

RAVINDRANATH P. JOSHI.

Advocate

Nirman House, Lalitaprasad Poddar Marge, College Road, Nashik – 422 005.

Date :- 13th January 2017

TITLE – CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN.

Sub. :- Title Certificate with respect to Survey No. 408/2/1/A, area admeasuring 0 H. 13 Are i.e. 1300.00 Sq. Mtrs. assessed at Rs. 0,25 Ps. which is owned and possessed by Mr. Salim Sadik Sayyad, Survey No. 408/2/1/B, area admeasuring 0 H. 19.50 Are i.e. 1950.00 Sq. Mtrs. assessed at Rs. 0,37 Ps. which is owned and possessed by Kum. Rafat Sadik Sayyad, Survey No. 408/2/1/C, area admeasuring 0 H. 19.50 Are i.e. 1950.00 Sq. Mtrs. assessed at Rs. 0,37 Ps. which is owned and possessed by Mr. Shafik Sadik Sayyad and Mr. Aatik Sadik Sayyad, thus above all above properties totally area admeasuring 5200.00 Sq. Mtrs. situated at Village Nashik, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik, in which M/s. Nirman Estate Developers Pvt. Ltd. through its Director Mr. Vipul Nemichand Poddar of Nashik having rights as per registered Agreement of Sale with Development Rights dated 30/09/2013.

Sir,

Mr. Vipul Nemichand Poddar of Nashik approached me, and requested me to investigate the Title – Certificate in respect of property mentioned in the subject above bearing Survey No. 408/2/1/A, area admeasuring 0 H. 13 Are i.e. 1300.00 Sq. Mtrs. assessed at Rs. 0,25 Ps. which is owned and possessed by Mr. Salim Sadik Sayyad, Survey No. 408/2/1/B, area admeasuring 0 H. 19.50 Are i.e. 1950.00 Sq. Mtrs. assessed at Rs. 0,37 Ps. which is owned and possessed by Kum. Rafat Sadik Sayyad, Survey No. 408/2/1/C, area admeasuring 0 H. 19.50 Are i.e. 1950.00 Sq. Mtrs. assessed at Rs. 0,37 Ps. which is owned and possessed by Mr. Shafik Sadik Sayyad and Mr. Aatik Sadik Sayyad, thus above all above properties totally area admeasuring 5200.00 Sq. Mtrs. situated at Village Nashik, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik, in which M/s. Nirman Estate Developers Pvt. Ltd. through its Director Mr. Vipul Nemichand Poddar of Nashik having rights as per registered Agreement of Sale with Development Rights dated 30/09/2013 & for that purpose, he has produced necessary documents before me and pertaining to such documents relating to the said property, relying upon those documents I am submitting my Title Report as under:-

1. Mutation Entry No. 1899 dated 26/04/1931 shows that Mr. Imam Saheb expired hence his elder son Mr. Usman Imam as Karta of Joint Family for 50% share and for remaining 50% share deceased brother Ismail Saheb entered as per application given by Usman dated 30/03/1932 for Survey No. 408/2 and other 4 properties. The said Mutation entry certified by Aval Karkun, Account as on 23/08/1931.

2. Mutation Entry No. 5894 dated 05/11/1950 shows that as per Govt. Notification R.D.No.5869/45V, dated 02/03/1950, area of Agricultural land fixed and it also shows that barren land less than 2 Acre, Rice crops land area 20 Guntha and most fertilized land area 20 Gunthas should not be fragmented. As per Fragmentation and Consolidation Act and below it area declared as “Tukda”. Therefore captioned land declared as “Tukda”.



