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Mrs. Revati M. Kotwal

ADVOCATE & NOTARY

OFF. : A 22, Meghdoot Shopping Centre, Opp. District Court, CBS, Nashik - 422001.

Email. : advkotwal@yahoo. com

Date :

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERNED

Name of the applicant

VIRAJ REALITY PVT.LTD.

Through Director Shri.Karan Rajendra Shah

Nashik.

All that piece and parcel of the property bearing **S.No. 726/1E/2, Final Plot No.483C** situated at **Nashik** admeasuring area **1800.00 sq.mtrs** owned by **Viraj Reality Pvt.Ltd. through Director Shri.Karan Rajendra Shah, R/o.Nashik.** within the limits Nashik Municipal Corporation Nashik and is the subject matter of the title and for the said investigation of title they have placed in my hands the following documents -

1. 7/12 extract & Related mutation entries
2. Sale Deed- 8489/2016, 2778/2018
3. P.T. Sheet-Area Statement
4. NOC - About Commercial N.A. Use
5. Gift Deed -3709/2018, 3710/2018, 3711,2018
6. Partition Deed -2347/2016
7. Building Permission & Commencement Certificate
8. Correction Deed-2948/2018

According to inspection of the documents which are placed before me-

1. It appears that the names of Hassansaheb Mohamadsaheb Khatib and Mir Amiroddin Gayasoddin Kazi were entered as having easementary right and the name of Shaikh Amir Shaikh Jahurmohamad was deleted by Trustees of Jumma Masjid vide **M.E.No.1525** in the year **1928**.

2. Further it appears that Nimba Sakharam Yeole was entered as Secured Tenant to Juma Masjid and Hassansaheb Mohamdsaheb Khatib and Mir Amiroddin Gayasoddin to S.No.726 vide **M.E.No.5178** in the year **1948**.

3. M.E.No. 7428 is in tear position.

4. Further it appears that one of the trustee Chiragoddin Gayasoddin died hence his name was deleted as per application of trustees Hismoddin Shaikhan Khatib, Abdulgani Buddhan, Shaikh Yasin Usman vide **M.E.No. 8958** in the year **1964**.

5. Furhter it appears that Nimba Sakharam Yeole died on 26/09/1966 leaving behind legal heirs as follows-

Sr.No.	Names	Relation
1.	Sakharam Nimbaji Yeole	Son
2.	Nathu Nimbaji Yeole	Son
3.	Ananda Nimbaji Yeole	Son
4.	Laxman Nimbaji Yeole	Son
5.	Bhagubai Ramchandra Jadhav	Daugher

Bhagubai Jadhav had released her right in favor of her brothers and hence her name was entered in other rights column vide **M.E.No. 10514** in the year **1967**.

6. Further it appears that Sakharam Nimba Yeole died on 08/02/1968 leaving behind legal heirs as follows-

Sr.No.	Names	Relation
1.	Dattatraya Sakharam Yeole	Son
2.	Raghunath Sakharam Yeole	Son
3.	Waman Sakharam Yeole	Son
4.	Hari Sakharam Yeole	Son
5.	Sudhakar Sakharam Yeole	Son
6.	Digambar Sakharam Yeole	Son (M)
7.	Ratnakar Sakharam Yeole	Son (M)
8.	Dinkar Sakharam Yeole	Son (M)
9.	Bhimabai Sakharam Yeole	Wife

The names of Sr.No. 6,7,8 were entered through Mother & Guardian Bhimabai vide **M.E.No.10943.**

7. Further it appears that Enoforcement Act 1958 and Indian Coinage Act were applied and Hissa Form No.12 was enforced vide **M.E.No. 12378** in the year **1971**.

8. Further it appears that earlier order of Collector, Nashik for land acquired for Police Training School and no permission for Non Agriculture use required vide no. LNDIV/700/66 dt. 14/06/1966 and LAQ dt. 03/01/1967 were cancelled vide order no. LAQ/WS/4443/67 dt. 03/01/1968 of Tahasildar, Nashik and Land Acquisition Officer, Nashik vide **M.E.No.12884.**

9. Further it appears that vide order no. LAQ1/Case 3/74 dt. 26/8/1974 of Special Land Acquisition Office, Nashik No. 2 the land was acquired for H P T and Police Firing Range as follows-

S.No.	Acquired Area	Purpose
726P	A 26.0 R	H.P.T.

The remark was entered in other rights column vide **M.E.No.14402** in the year **1974**.

