TUSHAR P. PATEL
BSL. LL.B. ADVOCATE
Off : 6A, Vasant City Mall, Near Manas Hotel, Panchavati Karanja, Nashik-422003
RESI: 2, "Purushottam Villa", Pokar Colony, MERI, Dindori Road, Nasik-422004
OFF- 0253-2629144
Mobile-9420232444

Ref. No.

Date : 25/06/2014

TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

Subject: Investigation into the title of property bearing **P. No. 01 adm. total area 549.31 sq. mtrs. out of S. No. 30/3(A)/1/1/1+143** situated at **Makhamalabad,** Tal. Dist Nasik **and the TDR 220.00 sq. mtrs.** within the local limits Nasik Municipal Corporation and Sub-Registration of Nasik.

I. Description of Property :-

All that piece and parcel **Plot No. 01 admeasuring area 549.31 sq. mtrs. out of S. No. 30/3(A)/1/1/1+143** situated at Village **Makhamalabad,** Tal. & Dist. Nasik **and the TDR 220.00 sq. mtrs.** within the local limits of Nasik Municipal Corporation & within the limits of Sub-Registration of Dist. Nasik which is bounded as per lay-out plan.

II. Present Owners : Mr. Narsihbhai Mavji Mavani

III. Applicant :-

On the verbal request of Mr. Narsihbhai Mavji Mavani to issue Title Certificate with respect of the property and for that purpose they have produced for my perusal the following documents & relying upon the documents, I am submitting my Title Certificate. The documents are as under :

i. 7/12 extract

ii. Mutation entries.

iii. NA order Vide Masha/Kaksh-3/Bi.she.pra.kra./570/1991 dtd. 06/02/1992.

iv. Lay out order vide Ja.No. /Nagarrachna Vibhag/Final/300/3044 dtd. 05/11/1996.

v. Sale Deed executed by Smt. Indubai Mandeo Shinde & other 02 through their GPA Shri. Pandurang Dattatray Bodhale sold Plot No. 01 (P. No. 1+143/1 as per approved lay-out plan) out of S. No. 30/3(A)1/1/1/143 adm. area 549.31 sq. mtrs, to Sau. Usha Prabhakar Jadhav & other 03 on 23/12/1998 regd at Sr. No. 9163 in the office of Sub-Registrar, Nashik.

vi. Sale Deed executed by Shri. Dagu Kalu Thakre consented by 1) Sau. Usha Prabhakar Jadhav 2) Prakash Ramchandra Pawar sold Plot No. 01 out of S. No. 30/3(A)1/1/1/143 adm. area 137.32 sq. mtrs, out of total adm. area 549.31 sq. mtrs. to shri. Ambadas Vitthal Raijade on 10/10/2003 regd at Sr. No. 4716 in the office of Sub-Registrar, Nashik.

vii. Sale Deed executed by 1) Shri. Ambadas Vitthal Raizade 2) Shri. Prakash Ramchandra Pawar consented by Sau. Usha Prabhakar Jadhav of Plot No. 01 (P. No. 1+143/1 as per approved lay-out plan) out of S. No. 30/3(A)1/1/1/143 adm. area 411.98 sq. mtrs, out of total adm. area 549.31 sq. mtrs. + 19.78 sq. mtrs. construction area in favour of Mr. Narsih Mavji Mavani on 10/09/2012 regd at Sr. No. 7825 in the office of Sub-Registrar, Nashik.

viii. Sale Deed executed by Sau. Usha Prabhakar Jadhav in favour of Shri. Narsih Mavji Mavani of Plot No. 01 (P. No. 1+143/1 as per approved lay-out plan) out of S. No. 30/3(A)1/1/1/143 adm. area 137.33 sq. mtrs, out of total

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adm. area 549.31 sq. mtrs. + 19.78 sq. mtrs. construction area on 13/05/2013 regd at Sr. No. 5811 in the office of Sub-Registrar, Nashik.

ix. TDR transfer deed executed by Mr. Laxmikant Vallabhji Thakkar & other 04 in favour of Mr. Narsihbhai Mavji Mavani on 12/06/2013 regd at Sr. No. 7271 in the office of Sub-Registrar, Nasik-5.

x. Building Commencement Certificate vide LND/BP/ panch/C-2/382/2060 dtd. 20/07/2012 & Completion Certificate vide Ja. No./Naravi/Panchvati/12713/2588 dtd. 21/08/2012.

xi. Building Commencement Certificate vide LND/BP/ panch/C-2/231/1466 dtd. 20/06/2013.

xii. NA Tax Receipt.

xiii. Blue Print of Plan.

