B.A., LL.B.
ADVOCATE

Off.: FG - 11, Thakkar Bazzr's, Tryambak Naka, Nashik - 422 002.
Resi.: Rajlaxmi Society, Kala Nagar, Indira Nagar, Nashik - 9. Mob.: 98235 48987

Ref. No.: Date / / 201

PADMAKAR G. SONAR ADVOCATE DISTRICT COURT, NASHIK-1

Date : 11th DECEMBER'2018

TITLE CERTIFICATE

(1970 to 2018)

(1) NAME OF THE OWNER : (1) M/s. BHAGWATI DEVELOPERS,
A Partnership Firm, through it's Partners :-
(A) SAU. NIPABEN DHARMENDRABHAI METALIA.
(B) MR. DHANSUKH BHOVANBHAI METALIA.

(2) NASIK MUNCIPAL CORPORATION, NASIK - 19-84 Sq. Mtrs.
(This plotted area is out of Plot No. 6 (Six) total plot area.)

(2) DESCRIPTION OF THE PROPERTY :

All that piece & parcel of the non agricultural plots property situated at village Pathardi, Taluka and District Nashik, within limits of Nasik Municipal Corporation, Nashik & Registration & Sub Registration Taluka & District of Nashik, bearing Survey No. : 316 / 3 / PLOT / 4, 5 and 6, respectively bearing non agricultural Plot Nos. 4, 5 and 6, respectively admeasuring 503-81 Sq. Mtrs., 502-68 Sq. Mtrs. and 582-50 Sq. Mtrs., totally admeasuring 1588-89 Sq. Mtrs., having C.T.S. No. 6890, having n. a. assessment of Rs. 2372-00 paise and jointly bounded as follows :- On or towards

East : By 18-00 Mtrs. colony road.
North : By 07-50 Mtrs. colony road.
West : By Plot Nos. 7, 8, 9, and 10.
South : By Plot No. 3.

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, since 1970 to 2018.
B) Mutation entries (6-D Entries) taken into consideration for issuing this Title Certificate.
C) The order of Collector, Nashik, Order No : Maha /Kaksha-3 /7-2/S.R./348/2018, Dated : 30-08-1998.
D) The order of final approval from the Additional Director, Town Planning, Nasik Municipal Corporation, Nasik, vide it's letter No : Nagar Rachan Vibhag / Antim / B-4 / 121, dated : 01-03-2004.
E) Registered sale deeds of previous owners – Sau. Usha Gautam Borade and Mr. Gautam Bhaurao Borade.
F) Registered sale deed of present owner – M/s. Bhagwati Developers.
G) Other related testimonials.

(4) OBSERVATIONS AND FINDINGS :-

On request of Mrs. Nipaben Dharmendrabhai Metalia, R/o Flat No. 9, Ami Bansari Heights, Ashwin Sector, Ashwin Nagar, CIDCO, Nasik - 400 009. I have investigated title of above mentioned plots property. For this purpose, she has collected 7/12 extracts and 6-D entries of early forty eight years, which she has received from Talhathi,Pathardi & Tahesil Office, Nashik. This title report is issued on strength of documents, produced before me and my observations and findings are as under.

Padmakar G. Sonar

B.A., LL.B.

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M. E. No. 2747, dated : 17-05-1970 shows that the Government of Maharashtra enforced the Weights and Measurement Act and Indian Coinage Act in the State of Maharashtra and as per the order of the Special District Inspector, Land Records, Thane (South) has changed the measurements into " Decimal System " and the same is entered in the Hissa Form No. 12 accordingly.

