



PADMAKAR GOVINDRAO SONAR

(ADVOCATE)

Office :- Office No. : FG-11, Thakkar Buzz'r, New C.B.S., Tryambak Naka, Nashik - 422002.

Date : 25th JULY' 2018

T I T L E C E R T I F I C A T E

- (1) NAME OF THE OWNER : (1) MR. JAYANTILAL CHHAGANBHAI METALIYA.
(2) MR. JAYSUKHBHAI CHHAGANBHAI METALIYA.
BUILDING TYPE - "A"

- (2) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of the non agricultural plot property situated at village Ambad Khurd, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub Registration Taluka and District of Nashik, bearing Gat No. : 263 / 264 / 2 / 266 / 267 / 2, 268 (P), Building Type - "A", admeasuring area : 1495-88 Sq. Mtrs and jointly bounded as follows :-
East : By 06-00 Mtrs colony road. West : By 06-00 Mtrs. colony road.
North : By adjacent Gat No. 265(p), 264(P) & Building Type "C". South : By 09-00 Mtrs. colony road.
Together with all the rights of easements, access, ways common roads.

- (3) DOCUMENTS PRODUCED BEFORE ME FOR ISSUING THIS TITLE CERTIFICATE :-

- A) 7/12 extracts mutation entries (6-D entries), since 1972 to 2018, taken into consideration for issuing this Title Report.
B) The Order of the Collector, Nashik, for non agriculture use.
C) The order of final approval from Additional Director, Town Planning, Nashik Municipal Corporation, Nashik.
D) Registered sale deeds of previous and present owners, MOU dated : 28-06-2016.
E) Other related supporting testimonials.

- (4) OBSERVATIONS AND FINDINGS :-

On request of Mr. Jayantilal Chhaganbhai Metalia, R/o Ashwin Sector, Ashwin Nagar, New CIDCO, Nashik - 422009, I have investigated title of above mentioned property and for that purpose, I have studied the record and for this purpose, he has collected 7/12 extracts and 6-D entries of earlier forty seven years, which he has received from Talhathi Office, Ambad and Tahesil Office, Nashik.

Gat No. : 263, village Ambad Khurd.

M. E. No. 1042, dated : 11-02-1972 shows that It appears from the records that Gat No. 263 belonged to Muralidhar Shiva Donde and Sonubai Waman Donde.

M. E. No. 1653, dated : 03-04-1989 shows that Mr. Kalu Gopu Donde died leaving behind him following legal heirs, namely, Damji Kalu Donde, Dondiram Kaluji Donde and Deubai Dadaji Thombhare.

M. E. No. 1957 is in torn condition. The record shows that Mr. Pandurang Vithoba Donde died, leaving behind him following legal heirs, namely, Bhaglrathibal Pandurang Donde, Shankar Pandurang Donde, Bhaskar Pandurang Donde and Satish Pandurang Donde,



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M. E. No. 3381, dated : 04-03-2002 shows that Gat No. 263 (P) was belonged to Sonubai Waman Donde on or before 1985 and she died on 01-06-1985 leaving behind her following legal heirs, namely, Yamunabai Ramchandra Gangurde, Bhimabhai Vitthal Netavate and Jambhlibai Waman Donde.

M. E. No. 4000, dated : 21-10-2004 shows that Mr. Damji Kaluji Donde – Khatedar of Gat No. 263, died on 17-06-2002 and his wife – Smt. Punjabai Damji Donde also died on 16-03-1995 and both have following legal heirs, namely, Indubai Laxman Nirbhavane, Vasant Damji Donde, Balu Damji Donde, Mohan Damji Donde and Bharat Damji Donde.

M. E. No. 4025, dated : 10-01-2005 shows that Mr. Dhondiram Kaluji Donde – Khatedar of Gat No. 263, died on 05-02-2001 and his son – Ashok Dhondiram Donde also died on 17-06-1999 and both have following legal heirs, namely, Shantabai Dhondiram Donde, Dilip Dhondiram Donde, Kamal Ashok Donde, Sachin Ashok Donde, Swapnil Ashok Donde, Madhuri Ashok Donde, Taibai Shankar Netawane, Hirabai Vilas Khutale, Meerabai Shankar Netawane and Meena Nagsen Gaikwad.

M. E. No. 4237, dated : 16-09-2005 shows that Mr. Muralidhar Shiva alias Shivram Donde died on 19-06-1991 at Igatpuri, leaving behind him following legal heirs, namely, Mokal Muralidhar Donde, Balu Muralidhar Donde, Chhabubai Bhimrao Salave, Narmadabai Narayan Donde, Rajendra Narayan Donde and Meena Surendra Adakitte.

It appears from the record that Sau. Yamunabai Ramchandra Gangurde and other 31 through their General Power of Attorney holder – Mr. Janardan Chintaman Gangurde allotted their property i. e. Gat No. 263, admeasuring H. 00-47 R for development to M/Gat Dharati Developers through it's Partners – Mr. Govardhane and Mr. Tidke, vide document NoGat 440 and 441, dated : 15-01-2007.