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IV. Observations and Findings :-

It appears that the Indian Coinage and Indian Enforcement act 1958 and Indian Weights and measures Act was applied by Special District Inspector of Land Record to the said area and the weights and measures are converted into Decimal System and the effect was taken to the records on 01/01/1970 by M. E. No. 6050.

It appears that the land of S. No. 30/3A area adm. H 2.40 Are was purchased by Indubai Namdeo Shinde from Fataru Dada Patil. Hence the name of the purchaser was entered in the record of rights column of 7/12 extracts.

It can be seen that due to the application of Hissa Form No. 12 made applicable in the record of rights of the village and S. Nos. correction were made and enforced. The Land of S. No. 30/3/1 was

held and owned by Indubai Namdeo Shinde hence M.E. No. 9855 dtd. 05/02/1987 was effected.

It appears from M. E. No. 10221 dtd. 02/08/1988 that As per Hissa Form No. 12, the M. E. No. 9855 was cancelled for S. No. 420/1 by the order of Sub-divisional officer, Nashik vide RTS/87/87 dtd. 09/01/87 and the name of possessor Smt. Tarabai Raghunath Shirsath for area adm. H 0.05 Are was deleted & The land of S. No. 30/3/1/1 was held & owned by Indubai Namdeo Shinde.

It appears from M. E. No. 10494 dtd. 24/07/1989 that land of S. No. 30/3/1/1, 30/3/1/2, 30/3/1/3, 30/3/1/4 was owned by Indubai Namdeo Shinde. It was finalized under the ULC limit vide return no. ULC/A2/ 1741/133 dtd. 09/02/1989. Separate Hissas were made of 6000.00 sq.mtrs. to the following persons and remaining areas were of Excess land.

S. No.	Area	Name
30/3/1/2	2000.00	Indubai Namdeo Shinde
30/3/1/3	2000.00	Babanbai Karbhari Khaire
30/3/1/4	2000.00	Maltibai Eknath Gite
30/3/1/1	18000.00	Indubai Namdeo Shinde & other 03

It appears from M.E. No. 11414 dtd. 24/04/1992 that S. No. 30/3A/1 pai adm area 18000.00 sq.mtrs. was declared as Excess Land by the order of Deputy Collector & Competent Authority, ULC department.

It appears from the M. E. No. 12664 dtd. 15/01/1996 that Smt. Indubai Namdeo Shinde through their GPA Padmakar Tukaram Katkade applied and got sanctioned the layout plan for the said S. No. 30/3(A)/1/1/1 adm. area 18000.00 sq.mtrs. from Nashik Muncipal Corporation Ja.No. /Land/Final/96/3759 dtd. 09/09/1992. and the said s. no. was converted for NA purpose by the order of Collector Nasik vide Masha/Kaksh-3/Bi.she.pra.kra./570/1991 dtd. 06/02/1992. Out of 18000.00 sq. mtrs., 12600.00 sq.mtrs are allotted to Lower income group Component A i.e. plot no. 4 to 142

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& 5400.00 sq.mtrs. are allotted to other group i.e. plot no. 01, 02 03 & 143 & the 7/12 extracts was separated to that respect.

M. E. No. 13075 dtd. 25/01/1997 reveals that the lay-out plan for plot No. 143 adm. area 1008.75 sq. mtrs., plot No. 01 adm. area 1008.75 sq.mtrs., plot no. 02 adm area 945.00 sq.mtrs. and plot no. 03 adm area 945.00 sq. mtrs was re-sanctioned by asst. Director, Town planning, Nashik Muncipal Corporation, Nashik vide final/300/3044 dtd. 05/11/1996. Accordingly, separate 7/12 extracts prepared for plot no. 1 to 6 out of S. No. 30/3A/1/1+143 & plot no. 1 to 7 out of S. No. 30/3A/1/2+3.

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M.E. No. 15076 dtd. 11/07/2000 reveals that S. No. 30/3A/1/1 adm. Area 18000.00 sq. mtrs. declared as Excess land & Housing Development Scheme u/s. 20 of ULC Act, 1976 by upper Collector & competent authority vide ULC/C-1/Section 20(1)(New)/415/91 dtd. 16/11/1991. Hence, the effect was taken on other rights column of the 7/12 extract.