M. E. No. 2949, dated : 13-07-1974 related with S. No. 315/1+2/2/1 and shows that due non agriculture order of Asst. Collector, Nasik : NASR / 32 / 1971, Dated : 29-12-1971 the above said S. No. divided into two parts as given below :-

		S. No.	Area	Possessor
N. A.	-	316/1+2/2/1	6-5	Kalu Narayan Navle.
Agriculture	-	316/1+2/2/2	6-5	Kalu Narayan Navle.

M. E. No. 3118, dated : 01-10-1977 and shows that the above said S. No. owned by Mr. Kalu Narayan Navle and he died on 13-09-1977 leaving behind him following legal heirs, namely :-

Sr. No.	Name of legal heirs		Age (Years)		Relation with Deceased
1)	Mr. Karbhari Kalu Navle	-	50	-	Son.
2)	Mr. Anaji Kalu Navle	-	47	-	Son.
3)	Mr. Raghunath Kalu Navle	-	44	-	Son.
4)	Mr. Kondaji Kalu Navle	-	30	-	Son.
5)	Mr. Gangadhar Kalu Navle	-	25	-	Son.
6)	Kisanabai Punja Kombade	-	53	-	Daughter (married).
7)	Kamalabai Muralidhar Nisal	-	38	-	Daughter (married).
8)	Rakhamabai Kalu Navle	-	70	-	Wife (Widow).

M. E. No. 3515, dated : 11-08-1982 and shows that the above said S. Nos. owned by Mr. Kondaji Kalu Navle has paid the stipulated amount of Govt. and hence, remark of " Ku. Ka.K. 43 Pramane Niyantrit Satta Prakar " has revoked.

M. E. No. 6700, dated : 28-03-1997 and related with S. No. 316/1+2/1/4, area admeasuring : 7310-00 Sq. Mtrs. and shows that it owns by Sau. Malati Kondaji Navle and she has sold the above said property to Mr. Valmik Vitthal Ahire and being as a farmer, permission of 26(1) has obtained.

M. E. No. 6701, dated : 28-03-1997 and related with S. No. 316/1+2/1/5, area admeasuring : 2000-00 Sq. Mtrs. and shows that it owns by Sau. Malati Kondaji Navle and other and they have sold the above said property to Smt. Sushilabai Virji Thakkar and being as a farmer, permission of 26(1) has obtained.

M. E. No. 6702, dated : 28-03-1997 and related with S. No. 316/1+2/1/6, area admeasuring : 2000-00 Sq. Mtrs. and shows that it owns by Sau. Yamuna Gangadhar Navle and other and they have sold the above said property to Smt. Jamuna Virji Thakkar and being as a farmer, permission of 26(1) has obtained.

M. E. No. 6703, dated : 28-03-1997 and related with S. No. 316/1+2/1/7, area admeasuring : 2000-00 Sq. Mtrs. and shows that it owns by Mr. Vishnu Karbhari Navle and other two and they have sold the above said property to Smt. Jamuna Virji Thakkar and being as a farmer, permission of 26(1) has obtained.

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M. E. No. 6704, dated : 28-03-1997 and related with S. No. 316/1+2/1/8, area admeasuring : 2000-00 Sq. Mtrs. and shows that it owns by Mr. Vishnu Karbhari Navle and they have sold the above said property to Mr. Shrikumar Shashikant Thakkar and being as a farmer, permission of 26(1) has obtained.

M. E. No. 6705, dated : 28-03-1997 and related with S. No. 316/1+2/1/9, area admeasuring : 2000-00 Sq. Mtrs. and shows that it owns by Mr. Chintaman Karbhari Navle and they have sold the above said property to Mr. Vallabhadas Virji Thakkar and Smt. Jamuna Virji Thakkar and being as a farmer, permission of 26(1) has obtained.

M. E. No. 7266, dated : 19-06-1998 and shows that the above said property own by Smt. Veda Disouza through her General Power of Attorney – Mr. Jugnu Jagdish Thakkar has prepared a layout of the said total land, which has approved and sanctioned by Asst. Director, Town Planning, Nasik Municipal Corporation, Nasik, vide it's Letter No : LND/VASHI/88/4209, Dated : 27-11-1990. Also, Collector of Nasik has granted necessary "Non Agricultural Permission" for said land, vide it's Order No: MAHA/KAKSHA-3/Bi.She.P.Kra./ 20/1991, dated : 20-08-1991. By virtue of those permissions, said land has been divided into various plots and accordingly separate 7/12 extracts have prepared.

