



Farida N. Mithaiwala

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Office - Bohri Compound, MANMAD, Tal : Nandgaon, Dist : Nasik, 423 104.

TITLE CERTIFICATE ALONG WITH SEARCH REPORT
TO WHOMSOEVER CONCERN

I have investigated title of following property. I submit title in respect of below mentioned property after perusing the following documents.

(1) DESCRIPTION OF PROPERTY :-

All that piece and parcel of non agricultural land admeasuring 00 H 71.50 R out of total area of Sr. No. 4/1 (old Sr. No. 4A1A 1/1/A1/2) admeasuring area 00 H 37.50 R (3750.00 Sq. Mtrs) assessment Rs. 01-13 ps. Situated at village : MANMAD, Tal : Nandgaon, Dist: Nasik. Which is bounded as follows:

To wards East	: Lale Shinde Vard Complex
To wards West	: Malegaon Road
To wards South	: Nandgaon Road
To wards North	: Lale Shinde Property

(2) DISCRIPTION OF DOCUMENTS SCRUTINIZED :-

- Certified copies of 7-12 extract
- 6D mutation entries

(3) OBSERVATIONS :-

A search was taken in respect of the said property land in the office of Sub Registrar, Nandgaon for the last 30 years i.e. from year 1985 to 2016 vide receipt dated 09/01/2018 Receipt No. 114 . Accordingly my observations are as under :-

- (a) **M.E.No. 3633** dated 24/06/1969 shows that land bearing Sr. No. 4/1 (old Sr. No. 4A1A 1/1/A1/2) was belonged to Mr. Gulabchand Amarchand Bhandari. He died on Dt- 03/11/1968 and his legal heirs names are brought on record 4 Son's and 2 Daughter's namely 1) Kachardas Gulabchand Bhandari, 2) Dhanraj Gulabchand Bhandari, 3) Surajmal Gulabchand Bhandari, 4) Shantilal Gulabchand Bhandari, 5) Mrs. Menebai Lalchand Chaged, 6) Mrs. Kesarbai Hukumchand Kumat and their names were recorded in the record of rights by M.E.No. 3633 was certified to that effect.

- (b) **M.E.No. 17400** dated 24/02/2003 shows that land bearing Sr. No. 4/1 (old Sr. No. 4A1A 1/1/A1/2) one of the owner of the property Mrs. Menebai

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2) Shubhash Lalchand Chaged 3) Mrs. Sushila Chandrakant Mutha, 4) Mrs. Kiran Vinaykumar Kakariya and their names were entered in the record of rights by M.E.No. 17400 was certified to that effect.

- (c) M.E.No. 17716 dated 25/08/2003 shows that following owner of the property 1) Mrs. Kesarbai Hukumchand Kumat 2) Dhanraj Lalchand Chaged, 3) Shubhash Lalchand Chaged 4) Mrs. Sushila Chandrakant Mutha, 5) Mrs. Kiran Vinaykumar Kakariya by taking consideration leaves their rights in favour of 1) Kachardas Gulabchand Bhandari, 2) Dhanraj Gulabchand Bhandari, 3) Surajmal Gulabchand Bhandari, 4) Shantilal Gulabchand Bhandari, and the entries are made in the record of rights by M.E.No. 17716 was certified to that effect.
- (d) M.E.No. 18836 dated 24/02/2005 shows that Msr. Aarti Navin Shingi R/o MANMAD, Tal : Nandgaon, Dist : Nasik had purchased area admeasuring 00 A 71-5 R assessment Rs. 01-13 ps. from 1) Kachardas Gulabchand Bhandari, 2) Dhanraj Gulabchand Bhandari, 3) Surajmal Gulabchand Bhandari, 4) Shantilal Gulabchand Bhandari, for the consideration of Rs. 3,50,000/- on Dt - 23/02/2005. and her name was entered in the record of rights by M.E.No. 18836 was certified to that effect.
- (e) M.E.No. 27703 dated 22/06/2013 shows that 1) Mr. Sushil Bansilal Gujrathi, 2) Mr. Sainath Namdev Gidge, 3) Mrs. Seema Bajirao Shinde, had purchased area admeasuring 3750.00 Sq. Mtrs from Mrs. Aarti Navin Shingi, for the consideration of Rs.86,12,500/- on Dt - 21/06/2013 and their names were entered in the record of rights by M.E.No. 27703 was certified to that effect.
- (f) M.E.No. _____ That the said property was purchased by the Partnership Firm named SAI GANESH BUILTCOM PARTNERSHIP FIRM—through their partners 1) Mr. Sushil Bansilal Gujrathi, 2) Mr. Ajay Bhagchand Jain, 3) Mrs. Seema Bajirao Shinde, 4) Mr. Sainath Namdev Gidge, area admeasuring 3750.00 Sq. Mtrs from 1) Mr. Sushil Bansilal Gujrathi, 2) Mr. Sainath Namdev Gidge, 3) Mrs. Seema Bajirao Shinde, for the consideration of Rs.1,83,00,000/- on Dt - 23/08/2017 by the sale deed no. 1866/2017 which was registered at Sub Registrar Office Nandgaon and an application to the Talathi has been forwarded to make entries in records of rights which will be certified to that effect.
- (g) M.E.No. 9433 dated 19/06/1990 shows that the order of Add. District Collector vide order no. 529/1990 Nandgaon Dt - 15/05/1990 and the order of Tahsildar Nandgaon vide order no. 2/KV/241/90 Nandgaon Dt - 29/05/1990 the land bearing Sr. No. 4/1 (old Sr. No. 4A1A 1/1/A1/2) Total Area 0.89 H 59 R belonging to Mr. Gulabchand Amarchand Bhandari and his legal heirs 1) Kachardas Gulabchand Bhandari, 2) Dhanraj Gulabchand Bhandari, 3) Surajmal Gulabchand Bhandari, 4) Shantilal Gulabchand Bhandari, 5) Mrs. Menebai Lalchand Chaged, 6) Mrs. Kesarbai Hukumchand Kumat due to the land revenue tax Rs. 9978.75 was been dues towards the

