

Anil Prakash Khairnar

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Office: 303, Maruti Building, Near C.B.S., Nashik. Cell No. 9850981337

Date 22.3.2007

TITLE CERTIFICATE

TO,

Shree Yashshree Construction Pvt., Ltd.,

13, Shardha Sankul, Old Gangapur Naka,

Gangapur Road, Nashik-5.

Sub:- Investigation of title in respect of Plot Nos. 1 admeasuring 763 sq mtrs., Plot No. 2 admeasuring 360 sq.mtrs., Plot No. 3 admeasuring 340 sq. mtrs., Plot No. 4 admeasuring 450 sq. mtrs., Plot No. 15 admeasuring 520 sq. m4trs., Plot No. 16 admeasuring 520 sq. Mtrs., & Plot No. 17 admeasuring 520 sq. mtrs., Out of Gat No. 222/1-A situated at village Ambad, Tal. & Dist. Nashik.

Sir,

As per your request, I have investigated the Title of above plots. For that purpose I have gone through the relevant Revenue Records and other concerned papers and documents, which were made available for my perusal. After going through the relevant papers, I certify the property in question as under: -

01 It appears that the land comprised of Original Survey No. 130/1 and 130/2 of village Ambad, were owned and possessed by Shri Lakhu Kondaji Matale and shri Dagadu Kondaji Matale in the year 1957.

It appears that in the year 1957, Provisions of the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 are made application to all lands of village Ambad, Dist. Nashik. Therefore, Survey No. 130/1 and 130/2 were consolidated and re-numbered as Gat No.222 with Mutation Entry No. 685 records this effect.

02 Lakhu Kondaji Matale, One of the owners of the land Gat No. 222 died on 19/9/1959, leaving behind a brother Dagadu Kondaji Matale. Therefore, after the death of Lakhu Matale Shri Dagadu Kondaji Matale has become sole owner of the land Gat No. 222, Mutation Entry No. 723 reveals this effect.

03 It further appears that, names of Shri Gopal Chima Dive and Dagadu Raghu Malunjkar were shown in the Record of Rights of Gat No. 222 as Tenant of the said

land. But after the enquiry made by the Deputy Collector and Agricultural Land Tribunal on 27/1/1660, it was found that the above said Tenants did not possess and cultivate the said land for more than two years. Therefore, names of the above named two tenants were deleted from the Record of Rights vide M. E. No. 783 reveals this fact.

04 It appears that the owner of the land Gat No. 222 was minor in the year 1963. Therefore a remark was passed in the other right column of the Record of Right to that effect vide M. E. No. 796. Subsequently, this remark was deleted vide M. E. No. 1021.

05 It appears that provisions of Bombay Weights and Measures (Enforcement) of 1958 and Indian Coinage Act made applicable to all lands of village Ambad vide M. E. No. 972.

06 On 7/6/1973, Shri Bankatlal Shankarlal Jajoo had purchased this land Gat No.222/1 from the owner Shri Dagadu Kondaji Matale for Rs. 25,000/- by registered Deed in the Record of Rights as owner of the said property vide M. E. No. 1069.

07 On 19/3/1981, Shri Bankatlal Shankarlal Jajoo had given an application that the land Gat No. 222/1 was purchased by him with the help of his brothers. Therefore, his brothers and son are also having the share in the said land. He further stated that his brothers and son are having separate possession and they are cultivating their respective shares. Hence, the following effect has been mutated in the record of rights.

Sr. No.	Name of the owner	Area of Land
1.	Shri Radhakisan Shankarlal Jajoo	20%
2.	Shri Jaikisan Shankarlal Jajoo	20%
3.	Shri. Madanlal Shankarlal Jajoo	20%
4.	Shri. Somnath Shankarlal Jajoo	20%
5.	Shri. Deepak Bankatlal Jajoo	10%
6.	Shri. Bankatlal Shankarlal Jajoo	10%

M. E. No. 1208 reveals this facts.

08. It appears that the above land has converted into the non -agricultural tenure for residential purpose vide order of the Collector of Nashik bearing No. RB/DESK-III/LNA/SR/92/81 dated 23/3/1981.

09. The Owner of the above land have prepared a joint Layout plan in respect of Gat No. 222/1 which was sanctioned by the Assistant Director of Town Planning, Nashik Vide letter No. RP/Ambed-Khurd/475 dt. 6/2/1981.

10. It further reveals that the said owners have partitioned the said land in to plots amongst them vide order of Tahasidar, Nasik bearing No. RTS/V.C. No./211/88 dt. 31/10/1988. As per the said partition, Plot No. 1, 2, 3, 4, 5, 6, 15, 16 & 17 came to the share of Shri Madanlal Shankarlal Jajoo vide M.E. No. 1632 evidences this fact.

