

Pravin K. Parakh
B. Com., LL.B.
ADVOCATE

Chamber No.116,
Maruti Chambers
Dist. Court Campus
Nashik -422 002.

Date: 7/9/2013

TITLE CERTIFICATE.

Subject : Title certificate in respect of Non Agricultural
[Plot No. 01 measuring 602.48 sq.mtr. + 148.75 sq.mtr.
F.S.I. Plot No. 02 measuring 671.34 sq.mtr. + 163.75
sq.mtr. F.S.I., Plot No. 03 measuring 299.62 sq.mtr.,
plot No. 04 measuring 246.75 sq.mtr., Plot No. 05
measuring 242.31 sq.mtr. + 25 sq.mtr. area reserved for
M.S.E.B. out of Plot No. 06 measuring 337.50 sq.mtr.
out of Survey No. 11/1/1A/1 of Village Dasak, Taluka
District Nashik within the limits of Nashik Municipal
Corporation] Nashik owned by M/s. Arya Associates,
Partnership Firm through its partners.

Shri. Hitesh Hansaraj Patel karta of Hitesh H.
Patel [H.U.F.], partner of M/s. Arya Associates,
Partnership Firm having its office at- 1/A, Patel
Apartment, J.V. Cross Road, Khot Lane, Ghatkoper,
Mumbai-400086 approached me with a request to issue
Title Certificate in respect of Non Agricultural Plot No. 01
measuring 602.48 sq.mtr. + 148.75 sq.mtr. F.S.I. Plot
No. 02 measuring 671.34 sq.mtr. + 163.75 sq.mtr. F.S.I.,
Plot No. 03 measuring 299.62 sq.mtr., plot No. 04
measuring 246.75 sq.mtr., Plot No. 05 measuring 242.31
sq.mtr. + 25 sq.mtr. area reserved for M.S.E.B. out of
Plot No. 06 measuring 337.50 sq.mtr. out of Survey No.
11/1/1A/1 of Village Dasak, Taluka District Nashik
within the limits of Nashik Municipal Corporation,
Nashik. For that purpose he produced before me
following Xerox copies of the documents for my
verification and perusal.

Hansaraj

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११६, मारुती चेंबर, जिल्हा न्यायालय
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1. Above six plots are piece and parcel of Agricultural Land bearing Survey No. 11/1+2-A/1/1A/1A-1-1 of Village Dasak, Tal. and District Nashik. In the year 1982 or before that said land was owned by S/Shri. 1) Dattu Gopal Borade, 2) Sudam Dattu Borade, 3) Bhagirath Dattu Borade, 4) Rangnath Dattu Borade and 5) Madhukar Dattu Borade. On 31-07-1974, said owners sold an area measuring 0 Hector 73 Are Shri. Russ Amroj Balporia by way of Sale Deed. This transaction took place after obtaining permission under section 63 of Bombay Agricultural Land Tenancy Act. In view of this transaction the land bearing Survey No. 11/1+2-A/1/1A/1A-1-1 stood sub-divided into two parts and land purchased by Shri. Russ Amroj Balporia was allotted Survey No. as 11/1+2-A/1/1A/1A-1/2. In view of the above facts, Mutation Entry No. 2781 was certified to that effect.

2. Smt. Gulbai Kamroz Balporia expired on 18-01-1984, leaving behind her heirs 1) Vispi Russ Balporia (Husband) 2) Zubin Russ Balporia, [Son], 3) Zahir Russ Balporia [Son], 4) Rohsani Russ Balporia, (Daughter) 5) Zareen Russ Balporia (Daughter). As the names of above successors were already there on Record of Rights. In view of this fact, only name of the deceased was deleted from the Record of Rights, by way of certifying the Mutation Entry No. 3453 to that effect.

3. on or about 22-07-1987 Russ Kramroz Balporia made application stating in that the names of 1) Mrs, Vispi Russ Balporia 2) Roshnee Raj Kaul, 3) Zarin F. Balporia, 4) Mr. Zubin Russ Balporia, 5) Shri. Zahir Russ Balporia, 6) Shri. Raj Kaul, 7) Rajeev R. Kaul, 8) Miss. Roma R. Kaul be incorporated in the the Record of Rights of said land Survey No. 11/1+2-A/1/1A/1A-1/2. In view of said applications names of above persons were incorporated into the Record of Rights by way of certifying the Mutation Entry No. 3531 to that effect.

