निवास : 'मयुर', ओमनगर,
सैलानी बाबा बस स्टॉपसमोर,
जेलरोड, नाशिकरोड - ४२२ १०१.
☎ (०२५३) २४१०३८७

सुरेश तुकाराम भोसले
ॲडव्होकेट व नोटरी
ऑफीस : चेंबर नं.४०९, मारुती चेंबर्स,
नासिक डिस्ट्रीक्ट कोर्ट, नाशिक - २.
मोबाईल नं. : ९४२२७४७७५३.

TITLE CERIFICATE

Description of property :-

All that piece and parcel of property - **Plot No. 28** admeasuring **271.42** sq. mttrs. **Plot No. 29** admeasuring **215.12** sq. mttrs & **Plot No. 30** admeasuring **269.30** sq. mttrs out of sanctioned lay-out **S. No. 67/ 2** situated at **Dasak,** Tal. & Dist. Nasik, within the limit of Nasik Municipal Corporation , Nasik, owned and possessed by - **M/s. Prabhavi Construction** prop. **Shri Hemant Dattatray Gaikwad .**

History & search of Title :-

I have investigated the title in respect of the abovesaid property and for the said purpose , I have gone through all the relevant revenue record i. e. Mutayion entries, 7/12 extract, and sale -deed etc, given by the land owner . On the basis of these documents, I am giving this Title Certificate as under.

1) As per revenue record shows that, the land S. No. 67/2 admeasuring H.00.89 Ares was the property original owned by **Shri Vishanu Visharam Adhav,** their name are mutated in record.

2) As per M. E. No. 3210 dt. 08/07/1985 shows that, land owner **Shri Vishanu Visharam Adhav,** took loan from Maharastra State Co-op. Agri. Land Development Bank Ltd., branch Nasik Rs. 57,000/- dt. 08/07/1985, hence land owner name entered in other rights coloum and Bank name entered in possession coloum, S. No. 67/2 as per Bank letter, and M. E. 3210 certified.

3) As per M. E. No. 3417 dt 02/10/1986 shows that, land owner Vishnu Vishram Adhav 's as per correction order U. L. C.- A-1/954/28 dt. 09/07/86, Nasik , remark in record of right, fowlling :-

S. No.	area sq. mtrs.	remark
55/2/2-	2900/	own use- purpose land.
66/5	3100/-	"_ "

But S. No. 55/2/2 area 7600 Sq. Mtrs. out of (ULC) cilling limit, and other area 2900/ sq. mtrs. area in ULC limit, but pirer record exccess land wrongly shows, as per correation record, dealted excess land remark.

S. No.	area sq. mtrs.	remark
61/10	7500/-	Excess land
62/4	8200/-	"
67/2	8900/-	"
68/7	6700/-	"
68/10	12500/-	"
62/5	82.50/-	"

totale area 46082..50 sq. mtrs. as oer ULC order givean effect. to record of right. and M. E. No. 3417 made and certified.

4) As per M. E. No. 3839 dt 25/2/1989 shows that, as per Govt. of Mharashtra exampted tagai (TAGI) loan, by order Tashildar , Nasik TAGAI / VASH I/172/89 dt. 20/2/1989 , as per order in other right coloumn S. No.67/2 , land owner **Shri Vishanu Visharam Adhav,**'s Rs.500/- charge deleated. and M. E. No.3839 made and certified.

5) As per M. E. No. **3899** dt 22/6/1989 shows that, land owner **Shri Vishanu Visharam Adhav,**'s obteaned loan from Maharastra State Co-op. Agri. Land Development Bank Ltd.,branch Nasik, hence Bank name entered in possession coloum, and land owner name entered in other right coloum,(S. No. 62/4,67/2,68/7 & 68/10) and M.E.. No. 3899 certified.

6) As per M. E. No. 5374 dt 6/11/1995 shows that, land owner **Shri Vishanu Visharam Adhav,**'s re-paid all loan to Maharastra State Co-op. Agri. Land Development Bank Ltd.,branch Nasik, hence Bank name deleted and land owner name entered in possession coloum, and M.E.. No. 5374 certified.

7) As per M. E. No. 5408 dt 16/12/1995 shows that, land owner **Shri Vishanu Visharam Adhav,**'s filling applection and with affidevit , i aged person hence all land transper my three son,
1. Shivaji Vishnu Adhav, 2..Mohan Vishnu Adhav, 3.Keshav Vishnu Adhav, jointly, said land devolpment purpose, S. No. 61/10,62/4,66/5, 67/2,68/7,68/10 and 62/5 , all three son "s name entered record of right and **Shri Vishanu Visharam Adhav,**'s name deleated. and M. E. No. 5408 made and certified.

8) As per M. E. No. 8029 dt 0311/2003 shows that, Dasak - Panchak V. Ka. Seva, Co-op. Society's all loan re-paid land owner, Shri Shivaji Vishnu Adhav , hence in other right coloum Socierty 's name deleted as per Society 's letter (S. No. 67/2,68/7-68/10 and 66/5) and M. E. No. 8029 certified.

9) As per M. E. No. 9150 dt 30/04/2007 shows that, Dasak - Panchak V. Ka. Seva, Co-op. Society's all loan re-paid land owner, Shri Shivaji Vishnu Adhav , hence in other right coloum Socierty 's name deleted as per Society 's letterdt. 15/4/2007, (S. No. 66/5,67/2 , and 68/10) and M. E. No. 9150 certified.

