



And whereas the Govt. of Mah. was satisfied that having regard to the location of the land, the purpose for which the land is being or is proposed to be used and other relevant factors, it is necessary in the public interest so to do; in exercise of the powers conferred upon it by Sub-Section (1) of Section 9 of ULC Act and after having recorded in writing the reasons for making this order, the Govt. of Mha. i.e. Collector/ Addl. Collector, ULC, Nashik and Chairman of the Committee, exempted the aid land from the provisions of chapter III of the said Act subject to certain terms and condition, and permitted the original owner to develop the land is in question and/ or sell the plots in the open market, as per order of Maharashtra Government dtd.03/04/1997.

The thereafter Nashik Municipal Corporation Sanctioned the layout plan in accordance with the exemption order referred above. vide their letter no. Land/ Final/ 46/dtd.24/07/2002.

N.A. order under Section 44 of M.L.R.C. 1966 by Hon'ble Collector, Nashik.

The above referred property was ancestral property of Mr. Valu Bhika Shinde and other, All residing at Amrutdham, Panchwati, Nashik-3.

The original owner have given the above referred property for its development and sale to -

(1) Mr. Sagar Mahadeorao Bonde.

by way of General Power of Attorney. The Original owners have also assigned all rights to him, such as to develop the land and sell the plots out of it in the open market.

Accordingly, on the strength of
of Attorney Mr. Sagar Mahadeorao Bonde, on behalf of Mr. Valu
Bhikaji Shinde sold-

Sr. No.	Name of Purchaser	Area
1.	Mr. Manoranjan Jhaa	267.00sq.mtrs
2.	Mr. Suresh Baburao Shirsath	167.00sq. mtrs
3.	Mr. Sharad Jijabarao Chaudhari Mr. Anant Jijabarao Chaudhari	252.00sq. mtrs.

All transaction is validly done.

I have gone through the sale deeds.

I have also gone through the documents and revenue records in respect of the above property. I don't find any adverse entry.

On the strength of Registered General Power of Attorney mentioned above, I am of the opinion that, Mr. Sagar Mahadeorao Bonde, Panchwati, Nashik-3, is having every right to assign/ transfer/ mortgage/ the said property it's any part in the open market.

OPINION

- 1) The actual and physical possession of the reaming property is with owner.
- 2) The property has not been notified under land Acquisition Act for any public purpose or there is no notice or notification is pending against the property.

- 3) There is no notice to set back the property.



AFTER, perusal of the papers/ documents, records and various orders, sanctions, permissions in respect of the said property referred hereinabove, I am of the opinion that title of present owner/ concern party/ is having clear, marketable and without any defects whatsoever.

Hence, this Title Certificate.

Place :- Nashik.

Date :- 25/10/2016



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(Prakash L. Gite)
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