

TITLE CERTIFICATE

To whomsoever it may concern

This is to certify that I have investigated into the title of the property more particularly described hereinafter on the request of **Mr. Narayan Labhu Sarode** and my findings based on the relevant documents placed before me are as under:

DESCRIPTION OF THE PROPERTY -

A) All that, piece and parcel of the non agricultural property bearing Plot No. 36 admeasuring 264.90 Square Meters, CTS No. 1690/62 admeasuring 262.15 Square Meters out of Survey No. 55/1 B, situated at Chunchale, taluka and district Nashik within the limit of Nashik Municipal Corporation and bounded as under -

On or towards East	:	12. Meter Colony Road.
On or towards West	:	Plot No. 47 & 48
On or towards South	:	09. Meter Colony Road.
On or towards North	:	Plot No. 37

B) All that, piece and parcel of the non agricultural property bearing Plot No. 37 admeasuring 210.00 Square Meters, CTS No. 1690/61 admeasuring 208.125 Square Meters out of Survey No. 55/1 B, situated at Chunchale, taluka and district Nashik within the limit of Nashik Municipal Corporation and bounded as under -

On or towards East	:	12. Meter Colony Road.
On or towards West	:	Plot No. 46 & 47
On or towards South	:	Plot No. 36
On or towards North	:	Plot No. 38

C) All that, piece and parcel of the non agricultural property bearing Plot No. 38 admeasuring 210.00 Square Meters, CTS No. 1690/60 admeasuring 208.13 Square Meters out of Survey No. 55 / 1 B, situated at Chunchale, taluka and district Nashik within the limit of Nashik Municipal Corporation and bounded as under -

On or towards East	:	12. Meter Colony Road.
On or towards West	:	Plot No. 45 & 46
On or towards South	:	Plot No. 37
On or towards North	:	Plot No. 39

D) All that, piece and parcel of the non agricultural property bearing Plot No. 39 admeasuring 210.00 Square Meters, CTS No. 1690/59 admeasuring 208.13 Square Meters out of Survey No. 55/1 B, situated at Chunchale, taluka and district Nashik within the limit of Nashik Municipal Corporation and bounded as under -

On or towards East	:	12. Meter Colony Road.
On or towards West	:	Plot No. 43 & 44
On or towards South	:	Plot No. 38
On or towards North	:	Plot No. 40

E) All that, piece and parcel of the non agricultural property bearing Plot No. 40 admeasuring 213.00 Square Meters, CTS No. 1690/58 admeasuring 208.13 Square Meters out of Survey No. 55/1 B, situated at Chunchale, taluka and district Nashik within the limit of Nashik Municipal Corporation and bounded as under -

On or towards East	:	12. Meter Colony Road.
On or towards West	:	Plot No. 41 & 42
On or towards South	:	Plot No. 39
On or towards North	:	part of Survey No.55/1

The above property for the sake of brevity and convenience being collectively referred to as "Said Property".

DESCRIPTION OF DOCUMENTS SCRUTINIZED - Revenue records of title such as 7/12 extracts, Mutation Entries, N.A. order, Sale Deeds, etc.

After traced the title records of the said property for the last 15 years, it transpired to me as under:

M.E. No. 646, dated 11/01/1962 shows that, the Survey No 55 regretted on new conditions to Waghu Bhiva Mahar, kondi Mahar, Hari Mahar & Namu Mahar by the order of Mamledar, Nashik vide its letter no. Vatan 2/1927, dated 30/12/1961.

M.E. No. 823 dated 30/12/1979 shows that, one Namu Bhiva Jadhav has a common name in the Survey No.55. One Sakharam Bhiva Jadhav has right to share in the said Survey No.55. Accordingly, the name of Sakharam Bhiva Jadhav was recorded into the record of rights.

M.E. No. 1126, dated 01/09/1982 shows that, Sakharam Bhiva Jadhav pass away on 19/01/1982 leaving behind him his son viz Shri. Vishun Sakharam Jadhav, daughters viz. Kamalabai Tanaji Tapase. Manjulabai Bhikji Salve, Indubai Uday Gangurde, Sindhubai Vishnu Tate & Ranjana Devidas Pawar & widow Smt. Sundarabai Sakharam Jadhav. The names of son & widow were recorded into the record of right of the Survey No.55 and name of the daughters were recorded into the other rights column.