M. E. No. 9427, dated : 29-03-2004 and shows that the above said property 316/1+2/2/4/2, 316/1+2/5, 316/1+2/2/4/6, 316/1+2/2/4/7, 316/1+2/2/4/8 and 316/1+2/2/4/9 own by Mr. Valmik Vitthal Ahire and others five through their General Power of Attorney Holder - Mr. Chandrashekhar Babulal Shah has prepared the layout of the said total land, which has approved and sanctioned by Asst. Director, Town Planning, Nasik Municipal Corporation, Nasik, vide it's Letter No : Javak Number / Nagar Rachana Vibhag Antim / B-4/121, Dated : 01-03-2004. Also, Collector of Nasik has granted necessary "Non Agricultural Permission" for said land, vide it's Order No: LNA / SR / 32 / 1971, dated : 29-12-1971. By virtue of those permissions, said land has been divided into various plots and accordingly separate 7/12 extracts have prepared.

M. E. No. 13526, dated : 13-05-2008 related with several plots shows that the owners Mr. Valmik Vitthal Ahire and others through their General Power of Attorney Holder – Mr. Chandrashekhar Babulal Shah have unanimously sold some plots to Mr. Suresh Indarchand Kothari, Rajesh Indarchand Kothari and Bhagyesh Suresh Kothari and Vaishali Rajesh Kothari.

M. E. No. 22031, dated : 26-11-2013 and related with the above said plot nos. 4, 5 and 6 and shows that the above said plots own by Mr. Valmik Vitthal Ahire and others through their General Power of Attorney holder – Mr. Chandrashekhar Babulal Shah through their Geneeral Power of Attorney Holder – Mr. Gautam Bhaurao Borade have sold the above said plots to Usha Gautam Borade and Mr. Gautam Bhaurao Borade by sale deed dated : 23-10-2013, which were registered in the office of the Joint Sub Registrar, Class-II, Nasik-4 at Sr. Nos. 11289, 11290 and 11291 .

M.E.No. 23220, dated : 14-05-2016 related with above said S. No. and shows that due to computerization, the above said plot nos. have temporarily affected and changed their numerical position as given detailed in the mutation entry.

M. E. No. 24330, dated : 07-07-2016 related with Plot No. 6 and shows that and shows Usha Gautam Borade and Mr. Gautam Bhaurao Borade have unanimously created a charge of Rs. 50,00,000=00 of the State Bank of India & hence, the name of the above said bank has mutated in the other rights column of the 7/12 extract.

M. E. No. 26237, dated : 26-10-2018 related with Plot No. 6 and shows that Usha Gautam Borade and Mr. Gautam Bhaurao Borade have repaid the loan of Rs. 50,00,000=00 (Rupees Fifty Lakh only) with interest to the State Bank of India, hence, charge and name of the above said bank has revoked from the other rights column of the 7/12 extract.

Padmakar G. Sonar

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M. E. No. 26268, dated : 02-11-2018, related with the Plot Nos. 4, 5 and 6 and shows that Usha Gautam Borade and Mr. Gautam Bhaurao Borade have sold the above said plots to M/s. Bhagwati Developers through it's Partners :- Sau. Nipaben Dharmendrabhai Metalia and Mr. Dhansukh Bhovanbhai Metalia by sale deed dated : 31-10-2018, which was registered in the office of the Joint Sub Registrar, Class-II, Nasik-4 at Sr. No. 9392 on 31-10-2018.

M. E. No. 26404, dated : 05-12-2018 related with Plot No. 6 and shows that the above said plot has total plot area 582-50 Sq. Mtrs. & out of the above said plotted area, The Nasik Mahanagar Palika, Nasik has acquired the 19-84 Sq. Mtrs. Now the above said Plot No. 6 has retained the 562-66 Sq. Mtrs. only.

No charge, encumbrance or defect is observed in title, during course of search.

(5) OPINION :-

After perusing all the above mentioned revenue records i. e. 7/12 extracts, mutation entries & other related documents, I am of opinion that M/s. Bhagwati Developers has legally clear, negotiable & marketable title over above said non agricultural plots property, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner whatsoever as the " owner ".

PADMAKAR G. SONAR ★ ADVOCATE ★ DISTRICT COURT, NASHIK-1

PADMAKAR GOVINDRAO SONAR
(ADVOCATE)