

G.B. PATIL

**LL.M.
ADVOCATE**

Office: 406, 4th Floor, Maruti Chambers, Building No.1, Nashik District
Court Compound, Nashik-422 002.

Date 26/05/2015

TITLE CERTIFICATE

To Whomsoever it may concern;

Subject :- All that piece & parcel of N.A.Plot bearing
No. 31 admeasuring 362.82 Sq.Mtrs., out of
Gat No.197/4A assessed at Rs.00=03 Ps.,
and proposed construction thereon as per
approved building plan and sanction of
building permit and commencement
certificate situated at Mouje Pimpalgaon
bahula Shivar, Tal. & Dist.Nashik. ,

Name of Title Holder :

M/s. Siddhivinayak Construction, Nashik,
Through Partner : Santosh Vishnu Patil And
Dinesh Guruppa Suvarna.

Sir,

With reference to the above noted subject, I have to state that I
have gone through all submitted documents since last 15 years and
found following observations as under.

(1) First of all I have perused Sale Deed of subject mentioned
property wherein it is found that previous owner of the subject
mentioned property namely Shri.Sonai Dummun Yadhav have sold
subject mentioned plot in favour of M/s. Siddhivinayak Construction
for the consideration of Rs.10,00,000/- (In words Rs.Ten lakh only)

accordingly sale deed registered in the office of Sub Registrar, Nashik-4 at Serial No.9639/2012 dated 28/09/2012.

(2) Secondly I have perused copy of lay out and found that Nashik Municipal Corporation, Nashik sanctioned lay out plan by vide letter No.Pimpalgaon bahula/3/2 dated 11/08/1981.

(3) It appears from the record that Town Planning Authority of Nashik Municipal Corporation, Nashik issued commencement certificate in favour of M/s. Siddhivinayak Construction by vide certificate No.LND/BP/SAT/506/5535 dated on 07/03/2014. As well as N.M.C.Nashik approved building plan by vide No.B-2/506/5535 dated 07/03/2014.

(4) It appears from the record that, M/s. Siddhivinayak Construction have purchased T.D.R. area of admeasuring 145.00 Sq.Mtrs., from Surana and Company for the consideration of Rs.1,16,000/-, the said T.D.R. purchased for construction of Siddhivinayak Residency. The said T.D.R. issued by vide certificate No. 579/2012.

(5) It appears from the record that N.A.Tax of Rs.1,066/- of subject mentioned plot have paid upto year 2015 by vide N.A.Tax Receipt No.0248311.

(6) Thereafter I have perused 7/12 extract of subject mentioned property and found the following mutation entries which are described as under.

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Date: 05/05/2015

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- (i) It appears from the record that, previous owner of Gat No.197/4A, 197/4B prepared and submitted lay out plan of property and made several plots by order of Town Planning Authority, Nashik as well as District Collector issued N.A.Order by vide No.R.B./Desk-III/LNA/SR/134/81 in respect of above mentioned land. Subject mentioned N.A.Plot confirm on the basis of above mentioned lay out plan, accordingly M.E.No.1476 made and certified.
- (ii) It appears from the record that, Kashinath Ramnath Bhavale had sold numbers of plots out of Survey No.197/4A through his General Power of Attorney holder namely Shivaji Anandrao Pingale, to that juncture M.E.No.1478 made and certified.
- (iii) It appears from record that, Shantaram Dhondu Shinde was purchased subject mentioned plot No.31 from Shahrenaz Jahangir Balsara for the consideration of Rs. 15,000/- by vide sale deed dated on 02/05/1989, accordingly M.E.No.2333 made and certified.
- (iv) It appears from the record that, Sonai Dunmum Yadhav was purchased subject mentioned N.A.plot from Shri.Shantaram Dhondu Shinde by way of Sale Deed dated on 02/04/1998, the said document registered in the office of Sub Registrar, Nashik-1 at serial No.3347/1998, accordingly M.E.No.8614 made and certified on the basis of copy of sale deed and application.

(v) It appears from record that, present owner namely M/s. Siddhivinayak Construction through Partner Santosh Patil and Dinesh Suvarna have purchased subject mentioned plot No.31 from Sonai Dunmun Yadhav for the total consideration of Rs.10,00,000/- by vide sale deed No.9639/2012 dated 28/09/2012, accordingly mutation entry No.17049 made and certified on the basis of copy of sale deed.

As per the above observations and available records subject mentioned property is clear and marketable without any encumbrances.

Hence, TITLE REPORT.

NASHIK; .

Dated 26/05/2015

(G. B. Patil)

Advocate

महेश बी. पाटील
Advocate
४०६, गारुती चेदर, जिन्हावा रोड, नाशिक