

प्रकाश दामोदर गायकर

बी.कॉम., एल.एल.बी., डि.एल.एल. अॅण्ड एल.डब्ल्यू.

अॅडव्होकेट व नोटरी (भारत सरकार)

ऑफिस : अॅडव्होकेट बार रूम, नाशिक रोड कोर्ट,
नाशिक रोड.

निवास पत्ता : १३, वैष्णव वैभव को. ऑप. होसिंग सोसायटी,
लॅम रोड, सौभाग्य नगर, विहीतगांव,
ता.जि. नाशिक. मो. ९८२२०५८५४५

॥ श्री ॥



Prakash Damodar Gaikar

B.Com., L.L.B., D.L.L. & L.W.

ADVOCATE AND NOTARY (GOVT. OF INDIA)

Off. Add : Advocate Bar Room,

Nashik Road Court, Nashik Road.

Resi. Add : 13, Vaishnav Vaibhav Co-op. Soc.,

Lam Road, Saubhagya Nagar,

Vihitgaon, Tal. & Dist. Nashik.

Mob.: 9822058545

Date :

Date- 11/03/2019

TITLE CERTIFICATE

TO WHOM SOEVER IT MAY CONCERN

Description of Property : All that piece and parcel of the Non Agriculture land Survey No. 283/1/A, admeasuring 1200 Sq. Mrs. situated at Village Bhagur within the limits of Deolali Cantonment Board, Tal. & Dist. Nashik.

As per the request of Mr. Dharmvir Harischandra Papneja, I have investigated into the title above mentioned property. I have perused and gone through the relevant revenue documents placed before me i.e. 7/12 extract, Mutation Entries etc. and I have to state as under :-

- 1) It is seen from the record that the said land Surey No. 283/1A was previously belonged to Smt. Shantidevi Ramjilal Yadav.
- 2) It reveals from Mutation Entry NO. 5651 dated 1.4.1969 that Smt. Anjani Devi Surender Kumar R/o. Deolalicamp purchased the land S. No. 283/1+2+3/1A and other lands from Smt. Shantidevi Ramji Yadav for sum of Rs. 3,000/- by sale deed dated 29.05.1968. As per the sale deed, the name of Purchaser Smt Anjani Devi Surender Kumar has been brought on record as owner and accordingly M.E. No. 5651 has been certified in the record of right.
- 3) I have perused the M.E. No. 5725 in the year 1970 that the Weight and Measurement Act (Enforcement Act) 1958 and Indian Coinage Act has been implicated to the entire village. As per the Hissa Form No. 12 the new assessment of the land has been assessed as per decimal system.

- 4) It reveals from Mutation Entry No. 7863 dated 3.2.1984 that the remarks as 'Transaction against Tenancy Act' was recorded in other rights column of the land S. No. 283/1+2+3/1A and other land. Smt. Anjani Devi Surender Kumar had given an application to the Sub Divisional Officer, Nashik for deleting the same. As per the order of Sub Divisional Officer, Nashik bearing order No. Tenancyh/Washi/86/84 dated 31.1.1984 the said remarks was deleted from other rights column and accordingly M.E. No. 7863 has been certified in the record of right.
- 5) I have perused the Mutation Entry No. 10568 dated 21.11.2003. As per the order of Dy. Secretary, Revenue & Forest Dept. Mantralay, Mumbai bearing order No. C.L.R./2001/Pr.Kra.4/Part 1/L 1 Cell Revenue & Forest Dept. Mantralaya, Mumbai dated 13.11.2002 and alongwith letter of Collector of Nashik bearing letter No. Kaksha-4/Ku.Ka./4/Kawi/811 /03 dated 4.11.2003, the old survey number has been changed into new survey number. As per the above order, the previous old S. No. 283/1+2+3/1A has been changed as new Survey No. 283/1A. Accordingly Mutation Entry No. 10568 has been certified in the record of right.
- 6) Mutation Entry No. 11757 B dated 12.05.2010 shows that Shri. Kanwarsingh Ramjilal Yadav purchased an area H 00-12 Ares out of Survey No. 283/1A and purchased an area H 00-06 Ares out of Survey No. 292/1A/2B/2B/1 from Anjani Devi Surendrakumar Khurana by sale deed dated 11.05.2010 for sum of Rs. 1,10,000/- As per the sale Deed and Index-II copy, the nae of Purchaser Shri. Kanwarlal Ramjilal Yadav was recorded to an area H 00-12 Ares out of S. No. 283/1A and H 00-06 Ares out of S. No. 292/1A/2B/2B/1. Accordingly M.E. No. 10757 B has been certified in the record of right.
- 7) It is seen from the Mutation Entry No. 12080 dated 2.8.2011 that Shri. Kanwarsingh Ramjilal Yadav gifted the said land S. No. 283/1A adm. H 00-12 Ares and other land to his wife Mrs. Rajkumari Kanwarsingh Yadav by Gift deed dated 13.07.2011. The said Gift Deed has been registered in the Office of Sub Registrar, Nasik-2 at Serial No. 08571/2011. As per the Gift Deed, the name of Donee i.e. Mrs. Rajkumari Kanwarsingh Yadav was recorded to


