



Padmakar G. Sonar

B.A., LL.B.
ADVOCATE

Off.- FG-11, Thakkar Bazzr's, Tryambak Naka, Nashik - 422 002.
Resi. : , Rajlaxmi Society, Indira Nagar Nashik - 9. Mob. : 9823548987

Ref. No.

Date: / /201

Date : 21st MAY' 2015.

TITLE CERTIFICATE

(1) NAME OF THE OWNER : M/S. AARADHANA DEVELOPERS,
A Partnership Firm, through it's Partners :-
MR. DHARMENDRA BHOVANBHAI METALIYA.

(2) DESCRIPTION OF THE PROPERTY :

All that piece & parcel of the non agricultural plots property out of the layout of retention land approved by the appropriate authority and situated at village Pathardi, Taluka and District Nasik, within limits of Nasik Municipal Corporation, Nasik & Registration & Sub Registration Taluka & District of Nasik, bearing Survey No. 295/2/2, bearing non agricultural Plot No. 2+3+4+5+6, totally admeasuring 1875-00 Sq. Mtrs. and having n. a. assessment of Rs. 00-02 paise and jointly bounded as per approved layout, approved by the Nasik Municipal Corporation, Nasik, as given below :- On or towards

East : By 07-50 Mtrs. colony road.

West : By adjacent S. No. 295/1.

North : By Plot No. 1.

South : By Plot No. 7.

Together with all the rights of easements, access, ways common roads.

(3) DOCUMENTS PRODUCED BEFORE ME FOR ISSUING THE TITLE CERTIFICATE :-

- 1) 7/12 extracts and mutation entries (6-D Entries) showing record, since 1970 to 2015.
- 2) N. A. Order and Layout Final Letter.
- 3) Order from ULC for Excess and Retention Land.
- 4) Registered sale deed of previous plot owners.
- 5) Registered sale deed of present plot owner i. e. M/s. Aaradhana Developers.

(4) OBSERVATIONS AND FINDINGS :-

On request of Mr. Dharmendra Bhovanbhai Metaliya, R/o 9, Amibansari Heights Apartment, Ashwin Nagar, New CIDCO, Nasik, I have investigated title of above mentioned plot. For this purpose, he has collected early forty five years 7/12 extracts and 6-D entries, which he has received from Talhathi and Tahesil Office, Nasik. This title report is issued on strength of the documents produced before me and my observations and findings are as under.

M. E. No. 2724 shows that the said land was original belongs to Mr. Sakham Bhaurao Jaibhave on 22-05-1969. The said piece of land bearing Survey Nos. 295/2, the part of the said S. No. has sold out by way of registered sale deed on 22-05-1969 in favour of Mr. Sitaram Madhavrao Deo. The said entry to that has implemented.

M. E. No. 2747, dated : 17-05-1970 shows that the Government of Maharashtra enforced the Weights and Measurement Act and Indian Coinage Act in the State of Maharashtra and as per the order of the Special District Inspector, Land Records, Thane (South) has changed the measurements into " Decimal System " and the same is entered in Hissa Form No. 12 accordingly.



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M. E. No. 2827, It appears that on 01-11-1971 the land owners had applied T.L.R. for sub division of land the T.L.R. had sanction by their order No. 270, dated 18-10-1971 of S. No. 295. Thereafter, by way of Hissa Form No. 12, the owners had applied to Tahasildar, Nashik had granted the application of Hissa Form No. 12 by their order No. Jamabandi No. 2, Dated : 20-08-1971, dated : 26-10-1971 to that effect the said land was sub divided by following ways.

M. E. No. 3296 shows that on 15-10-1981 the owners to the said piece of land bearing S. No. 295 had applied to the District Land Record, Nashik for Hissa Form No. 12 to obtain their Order No. : 2/185/81, dated : 20-01-1981, for the purpose of the sub division of the land bearing S. No. 295 and to that effect Tahasildar, Nashik had ordered by the Order No. : 2/185-81, dated : 20-01-1981 due to the order of Tahasildar, the said land bearing S. No. 295 had divided in to several parts. Out of the said parts, the S. No. 295/2 belongs to Mr. Sitaram Mahadev Deo.