M.E. No. 1128, dated 09/09/1982 shows that, the Survey No.55 owned by Hari chandra Jadhav & Others. Previously the said Survey is regretted vide mutation entry no. 646 to the said owners, therefore Hari chandra Jadhav & others made an application to the Collector to grant the Permission to use the said land Non Agricultural purpose. Therefore Collector of Nashik vides its order no. DESK - IV. W.T.N 1173/82, dated 31/08/1982 divided the said land as follows -

Survey No.	Area (H.R)	Owner
55/1	03.72.50	Dashrath Bhika Jadhav Nivrutti Soma Jadhav
55/2	00.62.8	Namu Bhiva Jadhav
55/3	00.62.8	Vishun Sakharam Jadhav and others
55/4	02.48.34	Hari chander Jadhav

M.E. No. 1623, dated 03/04/1989 shows that, Dashrath Bhiva Jadhav passed away on 27/01/1989 leaving behind him his two sons viz Shri. Rajendra Dashrath Jadhav & Shri. Ashok Dashrath Jadhav, Four daughters viz. sitabai Dhondiram Pagare, Suman Govinda Tate, Leelabai Pandit Katare, Fulayabai Krushna Talkhe & widow Smt. Deubai Dashrath Jadhav. The names of sons & widow were recorded into the record of rights of Survey No.55/1 and name of the daughters were recorded into the other rights column.

M.E. No. 1932, dated 12/11/1992 shows that, the joint owners of Survey No.55/1 Shri Nivrutti Soma Jadhav, Rajendra Dasharath Jadhav Ashok Dasharath Jadhav and Deubai Dasharath Jadhav made an application to divide the said Survey No. 55/1 in to two parts. Therefore the said Survey No 55/1 is divided



in to two parts by the order of Tahasildar, Nashik vide RTS/Partition Case No. 28/92 dated 13/08/1992 as follows -

Survey No.	Area (H.R)	Owner
55/1A	01.86.25	Nivrutti Soma Jadhav & Others
55/1B	01.86.25	Ashok Dashrath Jadhav & Others

M.E. No. 2108, dated 25/10/1994 shows that, Mrs. Chaya Vilasrao Dengale purchased the said Survey No. 55/1 B from Deubai Dashrath Jadhav, Ashok Dashrath Jadhav, Rajendra Dashrath Jadhav, Sitabai Dhondiram Pagare, Suman Govinda Tate, Leelabai Pandit Katare and Fulayabai Krushna Talkhe. The name of purchaser Chaya Vilasrao Dengale was recorded into the record of rights of Survey No. 55/1B. The said transaction was permitted by Sub-Divisional officer Nashik vide tenancy case no.147/93 dated 30/10/1993 under sec 63 of the Maharashtra Tenancy and Agricultural Lands Act.

M.E. No. 3008, dated 25/10/1994 is not relevant with the said Survey No 55/1 B.

M.E. No. 10688, dated 21/04/2012 shows that, Chaya Vilasrao Dengale sold the said Survey No. 55/1B within her disposing power to M/s. Valley Developers and Builders through Krusha Vitthalsa Bhadange by way of sale deed dated 19/04/2012. The said Sale Deed was duly executed in the office of Sub Registrar, Nashik - 2 vide Sr. No. 4320/2012. The said Survey No.55/1B is Navin Avibhajya Sharth and hence transaction was permitted by Additional Collector, Nashik vide order no.Kaksh/4/Tenancy Act/Watan/Kavi/1570 dated 27/08/2011.

M.E. No. 11061 dated 21/08/2012 shows that, the owner of the said Survey No.55/1B taken loan of Rupees 2500000/- from the Andersul Urban Co. Op. Bank Ltd., Andersul Branch, Nashik Road in the name of Sai Anil Bandekar, therefore the charge of the said Bank was recorded into the other rights column of the Survey No. 55/1B.

M.E. No. 11062 dated 21/08/2012 shows that, the owner of the said Survey No.55/1B taken loan of Rupees 2500000/- from the Andersul Urban Co. Op. Bank Ltd., Andersul Branch, Nashik Road in the name of Yogesh Chandrakant Deore, therefore the charge of the said Bank was recorded into the other rights column of the Survey No. 55/1B.

M.E. No. 12735 dated 08/06/2013 shows that, the owner of the said Survey No.55/1B taken loan from the Andersul Urban Co. Op. Bank Ltd., Andersul Branch, Nashik Road in the name of following persons as follows -

Sr. No.	Document No. and Date	Amount	Names for whom loan was taken
1	7044 - 06/08/2012	2500000/-	Sai Anil Bandekar
2	7045 - 06/08/2012	2500000/-	Yogesh Chandrakant Deore
3	4993 - 05/06/2013	2500000/-	Dhiren Narottam Patel
4	4994 - 05/06/2013	2500000/-	Apurva Krushna Bhandage

Accordingly, the charge of the said Bank was recorded into the other rights column of the Survey No. 55/1B.