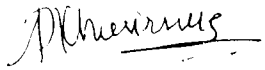
11. It appears that on 13/3/90 the owners of the above plots had sold plot Nos. 1, 2, 3, 4 & 15 to Sau. Vasanti Vijay Lahoti & Plot No. 5, 6, & 17 to Shri. Vijay Shankarlal Lahoti by executing various Sale Deeds. After these Sale Instances the names of purchasers have been mutated in the record of right of respective Plots by M.E.1959.

12. It appears that on 18/04/1998 the owners of the above plots had sold plot no. 15 to Vinayak Mahadev Govilkar & Plot No. 4 to Snehada Vinayak Govilkar by executing Sale Deeds. On 27/4/1998 the owners of the Plots had sold plot No. 16 to Snehada Vinayak Govilkar & Plot No.17 to Vinayak Mahadev Govilkar Director of Vinayak Primises Pvt. Ltd., by executing Sale Deeds. On 24/8/1998 the owners of the plot had sold plot No. 3 to Snehada Vinayak Govilkar & Plot No. 2 Vinayak Mahadev Govilkar by executing Sale Deeds. On 25/8/1998 the owners of the Plots had sold plot No. 1 to Vinayak Mahadev Govilkar Director of Vinayak Primises Pvt. Ltd., by executing Sale Deeds. After these Sale Instances the names of purchasers have been mutated in the record of right of respective Plots by M. E. 2958.

13. It appears that on 18/10/2006 the owners of the above plots had sold plot Nos. 1, 2, 3, 4 & 15, 16 & 17 to M/s. D. S. Kulkarni Developers Limited through Director Mr. Makarand Sakharam Kulkarni. By executing various Sale Deeds & Power of attorney. After these Sale Instances the names of purchasers have been mutated in the record of right of respective Plots by M.E.4609, 4610, 4611.

After going though the relevant records, I am of the opinion that the title in respect of the above plot Nos. 1 to 4 & 15, 16, 17 clear and marketable and free from all encumbrances and charges.

Hence this title Certificate.



Advocate Anil Prakash Khairnar

Anil Prakash Khairnar
B.Com.,LL.B.

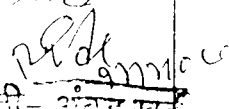
Advocate

N-1/111, Shivaji Chowk, Old Cidco,
Opp. Bus Stop, Nashik-9, Mob.9850981337

हक्काचे पत्रक गा.नं. ६

मौजे शेळडपूर

तालुका नाशिक

नोंदीचा अनुक्रम नंबर	हक्काचा प्रकार	फेरफार झालेले सर्वे नंबर आणि पोट हिस्से	तपासणी अंमलदाराची सही किंवा शेरा
४६९०	<p>तारिखी २०/११/२००७ डी। (खरेदीने)</p> <p>मे. डि. एस. कुलकर्णी हेल्थपरमि रवि</p> <p>हर्षे जी मंकरद अण्णाराज कुलकर्णी</p> <p>शाली बाभुस बायल केलेल्या मिलणी</p> <p>सौ अनेहदा विनायक गोविंदक शोरे</p> <p>पापुन र. र. २५०७२००४ अक्षरी</p> <p>इवाडा संसाधन भारता वगळता इवाडा</p> <p>दोन्ही इवाडास दि १०/१०/२००६</p> <p>दोन्ही अण्णाराज इवाडी शेळडपूर शोरे</p> <p>मिहारेजी विनायकी इवाडा जी. म. व</p> <p>म. मणू कलेच्या शोरे इवाडे</p> <p>नोय इगर्ज व शोरी इवाडाची कले</p> <p>आवरोह केली शोरे</p> <p style="text-align: right;">४४० लागडी</p>	<p>२२२१९३</p> <p>पोट नं ३</p> <p>शेरा</p> <p>सौ ३३</p> <p>३४०-००</p> <p>पोट नं ४</p> <p>२५०-००</p> <p>२५०-००</p> <p>पोट नं ५</p> <p>५२०-००</p> <p>सौ ३३</p> <p>२२२५</p> <p>लीड</p>	<p>नो. १०५</p> <p>शेरा व शोरे</p> <p>शेळडपूर नक्का</p> <p>वा. न</p> <p>पुमाठिल</p> <p>४४४</p> <p>२२/२/०५</p> <p>म. ३५ खा. पु.</p>
	<p>इवाडा पुमाठिल नक्का वगळता</p>	<p>पोट १२१ २/१०६</p>	<p style="text-align: center;">  शेळडपूर - अंमलदार ता. जि. नाशिक </p>

नक्कल तयार तारीख

/ / २००

सही

