**RAMESH RAJMAL KHATOD**
Advocate

Office:- Chamber No. 409, Building No.3, District Court Compound, Nashik

Date : 07/10/2015

## TITLE CLEARANCE CERTIFICATE
## TO WHOMSOEVER IT MAY CONERN

**DESCRIPTION OF PROPERTY :-**

Property bearing **Survey No. 862/2A/1/1+2B/1 to 2+3/2 to 5+7+862/6/2, Plot No. 2 admeasuring 856.63 Sq. Mtrs. & TDR admeasuring 345.00 Sq. Mtrs. situated at Nashik, Tal. & Dist. Nashik,** within the limits of Nashik Municipal Corporation, Nashik.

**NAME OF OWNER :-**

**M/S CITIZEN CONSTRUWELL,**
**Partnership firm.**

1) I have gone through the title investigation of the above mentioned property, it appears from the record of right that formerly the property bearing S. No. 862/2 & 862/6 owned and possessed by Padamabai Pundlik Kanade at that time she was minor and collector was appointed as Guardian. After majority the name o collector was removed from the record of right by M.E. No. 8745. Smt. Padamavati. Pundlik Kanade was the absolute owner of the property.

2) The property bearing S. No. 862/5, 862/1 and 862/6 Smt. Godubai Khandu Sonawane was died on 24/08/1965 and the property were inherited by her heirs as 1. Deoram Khandu Sonawane, 2. Mahadu Khandu Sonawane, 3. Gangubai Raghunath Tidke. The name of Gangubai Raghunth Tidke was

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entered in record of right in column of other right the heirs were recorded in the record of rights by M. E. No. 11207.

3) Gangubai Raghunath Tidke release his right in favour of Deoram Khandu Sonawane and Mahadu Khandu Sonawane. The said effect was entered in the record of right by M. E. No. 11208.

4) Shri. Sakharam Bala Sonawane was purchased the property bearing S. NO. 862/2A from Padamavati Pundlik Kanade on 4/11/1968. The effect of purchase was entered in the record of rights by M. E. No. 11495.

5) Shri Sakharam Bala Sonawane filed an application in respect of property S. No. 862/6, 862/2A, 862/1B/2/3, 862/4 and 862/2B that his old age his name was release from the record of right and entered the names of his sons namely 1. Fakira Sakharam Sonawane, 2. Eknath Sakharam Sonawane, 3. Vishwanath Sakharam Sonawane, 4. Kashinath Sakharam Sonawane. The said effect was entered in the record of right by M. E. No. 12083.

6) That Enforcement Act 1958 and Indian Coinage Act, 1955 applicable to the above mentioned property. This effect was entered in the record of right by M. E. No. 12378.

7) Fakira Bala Sonawane mortgaged the said property to Maharashtra State Co-operative Land Mortgage Bank Ltd, Nashik on 28/04/1980. The name of Bank entered as owner and the name of Land owners were entered in the column of the right the said effect was entered in the record of rights by M. E. No. 15574.

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8) Kashinath Sakharam Sonawane died on 13/11/1985 the property was inherited by his heirs 1. Lilabai Kashinath Sonawane, 2. Ravindra Kashinath Sonawane, 3. Balu Kashinath Sonawane, 4. Janabai Kashinath Sonawane. The heirs were recorded in the record of right by M. E. No. 22835 and 23506.

9) Prakash Sakharam Sonawane was mortgaged the property of Maharashtra State Co. Op. Bank Mortgage Bank Ltd. Nashik Prakash Sonawane repaid the loan, hence the name of Bank was deleted from the record of right by M. E. No. 23469.

10) Fakira Sakharam Sonawane and others filed an application before Tahasildar of Nashik to Partitioned the said properties U/s 85 of Maharashtra Land Revenue Code, 1966. As per the order of Tahasildar of the, the said properties were partitioned. The effect of Partitioned was entered in the record of right by M. E. No. 25405.

11) Smt. Paravatabai Shivaji Sonawane and Hiraman Fakira Sonawane filed an application to enter the names of 1. mathurabai Vishwanath Sonawane, 2. Dilip Vishwanath Sonawane. Hence the above names were entered in the record of rights by M. E. No. 29851.

12) Fakira Sakharam Sonawane and others had prepared the layout of plan and it has sanctioned and approved Nashik Municipal Corporation of Nashik by order vide No. Nagar Rachana/Antim/B-1/CD/27 dated 19/05/2000 and the Collector of Nashik by order no. Maha/Kaksha-3/N.A./95/2000 dated 11/05/2001. The said effect of layout and N.A. order entered in the record of right by M. E. No. 44286.

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13) 1. Padamavati Pundlik Kanade, 2. Mahadu Khandu Sonawane, 3. Janabai Tukaram Moule filed an application to delete their names from Plot No. 2 to 35 and retained for the Plot No. 1. The said effect was entered in the record of right by M. E. No. 45525.

14) To develop the properties Fakira Sakharam Sonawane and others was enter into agreement with Shilpa Estates. The agreement and Genera Power of Attorney were executed on 15/06/1999. As per the agreement and G.P.A. Shilpa Estate developed the above properties.

15) Ravindranath Kashinath Sonawane and others were compromised mutually to hold the plots, as an owners. The compromised deed was executed on 04/04/1997 and application filed on 04/02/2007 before Talathi of Nashik as per the application and deed the plots were hold by the owners of the properties. The said effect was entered in the record of rights by M. E. No. 57856.

16) As per the compromised deed 1. Tanaji Fakira Sonawane, 2. Shivaji Fakira Sonawane, 3. Hiraman Fakira Sonawane was hold the Plot No. 2 and 7 and their names were entered in the record of right by M. E. No. 57856. 1. Shri. Tanaji Fakira Sonawane, 2. Shivaji Fakira Sonawane, 3. Hiraman Fakira Sonawane sold out the plot no. 2 admeasuring 856.63 Sq. Mtrs. to Citizen Construwell through Partner Israr Ahamad Nisar Ahamed Khan on 21/12/2013. The Sale Deed is executed and registered in the office of Sub-Registrar at Sr. No. 10461. The said purchase transaction was entered in the record of right by M. E. No. 91789.

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17) A) M/s Citizen construwell through Partner Israr Ahamad Nisar Ahamed Khan purchased the TDR from Vaishali Shivaji Sonawane others on 27/04/2015. The Sale Deed executed & Registered before Sub-Registrar of Nashik at Sr. No. 3263. The said effect is entered in the record of right of certificate of Nashik Municipal Corporation, Nashik on 27/04/2015. The area admeasuring purchased by M/s Citizen Construwell has 345.00 Sq. Mtrs.

18) M/s Citizen Construwell through Partner Israr Ahamad Nisar Ahamed Khan is prepared the building plan with the area of TDR which is approved and sanctioned by Nashik Municipal Corporation of Nashik vide No. LND/BP/A4/149/1624 dated 06/10/2015.

19) After going through all the relevant revenue records, documents and papers submitted to me for my perusal, I am of the opinion that the property bearing 862/2A/1/1+2B/1 to 2+3/2 to 5+7+862/6/2, Plot No. 2 admeasuring 856.63 Sq. Mtrs and the TDR area admeasuring 345.00 Sq. Mtrs. of Citizen Construwell is free from all encumbrances and charges thereon the title of the property has good and marketable.

Thanking you,
Nashik
Date 07/10/2015

R. R. Khatod
Advocate

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