Further, Smt. Indubai Mandeo Shinde & other 02 through their GPA Shri. Pandurang Dattatray Bodhale sold Plot No. 01 (P. No. 1+143/1 as per approved lay-out plan) out of S. No. 30/3(A)1/1/1/143 adm. area 549.31 sq. mtrs, to Sau. Usha Prabhakar Jadhav & other 03. The said document is registered at Sr. No. 9163 in the office of Sub-Registrar, Nasik on dtd. 23/12/1998. Hence the name of purchaser is recorded by M. E. No. 15116 on 11/08/2000.

It appears from M.E. No. 17641 dtd. 26/12/2003 that the owner Dagu Kalu Thakre took loan from Hari om Arban Co op Credit Soc Ltd. He repaid the loan taken. Hence, the name of the Society was deleted from the other rights column of the 7/12 extract.

Further, Shri. Dagu Kalu Thakre consented by 1) Sau. Usha Prabhakar Jadhav 2) Prakash Ramchandra Pawar sold Plot No. 01

out of S. No. 30/3(A)1/1/1/143 adm. area 137.32 sq. mtrs, out of total adm. area 549.31 sq. mtrs. to shri. Ambadas Vitthal Raijade. The said document is registered at Sr. No. 4716 in the office of Sub-Registrar, Nashik on dtd. 10/10/2003. Hence the name of purchaser is recorded by M. E. No. 17643 on 26/12/2003.

1) Shri. Ambadas Vitthal Raizade 2) Shri. Prakash Ramchandra Pawar and 3) Sau. Usha Prabhakar Jadhav have applied and get sanctioned the Building Plan over the said Plot No. 01 adm. total area 549.31 sq. mtrs. out of S. No. 30/3(A)/1/1/1+143 and obtained Building Commencement Certificate vide LND/BP/panch/C-2/382/2060 dtd. 20/07/2012 and got Completion Certificate vide JA.No./Naravi/Panchvati/12713/2588 dtd. 21/08/2012.

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Further, 1) Shri. Ambadas Vitthal Raizade 2) Shri. Prakash Ramchandra Pawar consented by Sau. Usha Prabhakar Jadhav sold Plot No. 01 (P. No. 1+143/1 as per approved lay-out plan) out of S. No. 30/3(A)1/1/1/143 adm. area 411.98 sq. mtrs, out of total adm. area 549.31 sq. mtrs. + 19.78 sq. mtrs. construction area to shri. Narsihbhai Mavji Mavani. The said document is registered at Sr. No. 7825 in the office of Sub-Registrar, Nasik on dtd. 10/09/2012. Hence the name of purchaser is recorded by M. E. No. 29214 on 12/09/2012.

Further, Sau. Usha Prabhakar Jadhav sold Plot No. 01 (P. No. 1+143/1 as per approved lay-out plan) out of S. No. 30/3(A)1/1/1/143 adm. area 137.33 sq. mtrs, out of total adm. area 549.31 sq. mtrs. + 19.78 sq. mtrs. construction area to shri. Narsihbhai Mavji Mavani. The said document is registered at Sr. No. 5811 in the office of Sub-Registrar, Nasik on dtd. 13/05/2013. Hence the name of purchaser is recorded by M. E. No. 30126 on 16/05/2013.

Further it appears that TDR was purchased by Mr. Narsih Mavji Mavani from Mr. Laxmikant Vallabhji Thakkar & other 05 of 220.00

sq. mtrs. out of S. No. 126/1+2+126/4/1/1+2+3/126/4/3B/3 of Chehdi on 12/06/2013 regd at Sr. No. 7271 in the office of Sub-Registrar, Nasik-5.

Narsihbhai Mavji Mavani have applied and get sanctioned the Building Plan over the said Plot No. 01 adm. total area 549.31 sq. mtrs. out of S. No. 30/3(A)/1/1/1+143 and obtained Building Commencement Certificate vide LND/BP/panch/C-2/231/1466 dtd. 20/06/2013.

Opinion :

This is to certify that the titles of Mr. Narsihbhai Mavji Mavani with respect of **Plot No. 01 admeasuring area 549.31 sq. mtrs. out of S. No. 30/3(A)/1/1/1+143** situated at Village **Makhamalabad,** Tal. & Dist. Nasik **and the TDR 220.00 sq. mtrs.** is having rights over the property and have clear, marketable, negotiable & free from all encumbrances and doubts.

Mr. Narsihbhai Mavji Mavani is entitled to build a building there upon and is entitled to transfer the residential as well as to its prospective members.

Thanking you.

Yours faithfully,

Advocate

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