10. M.E.No.15006 is in tear position.

11. Further it appears that one of the trustee of Jumma Masjid having easementary right Hafij Hismoin Khatib died and other 3 trustees were nominated. The remaining text of **M.E.No.18775** is missing and in torn condition.

12. Further it appears that as per notification vide no. 7360 dt.22/01/1975 including S.No.726P the land was transferred towards burial ground vide order of Maharashtra State Government no. July/22/1976. Thus as per KGP, the record was rectified vide **M.E.No.23890.**

13. Further it appears that as per application of Shaikh Kabiroddin Abdul Rehman along with registration extract issued by Charity Commissioner, Nashik the new trustees were nominated namely- Hafij Muniroddin Shaikhansaheb Khatib, Shaikh Kabiroddin Abdul Rehman, Burhan Khan, Haji Jahid Ahmedsaheb Khatib and Shaikh Mohmad Yunus Abdulgani. The names of new trustees were entered in record of right of S.No.726/1 vide RTS/Washi/2149/89 dt.18/09/1989 vide **M.E.No. 29733** in the year **1992**.

14. Further it appears that Laxman Nimbaji Yeole died on 16/04/1991 leaving behind legal heirs as further-

Sr.No.	Names	Relation
1.	Chandrakant Laxman Yeole	Son
2.	Dilip Laxman Yeole	Son
3.	Ashok Laxman Yeole	Son
4.	Shashikant Laxman Yeole	Son
5.	Rajesh Laxman Yeole	Son
6.	Kusum Laxman Yeole	Wife
7.	Mira Balasaheb Pingale	Daughter
8.	Asha Dattatraya Malode	Daughter
9.	Nirmala Sampatrao Jadhav	Daughter
10.	Jayashree Babanrao Dhondge	Daughter

The names of daughters were entered in other rights column vide **M.E.No. 29812** in the year **1992**.

15. Further it appears that Mira B. Pingale, Asha Dattatraya Malode, Nirmala S. Jadhav, Jayashree B.Dhondge executed release deed in favor of their brothers- Chandrakant, Dilip, Ashok,Shashikant,Rajesh and mother Kusum Laxman Yeole. The names of executors were deleted from S.No.726/1 vide **M.E.No. 31013** in the year **1993**.

16. Further it appears that Shivani Land Developers through Directors Nitin Karvarkar and other nominated Matrics Farm P.Ltd. and others through their Directors Rajendra Manohardas Thakkar and others and purchased the said land with the permission of Addl. Collector and Competent Authority ULC, Nashik vide order no. ULC/A/22/SR/26/ 519A/99 dt.27/05/1999. According to permission for the area of 80815.00 sq.mtrs. U/s 26 of ULC Act, an area of 6300.00 sq.mtrs. was reserved for garden and an area of 16224.00 sq. mtrs. was shown towards road out of non vacant land. Thus the said effect was mutated with Charity Commissioner, Nashik and accordingly the order was carried out vide **M.E.No.40705.**

17. Further it appears that vide letter no. Land Acquisition/No.2/29/72 dt. 02/06/2000 about Land Acquisition No.2/Case No.3/74 dt.02/06/2000 of Spl. Land Acquisition Officer No.2, Nashik and letter no. Adhi/Abhi/Kavi/1815 and 1816 dt. 07/08/2000 of Tahasildar,Nashik the remark Acquired for P.T.S was deleted from S. No. 726/1 vide **M.E.No. 42586** in the year **2000**.

18. Further it appears that Matric Form Pvt.Ltd. and others through G.P.Holder Jitendra Manohardas Thakkar,Suresh Annaji Patil, Rajendra Rasiklal Shah got approved Layout for the area of 22537.00 sq.mtrs. from Nashik Municipal Corporation,Nashik vide no.

TPD/Final/Nashik/89/2249 dt. 21/03/2003 and N.A.Permission for residential purple vide order no. Masha/Kaksha-3/4/N.A.Case No./184/2001 dt.21/12/2001 of Collector,Nashik and area was plotted after presenting Declaration of Admission and Consent Deed by land owners vide **M.E.No. 49740** in the year **2003.**

19. Further it appears that Matric Form Pvt.Ltd. and others through G.P.Holder Jitendra Manohardas Thakkar, Suresh Annaji Patil, Rajendra Rasiklal Shah got approved Layout for the area of 22537.00 sq.mtrs. from Nashik Municipal Corporation,Nashik vide no. TPD/Final/Nashik/39/961 dt. 02/09/2003 and N.A.Permission for residential purple vide order no. Masha/Kaksha-3/4/N.A.Case No./184/2001 dt.21/12/2001 of Collector,Nashik and area was plotted after presenting Declaration of Admission and Consent Deed by land owners vide **M.E.No. 49772** in the year **2003.**