M. E. No. 8200 shows that on 19-06-2001 the owners to the said piece of land bearing S. No. 295/2 had sanctioned the layout from the Nashik Municipal Corporation, Nashik by it's letter No. : TPD / CD/P/TL/45, dated : 21-06-2000. The corporation have tentatively sanction the layout and thereafter the owner of the land had applied to the Collector, Nashik for Non Agriculture purpose of land bearing S. No. 295/2, having area of 12100-00 Sq. Mtrs. Thereafter, the Collector, Nashik has issued Order No. : Maha / Kaksha - 3 / N.A. / Letter No. /70/2001, dated : 03-05-2001.

M. E. No. 8359 shows that on 05-11-2001, Mr. Jagdish Narayanji Thakkar had purchased said piece of land out of S. No. 295/2 to 295/6 having Plot Nos. 2 to 6 by way of registered sale deed Nos. 9229 from 1) Sitaram Mahadeo Deo, 2) Pramod Yashwant Deo, 3) Vinayak Yashwant Deo, 4) Bhalchandra Yashwant Deo, 5) Sham Yashwant Deo, 6) Ganesh Madhav Deo. The said Saledeed has registered in the office of the Sub Registrar, Nasik-2 at Sr. No. 9229 on 08-10-2001.

M. E. No. 10975 shows that on 05-10-2006, Mr. Jagdish Narayanji Thakkar had sold out those plots to Mr. Niranjana Suresh Bhatwal by saledeed dated : 26-09-2006, which was registered in the office of the Joint Sub Registrar, Class-II, Nasik-5 at Sr. No. 5945 on 26-09-2006.

M. E. No. 17148, dated : 10-12-2010 shows that the owner of those plots - Mr. Niranjana Suresh Bhatwal has created charge of Jalgaon Janata Sahakari Bank Ltd., Jalgaon, branch Dhule. Hence, he has executed Deed of Mortgage dated : 14-10-2010. Hence, name of the said bank has inserted in the other rights column of the said property.

M. E. No. 18998, dated : 09-09-2011 shows that the owner of those plots - Mr. Niranjana Suresh Bhatwal has created charge of Peoples Co-op. Bank Ltd., branch Dhule. Hence, he has executed Deed of Mortgage dated : 03-09-2011 in the office of the Joint Sub Registrar, Class-II, Nasik-2. Hence, name of the said bank has inserted in the other rights column of the said property.

M. E. No. 21582, dated : 01-06-2013 shows M/s. Aaradhana Developers, through it's Partner - Mr. Dharmendra Bhovanbhai Metaliya has purchased the above said plot nos. 2 and 3 from Mr. Niranjana Suresh Bhatwal by sale deed dated : 20-05-2013. The said saledeed has registered in the office of the Joint Sub Registrar, Class-II, Nasik-4 at Sr. No. 6039 on 27-05-2013.

M. E. No. 22067, dated : 20-11-2013 shows that Mr. Niranjana Suresh Bhatwal has repaid the entire amount of loan with interest to the Jalgaon Janata Sahakari Bank Ltd., Jalgaon, branch Dhule and hence, charge of the said bank has revoked as the said bank has executed the Recoveyance Deed.



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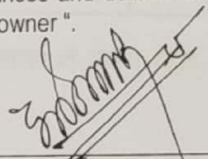
M. E. No. 22101, dated : 10-12-2013 shows M/s. Aaradhana Developers, through it's Partner – Mr. Dharmendra Bhovanbhai Metaliya has purchased the above said plot nos. 4, 5 and 6 from Mr. Niranjn Suresh Bhatwal by sale deed dated : 07-12-2013. The said sale deed has registered in the office of the Joint Sub Registrar, Class-II, Nasik-4 at Sr. No. 11709 on 09-12-2013.

M. E. No. 22321, dated : 11-03-2014 shows that as per request of plot owner – M/s. Aaradhana Developers through it's Partner - Mr.Dharmendra Bhovanbhai Metaliya, the Nashik Municipal Corporation, Nashik has amalgamated the said plot nos. 2,3,4,5,6. Hence, new S. No. 295/2/2 and plot no. 2+3+4+5+6 is appeared.

No charge, encumbrance or defect is observed in title, during course of search.

(5) OPINION :-

After perusing all the above mentioned revenue records i. e. 7/12 extracts, mutation entries and other related documents, I am of opinion that said owner - Mr. Dharmendra Bhovanbhai Metaliya – Partner – M/s. Aaradhana Developers has legally clear, negotiable and marketable title over above said non agricultural plot property, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner whatsoever as the "owner".


PADMAKAR GOVINDRAO SONAR
(ADVOCATE)