DATTAPRASAD V. NIKAM

ADVOCATE

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"Vishnu-Pushpa", Sai Nagar, Meri,

Nashik-422 004

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TITLE CERTIFICATE

TO WHOM-SO-EVER IT MAY CONCERN

DESCRIPTION OF PROPERTY:

All that piece and parcel of the Non-Agricultural land property lying and being situated at Village : **Nashik,** Taluka and District : Nashik, bearing **Final Plot No.487 T.P Scheme No 2, Plot No 53** admeasuring **473.80 Sq. Mtrs + Constructed Bungalow area admeasuring 157.99 Sq.Mtrs** from and out of **Survey No.733/2A/5/11,** within the limits of Nashik Municipal Corporation. Hereinafter referred to as the "**said property**".

I have been requested by **Shree Balaji Developers a Partnership Firm, through its Partner Mr. Indrajeet Nanasaheb Chavan and Shri. Pankaj Kailash Parasrampuria** to investigate the said property and has placed before me Xerox copies of the following relevant documents:

(a) 7/12 Extract for the last 30 Years

(b) Mutation Entries for the last 30 Years

(c) N. A. Order No. LNA/SR/21/73 Dated 3/4/1973

(d) Sale Deed dated 19/8/1971

(e) Development Agreement & GPA Dated 8/12/2016

Accordingly, I have scrutinized and studied the aforesaid documents and my opinion for the above said property is as follows :-

1. It appears from the records that at present the said property is possessed by **Shree Balaji Developers a Partnership Firm, through**

its Partner Mr. Indrajeet Nanasaheb Chavan and Shri. Pankaj Kailash Parasrampuria.

2. It appears from the records that the Chairman Parijat Co-op. Housing Society (Reg No NSK/HSG-269 Dated 5/3/1971) has purchased 11 plots from Shri Narhar Sadashiv Samarth by way of sale deed which was duly stamped and registered at the office of sub Registrar Nasik at Serial No 1566 Dated 19/8/1971 and to that effect the said society name has been mutated in owners column and Mutation Entry No 12849 has been certified.

3. Further, it appears that the said property has been converted in to Non Agricultural Use by obtaining permission from Add. Collector Nasik Vide its order No LNA/SR/21/73 Dated 3/4/1973.

4. Further it appears that the said society has allotted the Plots to its FounderMember and to that effect the Plot No 53 area admeasuring 473.80 has been allotted to Shri Raghunath Tatyaji Shinde and to that effect his name has been recorded as a member of said society for the said plot and Mutation Entry No 38490 has been made and Certified.

5. Further it appears from the record that as per the application of the society the said Parijat Co-op. Housing Society has been dissolved by the Joint Register of Cooperative Department Nasik vide its order No V-1/Housing/Parijat society/Avsayan/ 2000 Dated 24/3/2000. Due to that the society name has been deleted from the owners column and only the owners name has been recorded on 7/12 extract as per there allotment and to that effect Mutation Entry no 41693 has been made and Certified.

6. Before doing Development agreement and Genral Power of Attrony Paper Notice has been issued on 18/10/2016 in Dainik Deshdoot.

7. Further its appears from the record that the present owner Shri Raghunath Tatyaji Shinde has given to **Shree Balaji Developers a**

Partnership Firm, through its Partner Mr. Indrajeet Nanasaheb Chavan and Shri. Pankaj Kailash Parasrampuria the by executing Development Agreement and General Power of Attorney which were duly stamped and registered before the Sub-Registrar, Nashik-3 at Serial No. **9436** and **9437** dated **8/12/2016**.

In the backdrop of my observation based upon the documents as stated here-in-above, I am of the opinion that the title of the said property lying and being situated at Village : **Nashik,** Taluka and District : Nashik, **Final Plot No.487 T.P Scheme No 2, Plot No 53** admeasuring **473.80 Sq. Mtrs + Constructed Bungalow area admeasuring 157.99 Sq.Mtrs** from and out of **Survey No.733/2A/5/11,** is clear, valid, legal marketable and free from all encumbrances of whatsoever nature.

Hence, this Title Certificate.

Place: Nashik
Date: 22/12/2016

[Dattaprasad Nikam]
Advocate.