

Vilas Nanderao Gite

B.A., LL.B.

ADVOCATE

Off. : 2570644
Resl. : 2342498
Mo. : 9422249041
9422987366

Office : 9, Pleaders Chamber, Building No.1, District Court Compound, Nashik - 2.

Resl. : 'Gurukripa' Udaynagar Co. Op. H. S., Near Shri Swami Samarth Kendra, Gangapur Road, Nashik - 13.

TITLE CERTIFICATE

To Whom It May Concern

I] Description of Property:-

All that piece and parcel of non-agricultural property bearing Plot No. 26 area admeasuring 276.75 Sq. Mtrs., N.A. assessed at Rs. 123.84 Sq. Mtrs. out of Survey No. 29/4/3+4+5+6 bearing City Survey No. 1701 and Plot No. 27 area admeasuring 287.00 Sq. Mtrs. N.A. assessed at Rs. 137.76 Ps. out of Survey No. 29/4/3+4+5+6 bearing City Survey No. 1702 situated within the village limits of Wadala, Tal. & Dist. Nashik and within the limits of Nashik Municipal Corporation, Nashik.

II] Name of the owner:- M/s. Wagh and Company,
Partnership Firm.

III] Documents produced before me for my perusal:-

- 1) 7/12 Extracts
- 2) Mutation Entries
- 3) Copy of N.A. order
- 4) Copy of Sale Deeds,
- 5) Copy of TDR Sale Deed
- 6) Commencement Certificate
- 7) Building Plan

IV] Observations and findings:-

As per the request of Mr. Hemant Keshavrao Wagh Partner
of M/s. Wagh and Company, I had investigated into the title of

above said property. For that purpose I had perused the above said revenue records and other related papers and my observations and findings are as under.

It appears from the records that, Kum. Shital Ashok Wagh, Shri. Pădit Mansaram Patil, Kum. Vaishali Dinkar Wagh, Kum. Priti Balkrushna Magar, Gaurav Dipak Deore, Sorabji Govind Thorat, Khanderao Krushnaji Khairnar, Kum. Rakhi Daulatrao Aher, Badrinath Jagannath Deokar, Yashwant Vitthal Pawar, Smt. Rahibai Laxmanrao Magar, Dadasaheb Rambhau Nimbe, Nanasahab Bhimashankar Nawale, Sanjeev Shivaji Bacchav, Kum. Prajakta Balkrushna Magar prepared a joint layout plan in respect of Survey No. 29/4/3, 29/4/4, 29/4/5 and 29/4/6 and same is duly approved by Dy. Director, Towan Planning, Nashik vide its letter Outward No. Nagarrachana Vibhag/Antim/B-3/181 dtd. 29/3/2001 and also obtained N.A. permission from the Collector of Nashik vide its order No. Maha/Kaksha-3/Bi.She.Pra.Kra./160/2001 Nashik dtd. 31/7/2001 and as per the approved layout plan and N.A. permission said properties divided into several plots and 7/12 extracts of each plots were separated and the above said owners have partitioned the plots between them and Plot No. 26 area 276.75 Sq. Mtrs. and Plot No. 27 area 287.00 Sq. Mtrs. along with Plot No. 25, 9 and 10 out of Survey No. 29/4/3+4+5+6 were allotted to the share of Shri. Badrinath Jagannath Deokar and his name was mutated in possessors column of said plots and M.E. No. 5727 is certified to that effect.

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It appears from the records that, M/s. Wagh and Company, Partnership Firm through its Partner Shri. Hemant Keshavrao Wagh purchased Plot No. 26 area admeasuring 276.75 Sq. Mtrs., N.A. assessed at Rs. 123.84 Sq. Mtrs. out of Survey No. 29/4/3+4+5+6 bearing City Survey No. 1701 and Plot No. 27 area admeasuring 287.00 Sq. Mtrs. N.A. assessed at Rs. 137.76 Ps. out of Survey No. 29/4/3+4+5+6 bearing City Survey No. 1702 from Shri. Badrinath Jagannath Deokar for Rs. 55,00,000/- by a sale deed, which is registered in the office of Sub-Registrar, Nashik-1 at Sr. No. 6100/2013 dtd. 11/6/2013 and M.E.No. 12653 is certified to that effect.

Thereafter M/s. Wagh and Company, Partnership Firm through its Partner Shri. Hemant Keshavrao Wagh purchased C Zone TDR area 225.00 Sq. Mtrs. by a sale deed, which is registered in the office of Sub-Registrar, Nashik-5 at Sr. No. 11800/2013 dtd. 15/10/2013.

Thereafter M/s. Wagh and Company, Partnership Firm prepared a joint building plan in respect of Plot No. 26 and 27 out of Survey No. 29/4/3+4+5+6 by utilizing TDR area and same is duly approved by Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik and issued Commencement Certificate vide its letter No. LND/BP/A-4/249/3305/13 dtd. 29/10/2013.

V) OPINION:-

Considering all the above mentioned facts and after perusal of above mentioned documents, I am of the opinion that, the title of M/s. Wagh and Company, Partnership Firm to Plot No. 26 area admeasuring 276.75 Sq. Mtrs., N.A. assessed at Rs. 123.84 Sq. Mtrs. out of Survey No. 29/4/3+4+5+6 bearing City Survey No. 1701 and Plot No. 27 area admeasuring 287.00 Sq. Mtrs. N.A. assessed at Rs. 137.76 Ps. out of Survey No. 29/4/3+4+5+6 bearing City Survey No. 1702 and construction thereon situated within the village limits of Wadala, Tal. & Dist. Nashik, is good, clear and marketable.

This Title Certificate is issued upon the strength of the papers and documents produced before me by Shri. Hemant Keshavrao Wagh Partner of M/s. Wagh and Company.

Hence this Title Certificate.

Nashik,

Date: 28/11/2016.



(Vilas N. Gite)

Advocate