

अर्चना गणेश शिरसाठ

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अॅडव्होकेट

रा.एन-४३, सी-ए-१/५/७, त्रिमुर्ती चौक, सिडको, नाशिक. मो.८६००४६३४३५.

TITLE CERTIFICATE

- 1 Sub :- Verification of the title of plot No. 2 from survey No. 329/2/1 of CTS No. 7714/194 Area admeasuring 600.21 Sq. Mtrs.

2. Description of the property concerned with this title :-

All that piece and parcel of non-agricultural land lying and being at Nashik within the limits of Nashik Municipal Corporation Nashik bearing survey No 329/2/1, Plot No. 2 CTS no. 7714/194 Area admeasuring 600.21 Sq. Mtrs which plot is bounded as shown below :-

On or towards East	:	By Plot no. 3
On or towards West	:	By Plot no. 1
On or towards North	:	By 9 Mtrs. road
On or towards South	:	By S. No. 328 (part)

Pratap Marketing Pvt. Ltd. approached me for the Title Certificate of the said plot, I have investigated the title of said plots on the basis of documents placed before me such as revenue record sale deeds permissions and online search.

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|--------------------------------------|---|---|
| I. 7/12 extract | : | Year 1985 to 2014 and CTS extract of year 2016 |
| II. All relevant mutation entries No | : | 2829, 2849, 4043, 13874, 13875, 13881, 13882, 14266, 14455, 14804 |

- III. Sale deeds
- a) In favour of Madhav Co-op Housing Society. (Proposed) having registration no. 3697/2008 dated 8/4/2008
 - b) Sale deed no. 3698/2008 dated 8/4/2008
 - c) Sale deed no. 3700/2008 dated 8/4/2008
 - d) Sale deed no. 3701/2008 dated 8/4/2008
 - e) Sale deed no. 3849/2008 dated 11/4/2008
 - f) Allotment deed in favour of Pratap Marketing Pvt. Ltd. Reg. No. 4512/15 dtd. 17/06/2013

IV. Development agreement dated 25/02/2000

V. Development agreement dated 24/09/2004

VI. Permissions :

- a) N.A. permission wide no. Kaksha-3 /NA/801/97 dated 27/11/1998
- b) Layout letter bearing no. TPD/final/B-5/05 dated 13/01/2015
- c) Sanction of building permit & commencement certificate bearing no. LND/BT/B-5/77/1057 dated 21/07/2015

VII. Online Search - No charge found on the subject property.

2.1 It appears that the land bearing survey No. 329 originally belonged to Sahadu Gajiram Lone.

2.2 M.E. No. 2829 dated 09/12/1971 shows that Shivshankar Puranchand Gupta purchased Survey No. 329 from Sahadu Gajiram Lone accordingly the name of Shivshankar Puranchand Gupta was mutated in record of rights.

2.3 M.E. 2849 dated 14/08/1972 shows that PuranchandMangatrai Gupta being purchased the said property as KARTA of family from ShivshankarPuranchand Gupta.

2.4 Further it appears that the property being family property, Puranchand Gupta filed ULC statement bearing No. ULC / A-2 / 1176 / 23 which was order on 09/04/1985. M.E.No. 4043 dated 12/02/1986 shows that to said order the area of survey No. 329 was declared as under and the 7/12 extracts were also separated -

S.No.	Particulars	
329/1	24000	Retained area
329/2	48358	Excess area
Area under D.P.Road	42	D.P. Road

Total Area	72,400	

2.5 M.E.No. 7063 dtd.06/02/98 shows that,out of S.No.329/2 area admeasuring 99.00 sq.mtrs. was acquired by Maharashtra Government the 7/12 extract of said 99.00 sq.mtrs. was separated as 329/2/2 and 7/12 extract of the remaining area was separated as 329/2/1 admeasuring area 48259.00 sq.mtrs.

2.6 The land owners as per ULC provision approved TalegaonDabhadi scheme in the excess land of 48259.00 sq.mtrs. which is approved by Maharashtra State Government by its order No. Scheme/1097/CR/22/ULC/4 dated 17/05/1997.

Maharashtra Government has extended period of said provision by its order No. Scheme/ ULC/ 11/ 2006/ Pra.No.638/ULC-2 dated 05/04/2007.

- 2.7 Hon. Collector of Nashik District has sanctioned non agricultural permission for said land bearing order no. Maha/kaksha/3/NA/801/97 dtd. 27/11/1998
- 2.8 **M.E.No.13874 dated 11/08/2008** shows that by the sale deed dated 05/04/2008 Madhav Co-Op. Housing Society (Proposed) purchased area of 18611.86 sq.mtrs. from and out of survey No. 329/2/1 from NilshankarPuranchand Gupta. The said document is registered in the office of Sub-Registrar at Sr.No.3697/08 on 08/04/2008 and its name is mutated in the records of rights.
- 2.9 **M.E.No.13875 dated 11/08/2008** shows that by the sale deed dated 05/04/2008 Madhav Co-Op. Housing Society (Proposed) purchased area of 12089.50 sq.mtrs. fromlogindar Kumar Hansraj Gupta & other 4 . The said document is registered at Sr. No. 3701/08 on 08/04/2008 and its name is mutated in the records of rights.
- 2.10 **M.E.No.13881 dated 11/08/2008** shows that by Sale Deed dated 05/04/2008 Madhav Co-Op. Housing Society (Proposed) purchased area of 10089.52 sq.mtrs. fromAnilkumarCharandas Gupta and other. The said document is registered at Sr.No. 3700/08 on 08/04/2008 and its name is mutated in the records of rights.
- 2.11 **M.E.No.13882 dated 11/08/2008** shows that, by Sale Deed dated 05/04/2008 Madhav Co-Op. Housing Society (Proposed) purchased area of