P. D. G.
Adv. S. I.

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- 3 - Date :

land S. No. 283/1A adm. H 00-12 Ares and other lands. Accordingly
Mutation Entry NO. 12080 has been certified in the record of right.

8) Mutation Entry No. 12571 dated 3.7.2012 shows that Shri.
Dharamvir Harischandra Papneja and Mrs. Nidhi Dharmavir
Papneja purchased an area H 00-12 Ares out of Survey No. 283/
1A from Rajkumari Kanswarsingh Yadav by sale deed dated
8.6.2012 for sum of Rs. 11,07,000/- The sale deed has been
registered before SubRegistrar, Nasik at Sr. No. 6452/2012. As
per the sale Deed, the name of Purchasers Shri. Dharamvir
Harischandra Papneja and Mrs. Nidhi Dharmavir Papneja are
recorded to an area H 00-12 Ares out of S. No. 283/1A. Accordingly
M.E. No. 12571 has been certified in the record of right.

9) Shri. Dharamvir Harischandra Papneja and other submitted
proposal for Non Agriculture permission to the Collector of Nashik.
Accordingly, the Collector of Nashik vide their order No. Maha/
Kaksha/3/4, /49/2015 dated 17.12.2015 has given No Objection
Certificate for Non Agriculture use.

10) Shri. Dharmavir Harischandra Papneja prepared building
plan in the said land and submitted it to the Cantonment Board,
Deolali for sanction. Accordingly, the Chief Executive Officer,
Deolali Cantonment Board have sanctioned the said building plan
and given permission vide their letter No. 3517/BLD/E-8/694 dated
04.02.2019.

11) Mutation Entries No. 7671, 10560, 11757A, 13729 appears
in the 7/12 extract of said land, but the said mutation entries are
not concerned with the subject land.

11) I have also taken the search of Index-I register from the
Office of Jt. Sub Registrar, Class-2, Nasik-2 for the last 30 years

in respect of the above said land. I have not found any adverse transaction in respect of the said land. The Search Receipt No. 2313 dated 06.03.2019 is enclosed herewith.

I have also published the Public Notice in daily news paper Deshdoot on 05.03.2019 for Title Verification of the said property. I have not received any objection from the public.

In the light of the above observation and record placed before me, I have finally come to the conclusion that Non Agriculture land Survey No. 283/1/A, admeasuring 1200 Sq. Mrs. situated at Village Bhagur within the limits of Deolali Cantonment Board, Tal. & Dist. Nashik free from all encumbrances and Mr. Dharamvir Harischandra Papneja and Mrs. Nidhi Dharamveer Papneja are having clear and marketable title.

The Title report/Certificate is given by me on the basis of documents placed before me.

Hence this Title Report/Certificate.

Nashik Road.

Date - 11.03.2019.

Advocate


(Prakash D. Gaikar)
P. D. Gaikar
Adv. & NOTARY