashik 4 under his Serial No. 11826/2013 on dt.21-10-2013.

8. M/s. Shilp Buildcon through its partner Shri. Manish Ratnapal Shah in the capacity of Developer submitted a building plan of the building to be constructed on the said plot to Nashik Municipal Corporation, Nashik and same is sanctioned by the Executive Engineer (Town Planning), Nashik Municipal Corporation, Nashik and issued Sanction of Building Permit and Commencement Certificate under No. LND/BP/NSK/A1/ 145/4210 dated 26-12-2013.

9. In view of the above discussions, I am of the opinion that 1] Mr. Shrikant Hiralal Soni, 2] Mr. Rohil Bhupendrakumar Shah and 3] Mr. Romil Bhupendrakumar Shah hold a good and marketable title over the Non Agricultural Plot bearing No.7



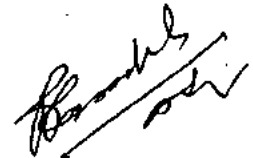
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admeasuring 713.49 sq.mtr. out of Revenue Survey No. 646/7B/1/1A/2/3 of Village Nashik, Tal. and District Nashik, which is free from encumbrances whatsoever in the nature and M/s. Shilp Buildcon through its partner Shri. Manish Ratnapal Shah have right to Develop the said plot No.7 and sell the constructed premises out of the proposed building to the prospective buyers.

10. This Title Certificate is issued only upon the strength of the documents/papers produced before me by Shri. Manish Ratnapal Shah, partner of M/s. Shilp Buildcon .

Hence this Title Certificate to the owners.

Place: Nashik.



Pravin K. Parakh

Advocate

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