M. E. No. 4826, dated : 14-08-2007, shows that Smt. Deubai Dadaji Thombre – common khatedar of Gat No. 263 died on 29-04-2004 leaving behind him following legal heir, namely, Mr. Keshav Dadaji Thombre.

M. E. No. 4829, dated : 14-08-2007, shows that Smt. Meerabai Madhukar Jadhav – common khatedar of Gat No. 263 died on 14-05-2003 leaving behind him following legal heirs, namely, Kamal Madhukar Jadhav, Pramod Madhukar Jadhav and Kamini Madhukar Jadhav.

M. E. No. 4830, dated : 14-02-2007, shows that Mr. Bhaskar Pandurang Donde – common khatedar of Gat No. 263 (P) died on 04-05-2007 leaving behind him following legal heirs, namely, Alka Bhaskar Donde, Prashant Bhaskar Donde, Nishikant Bhaskar Donde, Varsha Bhaskar Donde.

M. E. No. 4831, dated : 14-08-2007 shows that Mr. Bhagirathibai Pandurang Donde – common khatedar of Gat No. 263 died on 01-06-2005 leaving behind her following legal heirs, namely, Shankar Pandurang Donde, Satish Pandurang Donde, Babanbai Chintaman Gangurde, Yamunabai Ramchandra Dhamvat, Vimal Madhukar Bhole, Sindhu Vinayak Gangurde, Alka Bhaskar Donde, Prashant Bhaskar Donde, Nishikant Bhaskar Donde, Varsha Bhaskar Donde and Meerabai Madhukar Jadhav (Died).

M. E. No. 6120, dated : 14-08-2008 shows that Smt. Jambhalabai Waman Deore – common khatedar died on 01-07-2005 leaving behind her following legal heirs, namely, Yamunabai Ramchandra Donde and Bhimabai Vitthal Netawate.



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M. E. No. 6234, dated : 17-12-2008 shows that the above said property of Gat No. 263, admeasuring area : H. 00-47 R is of Inam Class 6B. The Land Lord through their General Power of Attorney holder – Digambar Sadashiv Govardhane and 14 accordingly, with abolition of Inam paid, paid NAZARANA and interest amount of Rs. 19,98,235=00 in the Government Treasury and hence, the Collector vide his order Kaksha / 4 / Ku. Ka. / Vatan / Kavi / 513 / 08, dated : 02-05-2008 granted permission to delete remark of New Tenancy & entered remark of Old Tenure with possessor of Class-I. Also, the land was converted into N. A. vide Collector Order No. : Kaksha / 314 / Be.She.P.Kra./144/08, dated : 16-12-2008.

M/s Dharati Developers through it's Partners – Mr. Govardhane and Mr. Tidke obtained power of attorney from all the legal heirs and nominees for the sake of further activities

M. E. No. 6252, dated : 20-12-2008, further shows that M/s. Shweta Infrastructure and Housing (I) Pvt. Ltd., through it's Director – Mr. Sujoy Jayant Gupta and Shweta Sujoy Gupta have purchased the Gat No. 263, admeasuring 4700-00 Sq. MtrGat from Yamunabai Ramchandra Gangurde and thirty one through their G.P.A. – M/s. Dharati Developers by sale deed Doc. No. : 9228 / 2008, dated : 17-12-2008 and hence, their names have been entered in to the owners column of the 7/12 extract of this property.

Gat No. : 264, village Ambad Khurd.

M. E. No. 1465, dated : 09-07-1986 shows that the Gat No. 264 belonged to Sagar Sadu Donde, Satya Sabha Mahar and Vishram Jabara Mahar on or before 1957. M. E. No. 685, dated : 29-09-1959 shows that Mr. Sagar Sadu Donde died on 27-03-1977, leaving behind him following legal heirs, namely, Madhukar, Hiranman, Sanaji – all sons and again, Kanchanbai Chandar Unawane, Seetabai Kacharu Jhaware, Haushabai Raghunath – all daughters, Sapubai Dagdu Ubale, Ghudajbai Sagar Donde – all married daughter.

M. E. No. 4684, dated : 26-04-2007 shows that Mr. Narayan Vishram Donde – common khatedar of Gat No. 264 died on 21-03-2000 leaving behind him following legal heirs, namely, Yamunabai Narayan Donde, Ramchandra Narayan Donde, Nandu Narayan Donde, Bhalchandra Narayan Donde, Ratnaprabha Kisan Donawane and Suman Shankar Jadhav.

M. E. No. 4685, dated : 26-04-2007 shows that Mr. Nivrutti Vishnu Donde – common khatedar of Gat No. 264 died on 02-10-1992 leaving behind him following legal heirs, namely, Chandrabhagabai Nivrutti Donde, Sanjay Nivrutti Donde, Ramesh Nivrutti Donde, MrGat Sheelabai, Arvind Bhalerao.

M. E. No. 4686, dated : 26-04-2007 shows that Mr. Waman Vishram Donde – common khatedar of Gat No. 264 died on 26-03-2000 leaving behind him following legal heir, namely, Smt. Meerabai Jagannath Gaikwad – married daughter.