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government so the name of the government is entered on 7/12 extract records as Sarkar in other column which is entered in the record of rights by M.E.No. 9433 was certified to that effect.

- (h) M.E.No. 15304 dated 10/07/2000 shows that the land bearing Sr. No. 4/1 (old Sr. No. 4A1A 1/1/A1/2) as on this land the name of the government Sarkar was entered due to non payment of the land revenue tax as per the order of Add. District Collector and the Tahsildar and now the dues were paid by the owner of the property Mr. Gulabchand Amarchand Bhandari and his legal heirs and by the order of Add. District Collector vide order no. JAMAR KV 58/2000 Malegaon Dt - 07/06/2000 and the order of Tahsildar Nandgaon vide order no. RTS/KV/452 Nandgaon Dt - 26/06/2000 the name Sarkar was removed from the 7/12 extract and the name of original owner was retained in the record of rights by M.E.No. 15304 was certified to that effect.
- (i) M.E.No. 80011 dated 29/08/2008 shows that the some part of the above Sr. No. 4/1 (old Sr. No. 4A1A 1/1/A1/2) was acquired for the Road as per the order of Mamladar order vide number H/WSR/904/12/656, notice no. LND/3-44/938 area 0-04 and the entry is made in the record of rights by M.E.No. 80011 was certified to that effect.
- (j) M.E.No. 17934 dated 20/12/2003 shows that as per the Order of Tahsildar Nandgaon by his order vide no. RTS/KV/927/2003 Dt- 20/12/2003 the old serve numbers were change for new serve numbers and the entry is made in the record of rights by M.E.No. 17934 was certified to that effect.
- (k) From the 7/12 extracts of said property it appears that area admeasuring 00 H 37.50 (3750.00 Sq. Mtrs) which belongs to SAI GANESH BUILTCOM PARTNERSHIP FIRM—through their partners 1) Mr. Sushil Bansilal Gujrathi, 2) Mr. Ajay Bhagchand Jain, 3) Mrs. Seema Bajirao Shinde, 4) Mr. Sainath Namdev Gidge, has been used for Residential, Commercial, Non Agricultural purpose for more than 30 yrs and the Order of Manmad Municipals Council, Manmad, for Commercial Development for the above mentioned land is there with its outward no. 2607/2017 dated 23/11/2017.
- (l) The entries in the other right column are encumbrance entries. These entries are for the share of other holders for their separate share in the said property as mentioned in 7/12 extract. These entries are not related to the share of SAI GANESH BUILTCOM PARTNERSHIP FIRM—through their partners 1) Mr. Sushil Bansilal Gujrathi, 2) Mr. Ajay Bhagchand Jain, 3) Mrs. Seema Bajirao Shinde, 4) Mr. Sainath Namdev Gidge, the share of SAI GANESH BUILTCOM PARTNERSHIP FIRM is free from any encumbrances.

