

Tushar P. Patel

BSL. LL.B. ADVOCATE

OFF: 6-A, Vasant City Mall, Beside Manas Hotel, Panchavati Karanja, Nasik 422 003
Ph. No. - 0253-2629144

Date : 02/03/2015

Ref. No.

TITLE CERTIFICATE
TO WHOM SO EVER IT MAY CONCERN

Subject: Investigation into the title of property bearing **Plot Nos. 16 adm. area 218.60 sq. mtrs. out of S. No. 245/2/17, Plot Nos. 17 adm. area 214.50 sq. mtrs. out of S. No. 245/2/18, & Plot Nos. 18 adm. area 218.00 sq. mtrs. out of S. No. 245/2/19, situated at Village Nasik, Tal. & Dist. Nasik** within the local limits of Nasik Municipal Corporation & within the limits of Sub-Registration of Dist. Nasik.

I. Description of Property :-

All that piece and parcel **Plot Nos. 16 adm. area 218.60 sq. mtrs. out of S. No. 245/2/17, Plot Nos. 17 adm. area 214.50 sq. mtrs. out of S. No. 245/2/18, & Plot Nos. 18 adm. area 218.00 sq. mtrs. out of S. No. 245/2/19, situated at Village Nasik, Tal. & Dist. Nasik** within the local limits of Nasik Municipal Corporation & within the limits of Sub-Registration of Dist. Nasik which is bounded as per approved building plan.

II. Present Owners: Tithi Enterprises Firm

III. Applicant :-

On the verbal request of **Tithi Enterprises Partnership Firm through its partner Mr. Ankit Pravinbhai Patel** to issue Title Certificate with respect of the property and for that purpose they have produced for my perusal the following documents &

relying upon the documents, I am submitting my Title Certificate.

The documents are as under:-

- a. 7/12 Extracts.
- b. Mutation Entries.
- c. NA order RBD III/LNA/SR/308/83 dtd.18/02/1984.
- d. Layout order vide LND/WS/TentativeLayout/29 dtd. 27/05/1983.
- e. Sale Deed executed by Mrs. Hansaben Raghubhai Gangadiya in favour of Mangalam Developers through its partners Mr. Bharat Walji Parvadiya on 21/01/2011 regd. at Sr. No. 963 in the office of Sub-Registrar, Nasik-3.
- f. Sale Deed executed by Mangalam Developers through its partners Mr. Bharat Walji Parvadiya in favour of Tithi Enterprises Partnership Firm Through its Partner Mr. Ankit Pravinbhai Patel on 07/01/2012 regd. at Sr. No. 00270 in the office of Sub-Registrar, Nasik-3.
- g. Building Commencement Certificate vide LND/BP/Panch /C-1/18 /71 dtd. 10/04/2012.
- h. N. A. Tax paid Receipt.
- i. Blueprint of plan.

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IV. Observations and Findings :-

From the documents produced for my perusal, I from the following opinion as follows.

It appears from M.E. No. 8633 dtd. 17/08/1963 that the Land of S. No. 245/2 was belonged to Trimbak Kondaji Jadhav. Ranu Trimbak Jadhav mortgaged the said property to Nashik Shiwar Le. Bank Canal Ltd. Vi.ka.Se. Soc. Ltd. Which is consented by Trimbak Kondaji Jadhav. Hence the charge of the said society was entered into other rights column by the said M.E.

Further it appears that the Indian Coinage and Indian Enforcement Act, 1958 and Indian Weights and measures Act was applied to the

said village and the weights and measures are converted into Decimal System and the effect was taken to the records on 19/05/1971 by M. E. No. 12378.

It appears from M. E. No. 20416 dtd. 13/12/1983 that the landowner repaid the loan taken Nashik Shiwar Le. Bank Canal Ltd. Vi.ka.Se. Soc. Ltd. hence the charge of the society was deleted from other rights column.

It can be further seen that the land owner Mr. Trimbak Kondaji Jadhav had prepared and sanctioned the layout for S. No. 245/2 of Plot Nos. 1 to 24 from Town Planning Dept., Nashik Municipal Corporation, vide No. LND/WS/TentativeLayout/29 dtd. 27/05/1983. The said land was converted to non agricultural use by the permission from Hon. Collector, Nashik vide No. RBD III/LNA/SR / 308/83 dtd.18/02/1984.

It appears from M.E. No. 20419 dtd. 14/12/1983 that the land owner Mr. Trimbak Kondaji Jadhav presented the copy of sanctioned layout plan and accordingly following hissas were made:

S. No.	Hissa No.	Plot No.
245.	2/17	16
245	2/18	17
245	2/19	18

It appears from M. E. No. 21139 dtd. 10/10/1984 that Trimbak Kondaji Jadhav expired on 27/04/1984 leaving behind following legal heirs.