2522.38 from Girish Puranchand Gupta. The said document is registered at Sr.No. 3698/08 on 08/04/2008 and its name is mutated in the records of rights.

2.12 M.E.No.14266 dated 10/01/2009 shows that JatashankarPuranchand Gupta executed Development Agreement in favour of Thakker's Developers Limited in respect of area admeasuring 2522.38 sq.mtrs. which was duly registered through deceleration in the office of Sub Registrar at Sr.no.8024/08 on 16/08/2008.

2.13 M.E.No.14455 dated 30/04/2009 shows that by Sale Deed dated 05/04/2008 Madhav Co-Op. Housing Society (Proposed) purchased area of 2522.38 sq.mtrs. fromShivshankarPuranchand Gupta and others. The said sale deed registered No. 3849/08 on 11/04/2008 and its name is mutated in the records of rights.

2.14 Further it also appears that Niyojit-Madhav Co. Opp. Hsg. Soc. (Proposed) has also executed development agreement in favour of Thakker's Developers Ltd on dtd 24/09/2004. for an area of 45835.62 Sq.Mtrs. The said agreement was impounded U/s 33 of Bombay Stamp Act 1958 before Collector of Stamp Nashik and the proper stamp paid on the same.

2.15 M.E, No.14804 dated 25/08/2009 shows that layout plan is approved by Nashik Municipal Corporation bearing its order No. TPD/Final /CD /26 dated 20/06/2008 in respect of area statement admeasuring 48358.00 sq.mtrs. as follows -

Particular	Area (sq.mtrs)
Area surrender to Govt.	99.00
Group Housing Scheme I+II+III	19,957.67
Net area under lay outs	28,301.33
Area under amenity space	2,420.00
Area under open space	2,821.00
Area under colony road	939.58
M.S.E.B.	75.00
Area under plots	24,455.75

The 7/12 extracts of an area admeasuring, 17537.67 sq.mtrs. out of total are under group housing scheme was separated as 329/2/1b

The layout plan previously sanctioned by Nashik Municipal Corporation bearing its order No. TPD/Final/CD/26 dated 20/06/2008 was cancelled and new tentative layout being approved by Nashik Municipal Corporation wide order No. LND/ WS/Tent/CD/B5/21 dated 27/11/2013.

Area statement as per the said layout	Area in Sq.mtrs.
1. Area of the land as per 7/12 extracts	48358.00
2. Area surrenders to Government	99.00
3. Net area under development	48259.00
4. Area under Amenity plot	2420.00
5. Area under open space	4836.00
6. Area under M.S.E.B	304.00
7. Area under Road	10452.34
8. Area under plots	30246.66

- 2.16 I have also verified above mentioned documents registered in favour of MadhavCo.-Op. Hsg. Society (proposed) and Development Agreement favouringThakkers Developers Ltd. by Madhav Co.-Op. Hsg. Society (proposed) & Girish Gupta. Which does not shows any restrictive covenants.
- 2.17 Assistant Director of Town Planning NMC has granted permission wide order No. LND/W.S/B5/05 Dt. 13/01/2015 and approved Lay-out finally for residential purpose and the M.E. No. 5345 was affected on 13/02/2015 by competent authority of city serve record shows that CTS extract made for all plots.

As per layout plan details of plot area as under.

S.No.	CTS No.	Plot No.	Area Sq. mtr.
329/2/1	7714/194	02	600.21.

- 2.18 Madhav Co-Op Hsg. Soc. (Proposed) through promoter MadhavHsg. Pvt. Ltd. through its director Mr. Pradeep BhikajiPawar (As an owner) &Thakker's Developers Ltd. (As a consenting party) allotted the said plot to Pratap Marketing Pvt. Ltd. & the said allotment deed is duly registered in the office of Sub Registrar, Nashik-2 at serial no. 4512/15 dtd.16/06/2015.
- 2.19 The competent authority Nashik Municipal Corporation, Nashik has sanctioned building permit & commencement certificate U/S 45 & 69 of Maharashtra regional and town planning act 1966 for residential purpose wide no. LND/BT/77/1057 dated 21/07/2015 for plot no. 2 of S. No. 329/2/1 CTS No. 7714/194 of Pathardishivar, Tel. & Dist. Nashik.

Conclusion

In view of the records as seen above in my opinion, title to the captioned property is free, clear, marketable and free from encumbrances.

Dated 22/02/2015.

Nashik

Yours faithfully


(Adv. Archana Ajay Salve)

Advocate