3. Mutation Entry No. 5996 dated 02/08/1951 shows that Mr. Ismail Saheb Musalman expired as on 20/08/1949 deceased legal heir Son – 1. Mr. Gafur Ismail Musalman and 2. Mr. Abdul Ismail Musalman recorded in village record of rights for Survey No. 408/2 and other 4 properties. The said Mutation entry certified by Aval Karkun, Account as on 11/04/1952.
4. Mutation Entry No. 6894 dated 20/09/1956 shows that as per Govt. Notification of Revenue Department no. 5869/45V, dated 02/03/1950 fixing area as per Fragmentation and Consolidation Act for which previous mutation entry no. 5894 was mutated but 6 D Notice is not in proper form to the concerned persons, hence the said mutation entry cancelled and new entry was made.
5. Mutation Entry No. 7671 dated 05/09/1960 shows that Mr. Damu Shankar Potinde is tenant from 1954/55. Hence, his name appeared in other rights column as Common Tenant.
6. Mutation Entry No. 8365 dated 12/10/1962 is totally in torn condition.
7. Mutation Entry No. 12378 Dated 19/05/1971 shows that Enforcement Act 1958 and Indian Coinage Act 1955 are applicable and Hissa Form No. 12 effect taken to whole village.
8. Mutation Entry No. 13090 dated 04/08/1972 shows that Mr. Gafur Ismail Musalman expired as on 12/12/1971. Deceased legal heir Wife – 1. Aashabi Gafur, Son - 2. Latib Gafur, 3. Sandu Gafurhai, Daughter – Sharifabi w/o. Mahmud entered in village record of rights. Name of daughter entered in other rights column.
9. Mutation Entry No. 14872 dated 03/09/1975 is in torn condition and unable to read. It is in respect of Mr. Shaikh Usaman Imam expired and deceased legal heirs are recorded in village record of rights. 7/12 extract from 1974/75 and onward shows effect of the said mutation entry seems that son of deceased namely Mr. Shaikh Hasan Usman, Mr. Shaikh Razzak Usman, Mr. Shaikh Umar Usman, Mr. Shaikh Dauad Usman Mr. Shaikh Rehman Usman entered in possessory and ownership column and Daughter namely. Rabiyyabi Sardar Khan, Sugarabi A. Latif, Jainabbai Ismail in other rights column.
10. Mutation Entry No. 18884 dated 02/03/1982 shows that as per order of Tahasildar of Nashik having no. Tenancy Case 1/82, Nashik dated 26/02/1982 name of Damu Shankar Potinde deleted from other rights column as Tenant.
11. Mutation Entry No. 19033 dated 11/05/1982 shows that Mr. Abdul Ismail Musalman expired as on 28/07/1980. Deceased legal heir Wife – 1. Bismillabai w/o. Abdul, Son 2. Mr. Shaikh Yusuf Abdul, 3. Mr. Shaikh Nurmahmad Abdul, 4. Shaikh Fakirmahmad Abdul, 5. Shaikh Yasin Abdul, Daughter 6. Mehrunisa Dadamiya, 7. Khairunisa Afjal name entered in village record of rights.
12. Mutation Entry No. 22634 dated 01/07/1986 shows that Mr. Farhat Sayyad Sadik purchased from Mr. Shaikh Daud Usman, FakirMahamad Abdul Ismail, Nurmahamad Abdul Ismail, Mahirunissa Dadamiya, Khairunissa Afjal, Abdul Latif Fafur, Sandu Gafur, Sharifabi Mahamad, Shaikh Jasan Usman, Shaikh Umar Usman, Shaikh Rahiman Usman, Shaikh Yusuf Abdul, Rabiyyabi Sardar Khan, Jugrabi Abdul Latif, Jainabi Ismail, Razzak Usman Shaikh, Yasin Shaikh Abdul, Yusuf Shaikh Abdul Gulab Shaikh abdul through their G.P.A. Holder for Rs. 18,557/- as on 08/11/1985. Hence the said property divided in two hissa as under.

S. No.	Hissa No.	Area	Assessment	Name
408	2/1	0.52	0.99	Vendor
408	2/2	0.13	0.26	Purchaser

The said mutation entry certified by Circle Officer, Nashik as on 26/07/1986.

13. Mutation Entry No. 26701 dated 31/03/1990 shows that 1. Aashabi Gafur Latif, 2. Shaikh Hasan Usman, 3. Shaikh Razzak Usman, 4. Shaikh Umar Usman, 5. Shaikh Daud Usman, 6. Shikh Rehman Usman, 7. Smt. Bismillabai w/o. Abdul, 8. Shaikh Yusuf Abdul, 9. Shaikh Nurmahamad Abdul, 10. Shaikh Faikr Mahamad Abdul, 11. Shaikh Yasin Abdul (Vendor) 1. Sharifabi W/o. Ahamad and other 10 (Vendor) and Consenting Parties 1. Sharifabi w/o. Ahamad and other 10 through their G.P.a. Holder Mr. Shaikh Daud Usman sold the caption properties. Hence, the said property divided in three hissa as under.