4. Shri. Russ Framroz Balporia made application and informed that the said land Survey No. 11/1+2-A/1/1A/1A-1/2 was being owned by them jointly. Names of all the joint owners were already on Record of Rights of the said land. He further mentioned in the said application that following joint owners, i.e. Shri. Raj Kaul, Shri. Rajveev R. Kaul and Roma R. Kaul went to the foreign country and requested to delete their names from the Record of Rights. In view of this, their names were deleted from the Record of Rights by way of certifying the Mutation Entry No. 3999 to that effect.

5. On 18-01-1991, 1] Russ Framroze Balporia, 2]Mrs. Vispi Russ Balporia, 3] Mr. Zubin Russ Balporia, 4]Mr. Zahir Russ Balporia, 5]Mrs. Roshanee Raj Kaul and 6]

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Miss.Zarone Fromroze Balporia sold an area admeasuring 0 Hecter 24 Are to Shri. Satish Nandlal Khandelwal out of land bearing Survey No. 11/1+2A/1/1A/1A/1/2 by way of Sale Deed. In view of this fact name of the purchaser Shri. Satish Nandlal Khandelwal was entered into the Record of Rights of the said land by way of certifying the Mutation Entry No. 4325 to that effect.

6. On or about 15-07-1991, the order bearing No. Case-work/RTS/WS/422/91 Dated. 15-07-1991 of Tahsildar, Nashik In view of the said order the land bearing Survey No. 11/1+2A/1/1A/1A/1 stood further sub-divided into 3 parts i.e. Survey No. 11/1+2A/1/1A/1A/1/1, Survey No. 11/1+2A/1/1A/1A/1/2, and Survey No. 11/1+2A/1/1A/1A/1/3. Out of the above three parts land bearing Survey No. 11/1+2A/1/1A/1A/1/2, was owned and possessed by Shri. Satish Nandlal Khandelwal. In view of the above facts, Mutation Entry No. 4366 was certified.

7. On 25-11-1991, Shri. Satish Nandlal Khandelwal sold land bearing Survey No. 11/1+2A/1/1A/1A/1/2/2 to Shri.Jagdish Pritamdas Manghanani by way of Sale Deed. In view of this fact name of the purchaser Shri.Jagdish Pritamdas Manghanani was entered into the Record of Rights of the said land.

8. On or about 09-06-1995, measurements of the land bearing Survey No.11/1+2A/1/1A/1A/1/2/1, Survey No.11/1+2A/1/1A/1A/1/2/2 and Survey No.11/1+2A/1/1A/1A/1/2/3, were carried out by the departments. As per the said measurements the land bearing Survey No.11/1+2A/1/1A/1A/1/2/2, mcasuring 0 Hecter 24 Are was allotted new Survey No. as 11/1/1A/1 and it was shown in the name of Shri. Jagdish Pritamdas Manghanani. This entry was certified

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as per measurement sheet received by the Village Officer. Accordingly Mutation Entry No. 5278 was certified.

9. Shri. Jagdish Pritamdas Manghanani owner of land bearing Survey number 11/1/1A/1 through his G.P. holder, obtained permission to change the use of the said land Survey No.11/1/1A/1 into the Non Agricultural Purposes vide please order No. REV/Desk-III/N.A.P. No. /35/1997 dated 26-03-1997 and obtain sanction to the Lay out of the said land measuring 2400.00 sq.mtr. from the Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik under his No.Town Planning/ Final/92/997 dated 27-03-1997. In view of this fact, land bearing Survey Number 11/1/1A/1 stood further sub-divided into 6 Non Agricultural Plots as per the sanctioned layout plan. i.e. Plot No. 01 measuring 602.48 sq.mtr. + 148.75 sq.mtr. F.S.I. Plot No. 02 measuring 671.34 sq.mtr. + 163.75 sq.mtr. F.S.I., Plot No. 03 measuring 299.62 sq.mtr., plot No. 04 measuring 246.75 sq.mtr., Plot No. 05 measuring 242.31 sq.mtr., and Plot No. 06 measuring 337.50 sq.mtr. and plot No. 06 25.00 sq.mtr. reserved for M.S.E.B. and 312.50 sq.mtr. for D.P. Road Accordingly Mutation Entry No. 5793 was certified to above effect.

