

YOGESH SUBHASHRAO AHER

B.A., LL.B

Advocate

Office :- Chamber No.307, Building No.3, District Court Compound, Nashik-1

TITLE CERTIFICATE (To whomsoever it may concerned)

- I. **Description of Property** :- All that piece and parcel of Non-Agricultural land bearing Survey No. 224/3 Plot No. 1 admeasuring area 527.00 sq. mtrs., Plot No. 2 admeasuring 500.00 sq. mtrs., Plot No.3 admeasuring area 295.00 sq. mtrs. & Plot No.4, admeasuring area 290.50 sq. mtrs. situated, lying & being at Village - Mhasrul, Tal & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nasik, (hereinafter referred to as the said Property for the sake of brevity).
- II. **PRESENT OWNER & HOLDER OF THE SAID PROPERTY** :-
Shree Associates, a Partnership Firm, through Partners
- III. **Documents Perused** :-
 - a) 7/12 Extracts & Mutation entries.
 - b) Layout Plan and Permission.
 - c) Non Agricultural Permission.
 - d) Sale Deed dtd. 20/04/2012 & 19/05/2012.
 - e) Building Permission.
 - f) T.D.R. Sale Deed dtd. 24/09/2012.
- IV. **History of Title** :-
 - A) It appears from M.E. No. 1301 dtd.01/12/1950 shows that, as per government notification No. 5869/45 dtd. 02/03/1950 Fragmentation Act Under Pramanbhut Area the land Tukda as per that letter the said land was declared as a Tukda.
 - B) It appears from M.E. No. 1456 dtd. 25/01/1954 shows that, Namdeo Ganapati Morade, Tukaram Ganapati Morade, Mahadu Ganapati Morade partition the said survey number & other survey numbers between themselves.

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- C) It appears from M.E. No. 2676 dtd. 24/11/1979 shows that, the effect of Enforcement Act 1958 and Indian Coinage Act was given to all the lands of Village Mhasrul and therefore measurements of the lands were changed to decimal system.
- D) It appears from M.E. No. 1563 shows that, as per Government notification No. 5869/45 dtd. 02/03/1950 Fragmentation Act Under Pramanbhut Area the land Tukda as per that letter the said land was declared as a Tukda.
- E) It appears from M.E. No. 5040 dtd. 30/09/1982 shows that, Tukaram Ganapat Morade was applied to Tahsildar Nashik for deleting the name of Tukada Bandi from other right column hence as per the order of Thasildar, Nashik mutation entry was sanctioned.
- F) It appears from M.E. No. 13319 dtd.14/06/2006 shows that, Shri. Gangadhar Raghunath Morade passed away on 14/06/2000 leaving behind him his legal heirs 3 sons viz. 1) Dattatraya, 2) Gangadhar 3) Mangaesh and 2 daughter viz. 1) Suman & 2) Sunita and accordingly names of the legal heirs were entered into ownership column of land bearing S. No. 224/3.
- G) It appears from M.E. No. 15525 dtd.07/06/2010 Shows that, 1) Shri. Rajiv Jawaharlal Abad (HUF) 2) Kavita Rajiv Abad purchased an bearing S.No. 224/3 from 1) Dattatraya Raghunath Morade 2) Gangadhar Raghunath Morade 3) Mangaesh Raghunath Morade & others 10 vide registered Sale Deed dated 07/06/2010 & hence the names of the purchasers were entered into ownership column of the said property.
- H) It appears from M.E. No. 16993 dtd. 20/10/2011 that, Rajiv Jawaharlal Abad & others have obtained final layout permission from Nashik Municipal Corporation, Nashik vide order No. Town Planning/Final/C-2/55 out of S. No. 224/3 &

224/4 and also obtained Non Agricultural Permission for the said area from Collector of Nashik vide order No. Mah/Kaksha-3/4/NA/93/2011 dtd. 25/05/2011 accordingly 7/12 extract of all the plots out of the said layout were prepared.

- I) It appears from M.E. No. 17539 that, Shree Associates through partners purchased an bearing S. No. 224/3 out of Plot No. 1 & 4 from 1) Shri. Rajiv Jawaharlal Abad (HUF) 2) Kavita Rajiv Abad vide registered Sale Deed dated 19/05/2012 & hence the names of the purchasers were entered into ownership column of the said property.
- J) It appears from Sale Deed dtd.20/04/2012 that, Shree Associates through partners purchased an bearing S. No. 224/3 out of Plot No. 2 & 3 from 1) Shri. Rajiv Jawaharlal Abad (HUF) 2) Kavita Rajiv Abad vide registered Sale Deed dated 20/04/2012 & hence the names of the purchasers were entered into ownership column of the said property.
- K) It appears from the copy of TDR Sale Deed dtd. 24/09/2012 that Shree Associates through partners purchased TDR area admeasuring 645.00 sq. mtrs. out of Folio No. 575, Certificate No. 575 of Zone 'D' of Nashik Municipal Corporation, Nashik from Dr.Pranjal Vishal Shah & Mrs. Sarita Vinit Jain with an intention to use the said TDR for construction of building on the said property.
- L) The present Land owner & Developer Shree Associates through partners obtained Building Permit & Commencement Certificate from Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik vide letter No. LND/BP/PANCH/C-2/604/3404 dtd. 28/09/2012.

V) Opinion :-

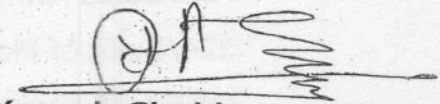
Upon perusal of revenue records, orders, permissions & deeds and documents referred to hereinabove, I am of the opinion that,

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the title of the present Land Owners **Shree Associates, a Partnership Firm, through Partners** of Nashik in respect of Non- Agricultural land bearing Survey No. 224/3 Plot No. 1 admeasuring area 527.00 sq. mtrs., Plot No. 2 admeasuring 500.00 sq. mtrs., Plot No.3 admeasuring area 295.00 sq. mtrs. & Plot No.4, admeasuring area 290.50 sq. mtrs. situated, lying & being at Village - Mhasrul, Tal & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik together with TDR FSI of 645.00 sq. mtrs. out of 'D' Zone Certificate bearing No.575 of Nashik Municipal Corporation, Nashik, is clear, marketable and without any defects whatsoever.

Place :- Nasik.

Date :- 30/12/2012



Yogesh Shubhasrao Aher

Advocate.

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