Sr. No.	Name of the heir	Relation
1.	Rahibai Trimbak Jadhav	Widow
2.	Ranu Trimbak Jadhav	Son
3.	Madhav Trimbak Jadhav	Son
4.	Tukaram Trimbak Jadhav	Son
5.	Satyabhama Narhari Pund	Daughter

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The name of widow and all sons were recorded in Record of rights column and name of daughter was entered in the other rights column of 7/12 extract. accordingly the said M. E. was effected.

M. E. No. 22699 dtd. 22/07/1986 shows that the Plot No. 16 out of S. No. 245/2/17, Plot No. 17 out of S. No. 245/2/18 and Plot No. 18 out of S. No. 245/2/19 was sold by Mr. Trimbak Kondaji Jadhav and other 05 consented by Lalsing Gopalsing Pardeshi to Dhanji Shamji Maru and Subhash Kedu Jagtap respectively. The name of the purchaser has been entered into record of rights holder's column by the said M.E.

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M. E. No. 62644 dtd. 18/09/2008 shows that the Sale Deed was executed by Mr. Subhash Kedu Jagtap in favour of Mrs. Hansaben Raghubhai Gangadiya of Plot No. 17 and 18 on dtd. 12/09/2008 regd. at Sr. No. 8901 in the office of Sub-Registrar, Nasik-1. The name of the purchaser has been entered into record of rights holder's column by the said M.E.

It appears from M. E. No. 62888 dtd. 20/10/2008 that Dhanji Shamji Maru expired on 04/05/1996 leaving behind following legal heirs.

Sr. No.	Name of the heir	Relation
1.	Anjali Dhanji Maru	Widow
2.	Mayur Dhanji Maru	Son
3.	Dipal Dhanji Maru	Son
4.	Priti Dhanji Maru	Daughter

The names of all the legal heirs were recorded in Record of rights column and accordingly the said M. E. was effected.

M. E. No. 66829 dtd. 25/02/2010 shows that the Sale Deed was executed by Mrs. Anjali Dhanji Maru and other 03 in favour of Mrs. Hansaben Raghubhai Gangadiya of Plot No. 16 on dtd. 29/01/2010

regd. at Sr. No. 933 in the office of Sub-Registrar, Nasik-3. The name of the purchaser has been entered into record of rights holder's column by the said M.E.

M. E. No. 70022 dtd. 24/01/2011 shows that the Sale Deed was executed by Mrs. Hansaben Raghubhai Gangadiya in favour of M/s. Mangalam Developers Partnership Firm Through partner Mr. Bharat Valji Paravadiya of Plot No. 16, 17 and 18 on 21/01/2011 regd. at Sr. No. 963 in the office of Sub-Registrar, Nasik-3. The name of the purchaser has been entered into record of rights holder's column by the said M.E.

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Panchgani 431 003.

M. E. No. 77976 dtd. 03/01/2012 shows that the Sale Deed was executed by M/s. Mangalam Developers Partnership Firm Through partner Mr. Bharat Valji Paravadiya in favour of M/s. Tithi Enterprises Partnership Firm through Partner Mr. Ankit Pravinbhai Patel of Plot No. 16, 17 and 18 on 07/01/2012 regd. at Sr. No. 270 in the office of Sub-Registrar, Nasik-3. The name of the purchaser has been entered into record of rights column by the said M.E.

M/s. Tithi Enterprises Partnership Firm Through Partner Mr. Ankit Pravinbhai Patel have applied and get sanctioned the Building Plan over the said Plot Nos. 16+17+18 adm. total area 651.10 sq. mtrs. out of S. No. 245/2/17, 245/2/18, 245/2/19 respectively and obtained Building Commencement Certificate vide LND/BP/Panch/C-1/18/71 dtd. 10/04/2012.

IV. Opinion

Relying upon the documents, I am of the opinion that by virtue of registered Sale Deed, the title of M/s. Tithi Enterprises Partnership Firm with respect of **Plot Nos. 16 adm. area 218.60**

Tushar P. Patel
Advocate

Continuation Sheet No. 6

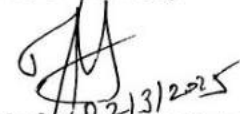
sq. mtrs. out of S. No. 245/2/17, Plot Nos. 17 adm. area
214.50 sq. mtrs. out of S. No. 245/2/18, & Plot Nos. 18 adm.
area 218.00 sq. mtrs. out of S. No. 245/2/19, situated at
Village Nasik, Tal. & Dist. Nasik is negotiable, marketable & free
from all encumbrances.

**M/s. Tithi Enterprises Partnership Firm Through
Partner Mr. Ankit Pravinbhai Patel** is entitled to build a building
thereupon and is entitled to transfer the constructed tenements to
its prospective purchasers.

Thanking you,


Adv. Tushar Patel
S.L.L.B.
6A, First Floor, Vasanti City Mall,
Panchavati, Nashik-422 003.

Yours faithfully


Adv. Tushar Purshottam Patel
Advocate S.L.L.B.
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