20. Further it appears that Matric Form Pvt.Ltd. and others through G.P.Holder Jitendra Manohardas Thakkar, Suresh Annaji Patil, Rajendra Rasiklal Shah got approved Layout for the area 16736.00 sq.mtrs. from Nashik Municipal Corporation, Nashik vide no. TPD/Final/Nashik/82/1657 dt. 20/12/2003 and N.A. Permission vide order no. Masha/Kaksha-3/4/N.A.Case No./184/2001 dt.21/12/2001 of Collector,Nashik and area was plotted after presenting Declaration of Admission and consent deed by land owners

    The names of tenants were maintained as it is and new Hissa No. C was entered for the area . Thus **M.E.No. 50118** was mutated vide Final layout, N.A.Permisssion and order of ULC,Nashik dt.27/05/1999 and declaration between the holders. in the year **2004**.

21. Further it appears that the names of secured tenant Dattaray Sakharam Yeole and others were entered in S.No.716/1D, 726/1B for Plot No. 1 - 59, 726/1A for Plot No.1-26 726/1C for Plot No. 1-35 were deleted vide order no. Tenancy/Case No./5/2000 Nashik dt. 07/02/2004 of Tahasildar, Nashik vide **M.E.No. 50558.**

22. Further it appears that Matric Form Pvt.Ltd. through G.P.Holder Jitendra Manohardas Thakkar,Suresh Annaji Patil, Rajendra Rasiklal Shah got approved Layout for the area 2175.00 sq.mtrs. from Nashik Municipal Corporation,Nashik vide no. TPD/Final/Nashik/17/181 dt. 30/04/2004 and N.A.Permission vide order no. Masha/Kaksha-3/4/N.A.Case No./184/2001 dt.21/12/2001 of Collector,Nashik and area was plotted after presenting Declaration of Admission and consent deed as further-

S.No.	Hissa	Plot No.	Area sq.mtrs.	Name of Holders
726/1	D	1	271.89	Kantaben Rasiklal Shah
		2	271.89	Prashant Pitambar Shinde
		3+4	271.89+271.89	Vishwas Farm P.Ltd.
		5+6	271.89+271.89+	Rohit Manilal Shah
		7+8	271.89+271.77	Rohit Manilal Shah

Thus as per N.A. Order and Lay out effect was mutated vide **M.E.No.50815.**

23. Further it appears that Vilas Rasiklal Shah for himself and G.P.Holder of Bhavik Rajendra Shah and Vipul Rameshchandra Shah, Swayambhu Agricultures & Marketing P.Ltd. through Director Ashish Nathalal Kakkad, Sampat Tyambak Chavan and other 5 through G.P. Holder Suresh Annaji Patil executed Sale Deed on 31/08/2007 in favor of Asst.Director,Town Planning Dept. Nashik Municipal Corporation, Nashik for the area of 6300.00 sq.mtrs. reserved for Garden out of S.No. 726/1E .The permission of ULC Office, Nashik was obtained vide **M.E.No.59162**.

24. Further it appears that Dilwarkhan Daudkhan Pathan filed a suit in the Court of Addl. Dist. and Sessions Judge vide Trust Suit No. 1/2003 (Regular Civil Misc.Appl. No.1/2006) for the area against Jumma Masjid Charitable Trust (Nashik) and other 71 and Registered Lis Pendance Notice with Sub - Registrar vide 1656/2004 on 25/02/2004 **M.E.No.64997** .

It appears that Hon'ble High Court, Bombay quashed and set aside the application Trust Suit No. 1/2003 (Regular Civil Misc. Appl. No.1/2006) and was dismissed with exemplary cost to be recovered from the applicant in the Lower Court and thus Vilas Shah and others got the order in Civil Revision Application No.21/2009 dt.01/04/2016.

25. Further it appears that the name of Nashik Municipal Corporation has been entered against an area of 6300.00 sq.mtrs. and an area of 16224.00 sq.mtrs is shown towards Road. Thus after declaration of admission and partition , the following area of Reservation is spirited as follows- - -

S.No.	Hissa No.	Area sq.mtrs.	Ass.@ Rs.	Name of Occupier's
726/1E	1	29338.00	8.93	Matrics Form P.Ltd and others
726/1E	2	8100.00	2.47	Rajendra R.Shah } 1012.50 sq.mtrs Bhavika R.Shah } Swayambhu Agri. 450.00 sq.mtrs. Prashant P.Shinde 337.50 sq.mtrs. NMC 6300.00 sq.mtrs.