S. No.	Hissa No.	Area	Assessment	Sale Price/Date	Name of Purchaser
408/2/1	A	0.13	0.25	20,000/- 8/12/88	Salim Sadik Sayyad.
408/2/1	B	0.19.5	0.37	30,000/- 8/12/88	Rafad Sadik Sayyad.
408/2/1	C	0.19.5	0.37	30,000/- 8/12/88	Smt. Sardar Sultana egam Sayyad Yusufoddin.

The said mutation entry certified by Circle Officer, Nashik as on 16/04/1990.

14. Mutation Entry No. 86751 dated 25/10/2012 shows that Sardar Sultana Begam Sayyad Yusufoddin depired as on 14/06/2009. Deceased have no son and daughter. Deceased husband expired in the year 1960. Thereafter she is leaving with her sister's daughter namely Farad Sadik Sayyad and she maintained her. Hence in her life time of deceased, she had made will which is registered in the office of Sub-Registrar, Nashik-1 vide Sr. No. 3178/2007. As per her will Deceased sister's daughter Son namely Mr. Shafik Sadik Sayyad and Aatik Sadik Sayyad in respect of Survey No. 408/2/1C area admeasuring 0 H. 19.50 Are of Nashik which came to the share of Mr. Shafik Sadik Sayyad and Aatik Sadik Sayyad in equal proportion. Hence, their name entered in village record of rights. The said mutation entry certified by Circle Officer, Nashik as on 22/03/2013.

15. Mutation Entry No. 91677 dated 12/12/2013 shows that M/s. Nirman Estate Developers Pvt. Ltd. through its Director, 1. Mr. Nemichand Lalitaprasad Poddar, 2. Mr. Vipul Nemichand Poddar and Authorised person 3. Mr. Mahendra Nemichand Poddar entered into an Agreement of Sale with Development Rights with Mr. Salim Sadik Sayyad, Rafat Sadik Sayyad, Mr. Shafik Sadik Sayyad and Mr. Aatik Sadik Sayyad as on 30/09/2013. The said document is registered in the office of Sub-Registrar, Nashik-4 vide Document No. Nasan4-013515-2013 as on 07/12/2013 in respect of S. No. 408/2/1A area admeasuring 0 H. 13 Are, S. No. 408/2/1B area admeasuring 0 H. 19.50 Are and S.No. 408/2/1C area admeasuring 0 H. 19.50 Are Hence, as per application their name entered in other rights column at village record of rights. The said mutation entry certified as on 04/03/2014 by Circle officer Nashik.

20. I have also seen General Power of Attorney in favour of M/s. Nirman Estate Developers Pvt. Ltd. through its Director, 1. Mr. Nemichand Lalitaprasad Poddar, 2. Mr. Vipul Nemichand Poddar and Authorised person 3. Mr. Mahendra Nemichand Poddar given by Mr. Salim Sadik Sayyad, Rafat Sadik Sayyad, Mr. Shafik Sadik Sayyad and Mr. Aatik Sadik Sayyad as on 30/09/2013 which is registered in the office of Sub-Registrar, Nashik-4 vide Document No. Nasan4-013516-2013 as on 07/12/2013.

21. I have also seen No Objection Certificate issued by Collector of Nashik vide his letter no. Mah/Kaksh-3/4/Na.Ha.Da.Pra.Kra./75/2016 Dated 13/10/2016 for conversion of use of land for Non Agricultural Residential purpose in respect of S. No. 408/2/1/A, 408/2/1/B and 408/2/1/C total area admeasuring 5200.00 Sq. Mtr.

22. I have also seen sanction of Building Permit and Commencement Certificate issued by Executive Engineer, (Town Planning) Nashik Municipal Corporation, Nashik as on 09/01/2017 having letter no. LND/BP/A2/281/5482 in respect of Survey No. 408/2/1/A+B+C of Village Nashik.

From all above entries it is seen that the title of the ownership of Mr. Salim Sadik Sayyad, Rafat Sadik Sayyad, Mr. Shafik Sadik Sayyad and Mr. Aatik Sadik Sayyad and right of development and sale in the said property with M/s. Nirman Estate Developers Pvt. Ltd. through its Director Mr. Vipul Nemichand Poddar and others with respect to the subject property is clear, marketable and free from all encumbrances.

Thanking You,

Yours truly



Ashi Ravindranath Dopalbari

Advocate

421B, Shri Dwartkadhish Temple

Deer Lakshman Zulla Bridge, Panchavati

Nashik-422005