(4) NON - ENCUMBANCES CERTIFICATE :-

Nothing further revealed involving the said property (i.e. Non Commercial area 00 H 37.50 (3750.00 Sq. Mtrs.) out of the Sr. No. 4/1 (old Sr. No. 4A1A 1/1/A1/2) to any liability of whatsoever nature and the said property i.e. Non

(4)

Commercial area admeasuring 00 H 37.50 (3750.00 Sq. Mtrs.) out of the Sr. No. 4/1 (old Sr. No. 4A1A 1/1/A1/2) does not attract any outstanding. In my opinion I certify that the said property is free from any encumbrance as per the documents produced before me.

(5) AND I FURTHER CERTIFY THAT :-

SAI GANESH BUILTCOM PARTNERSHIP FIRM—through their partners 1) Mr. Sushil Bansilal Gujrathi, 2) Mr. Ajay Bhagchand Jain, 3) Mrs. Seema Bajirao Shinde, 4) Mr. Sainath Namdev Gidge, have clear and marketable title to said property i.e. all that piece and parcel of Non Agricultural land area admeasuring 00 H 37.50 (3750.00 Sq. Mtrs) out of the Sr. No. 4/1 (old Sr. No. 4A1A 1/1/A1/2) situated at Village: MANMAD, Tal : NANDGAON, Dist : NASIK

PLACE : MANMAD

Yours Faithfully

(Adv. Farida N. Mithaiwala)

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ADVOCATE
SUPR. COMPL. HEAD
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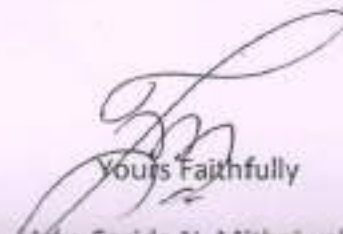
- (5) That the property has been used for Residential, Commercial, Non Agricultural purpose for more than 30 yrs and the Order of Manmad Municipals Council, Manmad, for Commercial Development for the above mentioned land is there with its outward no. 2607/2017 dated 23/11/2017.
- (6) That the said property is property of occupant class I therefore there is no need to obtain any previous permission for its purchase or any transaction for the transfer of right.
- (7) The said land is not subject to the provisions of Se 36 and 36(A) of Maharashtra Land Revenue Code 1966 and therefore there is no restriction on its transfer.
- (8) The said land is not subject to the provisions of Sec 63 of Bombay Tenancy and Agricultural Land Act 1948. Therefore there is no need to obtain any permission for its purchase, mortgage, lease.
- (9) The area admeasuring 00 H 37.50 R (3750.00 Sq. Mtrs) has been used for Residential, Commercial, Non Agricultural purpose for more than 30 yrs and the Order of Manmad Municipals Council, Manmad, for Commercial Development for the above mentioned land is there with its outward no. 2607/2017 dated 23/11/2017. therefore it can be used for commercial purpose subject to the local laws.
- (10) That it appears form the record of the said land that till today the said land is not in any requisition or any acquisition under any Government scheme.
- (11) That it appears from the record of the said land that the share of SAI GANESH BUILTCOM PARTNERSHIP FIRM—through their partners 1) Mr. Sushil Bansilal Gujrathi, 2) Mr. Ajay Bhagchand Jain, 3) Mrs. Seema Bajirao Shinde, 4) Mr. Sainath Namdev Gidge is not subject to any encumbrance.

Therefore I certify that,

SAI GANESH BUILTCOM PARTNERSHIP FIRM—through their partners 1) Mr. Sushil Bansilal Gujrathi, 2) Mr. Ajay Bhagchand Jain, 3) Mrs. Seema Bajirao Shinde, 4) Mr. Sainath Namdev Gidge. R/o MANMAD : Tunki, Tal : NANDGAON, District : NASIK, have clear and marketable title to said property i.e. all that piece and parcel of Non Agricultural land area admeasuring 00 H 37.50 R (3750.00 Sq. Mtrs) out of Sr. No. 4/1 (old Sr. No. 4A1A 1/1/A1/2) situated at Village : MANMAD, Tal : NANDGAON, Dist : NASIK and the land is no restriction for taking the plot on lease / purchase basis under local laws or rules.

DATE : 16/01/2018

PLACE : MANMAD (Nasik)


Yours Faithfully
(Adv. Farida N. Mithaiwala)