Thus remark of Reservation for the 6300.00 sq. mtrs. and 1800.00 sq. mtrs. for Garden and Post Office was entered in other rights column and the names entered in Hissa No. 2 were deleted from Hissa No. 1 vide **M.E.No. 92793** in the year **2014**.

26. Further it appears that the reservation under Clause No. 127 of Maharashtra Regional And Town Planning Act 1966 for the area 1800.00 sq.mtrs. for Post Office was cancelled by High Court on 12/08/2011 and hence the remark Reserved for Post Office for 1800.00 sq.mtrs. was deleted from S.No.726/1E2 vide **M.E.No.97144** in the year **2015**.

27. Further it appears that Bhavika Rajendra Shah (Bhavika Tejaskumar Javeri) through Spl. G.P.Holder Atul Sudhakar Jadhav executed Partition Deed for the area 50.00 sq.mtrs. for herself and for the area 972.50 sq.mtrs. out of 1012.50 sq.mtrs. out of 8100.00 sq.mtrs. out of S.No.726/1E/2 in favor of Rajendra Rasiklal Shah through Spl.G. P. Holder Avinash Kondaji Nirbhavane. The Partition Deed was registered before Sub Registrar Nashik-3 at Sr.No.2347/2016 on 11/03/2016 vide **M.E.No. A-947**.

28. Further it appears that Bhavika Rajendra Shah (Bhavika Tejaskumar Javeri) through Spl.P.O.A. Holder Atul Sudhakar Jadhav executed Gift Deed for the area 50.00 sq.mtrs. out of 8100.00 sq.mtrs. out of S.No.726/1E/2 in favor of Rajendra Rasiklal Shah through Spl. P.O.A. Holder Avinash Kondaji Nirbhavane. The Gift Deed was registered before Sub Registrar Nashik -3 at Sr.No. 2488/2016 on 14/03/2016 vide **M.E.No. A-953**.

29. Further it appears that Swayambhu Agricultures And Marketing P.Ltd. through Gaurav Jitendra Thakkar through Spl. P.O.A. Holder Dhimant Nathalal Kakkad executed Sale Deed in favor of Viraj Estates P.Ltd. through Director Rajendra Rasiklal Shah through Spl. P.O.A. Holder Sudhir Dadaji Avhad for the area 450.00 sq.mtrs.out of S.No.726/1E/2 Final Plot No.483C P out of 1800.00 sq.mtrs. reserved for residential area (earlier Reservation No. 330P for Post Office). The Sale Deed was registered before Sub Registrar Nashik-3 at Sr.No. 8489/2016 on 21/10/2016 vide **M.E.No. A-3204**.

30. Further it appears that Jumma Masjid Charitable Trust (Nashik) through trustees and others executed Sale Deed in favor of Matrix Farm P.Ltd. including Swayambhu Agricultures & Marketing P.Ltd., Vilas Rasiklal Shah, Bhavika Rajendra Shah for the area H 10.47 R out of Final Plot No.483/A,B,C out of S.No.726/1 .The Sale Deed was

registered before Sub Registrar Nashik-1 at Sr.No. 10090/99 on 18/09/1999.

31. Further it appears that Rajendra Rasiklal Shah and others executed Special Power of Attorney in favor of Avinash Kondaji Nirbhavane and Sudhir Dadaji Avhad to attend the work at Municipal Offices. The Sp.Power of Attorney was executed at Sr.No.5429/2011 on 30/06/2011.

32. Further it appears that Bhavika Rajendra Shah (Bhavika Tejaskumar Javeri) and Rajendra Rasiklal Shah Partition the land out of S. No. 726/1E/2 admeasuring area 8100.00 sq.mtrs. and in accordance with the partition Deed - an area of 972.50 sq.mtrs belonged to Rajendra Rasiklal Shah and an area of 50.00 sq.mtrs. belonged to Bhavika Rajendra Shah (Bhavika Tejaskumar Javeri) vide Partition Deed which is register at Sr. No. 2347/2016 on 11/03/2016 before Sub - Registrar Nashik - 3.

33. Further it appears that Swayambhu Agricultures And Marketing P.Ltd. through Gaurao Jitendra Thakkar Sale Deed executed Sale Deed in favor of Viraj Estates P. Ltd. through Director Rajendra Rasiklal Shah for the area 450.00 sq. mtrs. out of Final Plot No.483C P out of S.No.726/1E/2 reserved for residential area of 1800.00 sq.mtrs. (earlier Reservation No.330P for Post Office) .The Sale Deed was registered before Sub Registrar Nashik-3 at Sr.No. 8489/2016 on 21/10/2016.

