

# United Palms

## Title Certificate

U. L. Deshpande  
Advocate

1

E-mail : uldeshpande@rediffmail.com

Office : Senior Chambers, New Park Centre, Ganesh, Maharashtra, Nashik - 422 002, Ph. (0253) 2526114

Chamber : 102, Advanar Chambers (Ground Floor), Building No. 3, District Court Compound, Nashik - 422 002.

Date: 7.7.2009

### Shree TITLE CERTIFICATE

TO,

WHOMSOEVER IT MAY CONCERN

Subject:- Title Certificate with respect to S. no. 113/3/2 measuring 20 R. . S. no. 113/3/3 measuring 20 P. situated at Wadala, within the limits of Nashik Municipal Corporation Nashik owned by United Developers, partnership firm

Sir,

Mr. Rajan Asan Dryani on behalf of United Developers, partnership firm approached me and called upon me to issue my title certificate with respect to subject property and for that purpose he has produced before the following referred documents, relying upon those documents, I am submitting my title certificate as under:-

1. Xerox copy of agreement executed by Smt. Vimalbai Khandu Pand, Jagannath Deoram Tidke through G.P.A. and with the consent of Mr. Sandeep Ganpat Mhatre and Ganpat Krushnaji Mhatre in favour of United Developers, partnership firm registered at sr.no. 1305 on 15.2.2007.
2. N.A. order is given by Collector Nashik vide his order no. Maha/Kakab-III/ N.A.P. No./ 263 dtd. 22.12.2006 attached with the agreement
3. Power of attorney given by Vimalbai Khandu Pand and Jagannath Deoram Tidke in favour of Mr. Sandeep Krushnaji Mhatre which is registered at sr. no. 3384 on 30.6.2006 attached with the agreement.
4. Power of attorney executed by Smt. Vimalbai Khandu Pand, Jagannath Deoram Tidke, Mr. Sandeep Krushna Mhatre

*U. L. Deshpande*

and Ganpat Krishna Mhatre in favour of United Developers, partnership firm registered at sr. no. 31 on 15.2.2007

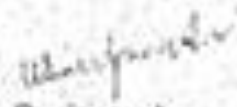
5. Sale deed executed by Smt. Vimalbai Khandu Pand, Jagannath Deoram Tidke through G.P.A. and with the consent of Mr. Sandeep Ganpat Mhatre and Ganpat Krishnaji Mhatre through G.P.A. United Developers, partnership firm in favour of United Developers, partnership firm registered at sr.no. 5735 on 6.6.2008.
6. 7/12 extract dtd. 17.11.2008 in the name of United Developers, partnership firm.
7. Originally land was belonging to Sukhrubai Virhoba Khode and others prior to 1954.
8. M. E. no. 2372 shows that Sukhrubai Virhoba Khode and others sold part out of S. no. 113/3 to Kamalabai Laxman Khode for which S. no. 133/3/2 was allotted and S. no. 113/3/3 purchased by Sangita Laxman Khode.
9. M.E.no. 4055 shows that as per application given by Ganpat Khode and others owners of S. no. 113/3/2 to 23, as per actual possession S. no. 113/3/2 shown in the name of Vimal Khandu Pand and S. no. 113/3/3 show in the name of Jagannath Deoram Tidke and name of Kamalabai Khode and Sangita Khode is deleted from S. no. 113/2/2 and 113/3/3.
10. M.E. no. 4074 is with respect to K. J. P. and record is corrected.
11. M.E.no. 8187 dtd.12.3.2007 shows that name of United Developers, partnership firm in other rights column as purchaser of S. no. 113/3/2 and 113/3/3

12. M.E.no. 8967 dtd. 19.6.2008 shows that S. no. 113/3/2 and 113/3/3 purchased by United Developers, partnership firm

Relying upon the above documents, I am of the opinion that the ownership of United Developers, partnership firm with respect to the subject property is free, clear, marketable and free from encumbrances.

Thanking you,

Yours Faithfully

  
U.L. Deshpande  
Advocate

W-113-3-2\*3

W-113-3-2\*3