M. E. No. 4691, dated : 26-04-2007 shows that Smt. Rahibai Laxman Gaikwad died on 26-06-2006 leaving behind her following legal heirs, namely, Madhav, Rajendra and Girish Laxman Gaikwad – all sons, Smt. Suman Manohar Nikam – married daughter, Lalika Vasant Gaikwad – Daughter-in-law, Uday Vasant Gaikwad – Grandson, Vandana Vijay Pagare, Prachi Rajesh Jadhav, Swati Sanjay Jadhav, Smita Vasant Gaikwad, Shital Vasant Gaikwad – all Grand Daughter, Sulbhabai Ashok Gaikwad, Jitendra Ashok Gaikwad – Grandson, Megha Ashok Gaikwad – Grand daughter.



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Further it appears that Sau. Meerabai Jagannath Gaikwad and other through their power of attorney Janardan Chintaman Gangurde entered in to Development Agreement and General Power of Attorney with M/Gat Dharati Developers for Gat No. 264, area admeasuring 2350-00 Sq. MtrGat vide it's Doc. NoGat 10192 & 10193, dated : 22-11-2007.

M. E. No. 4972, dated : 15-12-2007 shows that Common Khatedar - Parvatabai Vishram Donde died on 14-03-1978, leaving behind her following legal heirs, namely, Meerabai Jagannath Gaikwad - Grand daughter, Yamnabai Narayan Donde - Daughter-in-Law, Ramchandra Narayan Donde, Nandu Narayan Donde, Bhalchandra Narayan Donde - Grandsons, Ratnaprabha Kisan Sonawane and Suman Shankar Jadhav - Grand daughter, Chandrabhagabai Nivrutti Donde - Daughter-in-Law, Sanjay Nivrutti Donde, Ramesh Nivrutti Donde - Grandsons, Mrs. Sheelabai Arvind Bhalerao - Grand daughter, Madhav, Rajendra and Girish Laxman Gaikwad - all Grandsons

M. E. No. 6238, dated : 17-12-2008 shows that the above said property of Gat No. 264 (P), admeasuring area : H. 23-5 R was belong to Meerabai Jagannath Gaikwad and others through their General Power of Attorney holder - Mr. Digambar Sadashiv Govardhane. The property is of Inam Class-B, The land was allotted to the owner on new tenure on M. E. No. 821, dated : 28-04-1964 as per Inam Abolition Act. Then, the Applicant has paid NAZARANA and interest amount of Rs. 10,40,000=00 on 29-03-2008 in the Government Treasury and hence, the Collector vide his order Kaksha / 4 / Ku. Ka. / Vatan / Kavi / 519 / 2008, dated : 02-05-2008 granted permission to delete remark of New Tenancy & entered the remark of Old Tenure with possessor of Class-I, Also, land was converted into N. A. vide Collector Order No. : Mah / Kaksha / 3 / 4 / Be.She.P.Kra. / 143 / 2008, dated : 16-12-2008.

M. E. No. 6254, dated : 20-12-2008, further shows that M/Gat Shweta Infrastructure and Housing (I) Pvt. Ltd., through it's Director - Mr. Sujoy Jayant Gupta and Shweta Sujoy Gupta have purchased the Gat No. 264 (P), admeasuring 2550-00 Sq. Mtrs. from Meerabai Jagannath Gaikwad and other twenty four through their G.P.A. - M/s. Dharati Developers by sale deed Doc. No. : 11545 / 2008, dated : 17-12-2008 and hence, their names have been entered in to the owners column of the 7/12 extract of this property.

M. E. No. 7524, dated : 02-08-2011 shows that Common Khatedar - Bansabai Sagar Donde died on 16-10-1992, leaving behind her following legal heirs, namely, Madhukar, Hiranman, Anaji - all sons and again, Kancharabai Sagar Donde, Seetabai Kacharu Awate, Haushabai Raghunath Bhagat - all daughters

M. E. No. 8052, dated : 20-10-2011 shows that Madhukar, Hiranman, Anaji, Kacharabai, Seetabai Sagar Donde and Haushabai Raghunath Bhagat have released their rights of GAT No. 264, area admeasuring H. 00-47 R in favour of Mr. Madhukar, Mr. Hiranman and Mr. Anaji Sagar Donde by Release Deed Document No. : 8943 / 2009, dated : 30-11-2009.

M. E. No. 8052, dated : 20-10-2011 shows that Madhukar, Hiranman, Anaji, Kacharabai, Seetabai Sagar Donde and Haushabai Raghunath Bhagat have released their rights of GAT No. 264, area admeasuring H. 00-47 R in favour of Mr. Madhukar, Mr. Hiranman and Mr. Anaji Sagar Donde by Release Deed Document No. : 8943 / 2009, dated : 30-11-2009.

M. E. No. 8809, dated : 13-04-2012 shows that Madhukar, Hiranman, Anaji Sagar Donde has distributed their ancestral property amongst themselves by Partition Deed Document No. : 3671, dated : 12-04-2012.