M.E. No. 13358, dated 16/03/2014 shows that, Hon'ble Collector, Nashik made rectification in his previously granted order in respect of Survey No.55/1B vide its order Letter No. Kaksha -4/Kulka-1/S.R - 142/2010, Nashik dated 11/09/2013.

M.E. No. 13359, dated 16/03/2014 shows that, Hon'ble Collector, Nashik made an order vide its Letter No. MAHA/ Kaksha - 3/4/ Bin. She. Pra. KRa. / 222/2013 dated 22/10/2013 grant the permission to use the said Survey No. 55/1B to residential purpose.

M.E. No. 13360, dated 16/03/2014 shows that, the Survey No.55/1B is in the name of M/s. Valley Developers and Builders through Krushan Vitthalsa Bhandage, the owners prepared lay -out plan on the Survey No.55/1B & the said lay -out plan was duly approved by the Assistant Director of Town Planning, Nashik wide its order No. Nagarrachana Vibhag/Final/Satpur/B-2/24, dated 06/03/2014. The owner also got the Non - Agriculture Permission From Collector of Nashik wide its order No. MAHA/Kaksha - 3/4/Bin. She. Pra. Kra. /222/2013, dated 22/10/2013. The effect of the lay-out is taken on record of rights.

M.E. No. 13573, dated 30/06/2014 shows that, one Dhiren Narottam Patel repaid the entire loan amount taken from Andersul Urban Co. Op. Bank Ltd., Andersul Branch, Nashik Road, therefore release deed dated 30/06/2014 registered by both the parties, accordingly the charge of the said bank was deleted from the record of rights of Survey No.55/1B.

M.E. No. 13574, dated 30/06/2014 shows that, one Yogesh Chandrkant Deore repaid the entire loan amount taken from Andersul Urban Co. Op. Bank Ltd., Andersul Branch, Nashik Road, therefore release deed dated 30/06/2014 registered by both the parties, accordingly the charge of the said bank was deleted from the record of rights of Survey No.55/1B.

M.E. No. 13575, dated 30/06/2014 shows that, one Sai Anil Bandekar repaid the entire loan amount taken from Andersul Urban Co. Op. Bank Ltd., Andersul Branch, Nashik Road, therefore release deed dated 27/06/2014 registered by both the parties, accordingly the charge of the said bank was deleted from the record of rights of Survey No.55/1B.

M.E. No. 13576, dated 30/06/2014 shows that, one Apurva Krushna Bhandage repaid the entire loan amount taken from Andersul Urban Co. Op. Bank Ltd., Andersul Branch, Nashik Road, therefore release deed dated 27/06/2014 registered by both the parties, accordingly the charge of the said bank was deleted from the record of rights of Survey No.55/1B.

M.E. No. 13598, dated 10/07/2014 shows that, M/s. Valley Developers and Builders through Krushan Vitthalsa Bhandage sold the plot no. 36 to Arun Shamrao Patil by sale deed dated 10/07/2014. The said sale deed is registered in the office of sub Registrar, Nashik 1 vide Sr. No. 6149, plot no. 37 to Arun Shamrao Patil by sale deed dated 10/07/2014. The said sale deed is registered in the office of sub Registrar, Nashik 1 wide Sr. No. 6150, plot no. 38 to Arun Shamrao Patil by sale deed dated 10/07/2014. The said sale deed is registered in the office of sub Registrar, Nashik 1 wide Sr. No. 6151, plot no. 39 to Arun Shamrao Patil by sale deed dated 10/07/2014. The said sale deed is registered in the office of sub Registrar, Nashik 1 wide Sr. No. 6152, plot no. 40 to Arun Shamrao Patil by sale deed dated 10/07/2014. The said sale deed is registered in the office of sub Registrar, Nashik 1 wide Sr. No. 6153 and accordingly the name of said purchaser is mutated in the record of right of the said property.

M.E. No. 16004, dated 01/02/2018 shows that, Mr. Narayan Labhu Sarode had purchased the said plot No. 36 to 40 out of survey No.55/1B from Arun Shamrao Patil. The sale deed is duly registered at the Sub-registrar Nashik 1 at document serial No. 747 dated 25/01/2018 is in order and accordingly the name of said purchaser is mutated in the record of right of the said property.

From the above scrutiny and search I opine as under -

The said plots are free from any other encumbrances. The title of *Mr. Narayan Labhu Sarode* to the said plots are legal valid and of marketable value.

This Title Certificate is issued only on the basis of documents produced before me by *Mr.*

Narayan Labhu Sarode.

Hence this Title Certificate to the owner.

Nashik



RAVIKIRAN V. INGALE
ADVOCATE