S. R. Advoc

निवास : 'मयुर', ओमनगर,
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☎ (०२५३) २४१०३८७

सुरेश तुकाराम भोसले
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मोबाईल नं. : ९४२२७४७७५३.

10) As per M. E. No. 9881 dt 05/02/2009 shows that, Uppar Collecter order U. L. C.- -1/40/2009 dt. 27/01/2009, Nasik , remark in record of right, land owner **Shivaji Vishnu Adhav** 's and other land owner S. No. 37/1b-2B plot No.23 and 37/A/1B , as per sancation schem ULC Act U/s 20- remark in record of right Talegoan Dabhadi schem, fowlling :-

S. No. Totle area schem & sancation sq. mtrs. Without considertion area
66/5 14200/- 907/2006 2535 sq.mt.
67/2 dt.23/5/2006

as per order remark Talegoan Dabhadi schme U/s.20 in other rght coloume as per ULC order , given effect record of right. and M. E. No. 9881, made and certified.

11) As per M. E. No. **10020** dt 31/07/2009 shows that, land owner **Shivaji Vishnu Adhav** 's as per Uppar Collecter ULC order, correction order U. L. C.- A-1/ 954 /28 dt. 15/10/2008 and dt. 20/10/2008, Nasik , as per order presented, and also final order Govt. dt. 18/08/2007 , corrcetion order, U. L. C.- A-1/ .T. D schem- No. 888 /06 AND 907/2006 and correction letter 8891/2007 dt. correction order -C-1/ T-D/ shcem. 1098/C. R.-67/ULC/-2/98 correction order/892/07 dt 02/11/2007 ,

As per order of land owner **Shivaji Vishni Adhav's** S. No. 66/5 and 67/2 in other right coloume remark Talegoan Dabhadi Schem and - without considertion , remark deleated, and also as per order ULC/A-1/954/28 dt.15/10/2008, S. No. 67/2 and 68/10 plot No.1 to 9 and 14 to 23 in other right coloume Tlegoan and Dhabhadi remark deleted , and said plot retantion M.E.. No. 10020 made and certified.

12) As per M. E. No. **10469** dt 02/08/2010 shows that, land owner **Shivaji Vishnu Adhav** 's S. No. 67/2 submitted the lay-out of the land is sancationed and approved by the letter No. Nagarrachana / Final /14/2010 dtd. 31/7/2010 . The land is Sub- divided into plots - plot No. 1 to31 , e..t. plot No.28 t o 30 of the said lay-out.

As per the Collector of Nasik has allowed the above plot to use fo Non- Agriculture purpose by his Order No. Mah. / Kakasha/ -3/4/ N. A/3/ 2010 , Nasik, dt. 19/04/2010. and also open spec and colleny road area mention as per lay-out, given effect and M. E. No.10469 made and certified.

13) As per M. E. No. 10496 dt. 18/08/2010 shows that, land owner 1. Shivaji Vishanu Adhav 2. Mohan Vishanu Adhav ,3. Keshav Vishanu Adhav . preferred an application and along with parition -deed executed before Sub- Rigstrar No. 8687/2010 dt.10/8/2010, as per partition - deed

hosale
e & Notary

given effect- Shivaji Vishanu Adhav name plot No.1 3,5,6,19,20,21,22,23,31. and Mohan Vishanu Adhav name plot No. 7 to 15, and Keshav Vishanu Adhav name plot No. 4, 24 to 30. given effect recored. of right and M. E. No.10496 certified.

14) As per M. E. No. 10547 dt. 22/09/2010 shows that ,As per order of Tashildar, Nasik, - VATAN-/KAvI/303/2010 dt.21/9/2010 , in other right coloume remark Barding Boza, deleated , and M. E. 10547 certified.

15) As per revenu record and M.E. No. 10500 dt.18/08/2010 shows that, Prabhavi Construction -prop. Shri Hemant Dattatry Gaikawad purchased plot No. 28 to 30 totle area 755.84 sq. Mtrs, out of S. No. 67/2 from 1. Shri Shivaji Vishnu Adhav, 2. Shri Mohan Vishnu Adhav, 3. Shri Keshav Vishnu Adhav, consideration Rs. 21,00,000/- sale deed Sr. No. 8685/2010 dt. 10/08/2010, as per sale deed purchsar' s name entered, and saler 's name deleted, and M. E. 10500 certified.

Opinion

From the above all discussion and I am of the opinion that the title in respect of all that piece and parcel of the property **Plot No.28** admeasuring **271.42** sq. mtrs. **Plot No.29** admeasuring **215.12** sq. mtrs.**Plot No.30** admeasuring **269.30** sq. mtrs. out of **S. No.67/2** situated at **Dasak**, Tal. & Dist. Nasik, within the limit of Nasik Municipal Corporation , Nasik, owned and possessed by - **Prabhavi Construction** prop. **Shri Hemant Dattatry Gaikwad** , is clear and marketable and free from all encumbrances,

Hence, This Title Certifcate.

Nasik
Dated ;-7 /04/2017.

(S. T. Bhosale)
Advocate & Notary

S. T. Bhosale
Advocate & Notary