10. On or about 03-09-1997, Shri. Jagdish Pritamdas Manghanani sold the said plot Nos.1 to 6 of Survey No. 11/1/1A/1 to Shri.Bhaskar Shivram Gangurde by Sale Deed. In view of this fact name of the purchaser was entered into the Record of Rights of the said six plots by way of certifying the Mutation Entry No. 5926 to that effect.

11. Shri. Bhaskar Shivram Gangurde owner of Non Agricultural Plot No.1 to 6 out of Survey No.11/1/1A/1

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expired on 28-09-1999. In view of this fact names of his successors 1) Shrikurshna Bhaskar Gangurde, Son, 2) Dr. Chandrashekhar Bhaskar Gangurde, Son, Smt. Hirkani Bhaskar Gangurde, Wife, 4) Sau. Radhika Bansidhar Pawar, Daughter, 5) Sau. Priyavada Rahul Suryawanshi, Daughter were recorded into the Record of Rights of the said plots by way of certifying the Mutation Entry No. 6750 to that effect.

12. On or about 07-01-2013, M/s. Yogesh properties a Partnership Firm through its Partner Shri. Pankaj Kanhaiyalal Aalthakkar purchased the Non Agricultural Plot Nos. 1 to 5 + 25 sq.mtr. area reserved for M.S.E.B. out of Plot No. 06 measuring 337.50 sq.mtr. out of land bearing Survey No. 11/1/1A/1 from Mansi Shrikrishna Gangurde and others by way of Sale Deed. In view of this fact, name of the purchaser i.e. M/s. Yogesh properties was entered into the Record of Rights by way of certifying the Mutation Entry No. 13521 to that effect.

13. On or about 13-06-2013, M/s. Arya Associates Partnership Firm through its Partners 1) Hitesh H Patel, [H.U.F.] through its Karta Shri. Hitesh Hansraj Patel, 2) Kinjal N. Dudhagara, 3) Shri. Pravinbhai H. Patel and 4) Shri. Subhash Harilal Bhalodiya purchased the Non Agricultural Plot Nos. 1 to 5 + 25 sq.mtr. area reserved for M.S.E.B. out of Plot No. 06 measuring 337.50 sq.mtr. out of land bearing Survey Number 11/1/1A/1 from M/s. Yogesh Properties through its Partners by way of Sale Deed. In view of this fact name of M/s. Arya Associates through its Partners 1) Hitesh H Patel, [H.U.F.] through its Karta Shri. Hitesh Hansraj Patel, 2) Kinjal N. Dudhagara, 3) Shri. Pravinbhai H. Patel and 4) Shri. Subhash Harilal Bhalodiya are entered into the Record of Rights of the said six plots as holders by way of certifying the Mutation Entry No. 13873 to that effect.

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अधिवक्ता

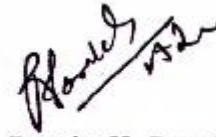
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14. In view of the above discussions I am of the opinion that M/s. Arya Associates Partnership Firm through its partners holds a good and marketable title over Non Agricultural Plot Nos. 01 to 05 + 25 sq.mtr. area reserved for M.S.E.B. out of Plot No. 06 measuring 337.50 sq.mtr. out of Survey No. No.11/1/1A/1 of Village Dasak, Taluka and District Nashik. within the limits of Nashik Municipal Corporation, Nashik which are free from encumbrances what so ever in the nature.

15. This Title Certificate is issued only upon the strength of the documents / papers produced before me by Shri.Hitesh Hansraj Patel .

Hence this Title Certificate to the owner.

Place: Nashik.



Pravin K. Parakh

Advocate

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