34. Further it appears that Addl. Collector,Nashik vide letter no. Mah/Kaksha-3/2/S.R./NDH No.09/2017 dt. 16/03/2017 issued No Objection Certificate for commercial use of 1800.00 sq.mtrs. out of 8100.00 sq.mtrs. out of S.No.726/1E/2 to Rajendra Rasiklal Shah.

35. Further it appears that Area statement was prepared by Motilal Parakh and Associates as follows-

Area Statement

Details	Area (sq.mtrs.)
Area of S.No.726/1 as per 7/12	104700.00
Area of F.P.No.483C as per record of reservations	24836.00
Area of Reservation (Site No.329-A & 330)	8100.00
Area of land under development	16736.00
Area under M.S.E.B.	100.00
Area under Colony Road	1948.65
Area under Plots	14687.35

36.Further it appears that Collector of Nashik issued of NOC vide No. 3/2/Sr/NOC- 09/2017 Nashik dt.16/03/2017 for the conversion of the use of land for commercial purpose admeasuring area out of area 1800.00 sq/mtrs out of 8000.00 sq.mtrs.

37. Further it appears that Shri. Prashant Pitambar Shinde executed Gift Deed in favor of Mrs. Mangala Pitamber Shinde for the area 337.50 sq.mtrs. out of Final Plot No.483C out of S.No.726/1E/2.The Gift Deed was registered before Sub Registrar Nashik-3 at Sr.No. 3709/ 2018 on 19/05/2018.

38.Further it appears that Mrs. Mangala Pitambar Shinde executed Gift Deed in favor of Mrs.Vidya Suresh Patil for the area 337.50 sq.mtrs. out of Final Plot No.483C out of S.No.726/1E/2.The Gift Deed was registered before Sub Registrar Nashik-3 at Sr.No. 3710/ 2018 on 19/05/2018.

39.Further it appears that Mrs.Vidya Suresh Patil executed Gift Deed in favor of Dr. Akshay Suresh Patil for the area 337.50 sq.mtrs. out of Final Plot No.483C out of S.No.726/1E/2. The Gift Deed was registered before Sub Registrar Nashik-3 at Sr.No. 3711/ 2018 on 19/05/2018.

40. Further it appears that Shri.Rajendra Rasiklal Shah, M/s. Viraj Estates P.Ltd. through Director Shri.Rajendra Rasiklal Shah , Dr. Shri. Akshay Suresh Patil executed Sale Deed in favor of M/s.Viraj Reality Pvt.Ltd. through Director Shri.Karan Rajendra Shah for the area 1800.00 sq.mtrs. out of S.No.726/1E/2. The Sale Deed was registered before Sub Registrar at Sr.No. 2778/2018 on 04/6/2018.

41. Further it appears that Shri.Rajendra Rasiklal Shah, M/s. Viraj Estates P.Ltd. through Director Shri.Rajendra Rasiklal Shah , Dr. Shri. Akshay Suresh Patil executed Correction Deed to Sale Deed dt.04/06/2018 in favor of M/s.Viraj Reality Pvt.Ltd. through Director Shri.Karan Rajendra Shah for the area 1800.00 sq.mtrs. out of S.No.726/1E/2 and same is registered on 14/06/2018 at Sr.No. 2948/2018 before Sub Registrar Nashik- 7.

42.Further it appears that sanction of building permission and Commencement Certificate were issued as per request of Rajendra Shah, Prashant P. Shinde and Viraj Estates P.Ltd. for S.No.726/1E/2-Final Plot No.483C vide letter no. LND/BP/A3/119/18941 dt. 27/03/2018 by Ex.Engineer, Town Planning Dept. Nashik Municipal Corporation.

CONCLUSION :

After persuing all above said records and related papers , I am of the opinion that piece and parcel of the property bearing **S.No. 726/1E/2 Final Plot No.483C** situated at **Nashik** admeasuring area **1800.00 sq. mtrs** owned by **M/s.Viraj Reality Pvt.Ltd. through Director Shri. Karan Rajendra Shah R/o. Nashik** is clear and marketable title and free from any encumbrances and charges.

Nashik

Date: 14/06/2018

Mrs.R.M.Kotwal

Advocate

R. M. KOTWAL
Advocate & Notary
A-22, Meghdoot Shopping Centre
Opp District Court, Nashik