Subodh M. Shah

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Advocate

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Date : 4-12-2015

TITLE CERTIFICATE

NAME OF THE HOLDER:- **MR. PURUSHOTTAM MOHAN RAMPARIYA.**

PROPERTY :- All that piece and parcel of the vacant land bearing **S. No. 157/4 Plot No. 35 admeasuring 372-47 Sq. Mtrs.** situated at Nashik, Tal. Dist. Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration district of Nashik.

HISTORY AND SEARCH :- After perusing the 7/12 extract and mutation entries and after perusing all the papers, my observations are as under -

Following documents perused:

[1] 7/12 extract since last 30 years
[2] Mutation Entries since last 30 years
[3] Copy of Sale Deed 4-4-2008
[4] N.A.Order Datged 8-4-2001
[5] Copy of final approval letter Dated 29-4-2004

S.No. 157 was owned by Gopal Sakharam Lamkhede since prior to 1974-75.

M. E. No. 12378 is effected in the record of rights for giving effect to the Indian Coinage Act and Indian Enforcement Act.

Gopal Sakharam Lamkhede died on 5-8-1979 and such the names of the legal heis Kashinath Gopal Lamkhede, Bhagubai Balwant Hagawane and Haushabai Bhagwant Hagawane are mutated in the owner column under M.E.No. 17261 on 8-11-1979.

Charge of Nashik Shivar left Bank canal Vikas Society is mutated in the other rights column under M.E.No. 18346 on 26-5-1981. The said charge is deleted under M.E.No. 42866 on 26-9-2000.

As per partition of joint owners S.No. 157 came to the share of Haushabai Bhawant and such the names of other two owners are deleted under M.E.No. 20458 on 28-12-1983

The remark of conditional ownership under B.T. & a.L.Act is deleted from the other rights column under M. E. No. 22295 on 21-1-1986.

purchased S. No. 157 from Smt. Haushabai Bhagwant Hagawane by two different sale deeds dated 14/1/1986 and 21/11/1984 and as such names of the said purchasers are mutated in the owners column under M. E. No. 22404 on 10-3-1986.

As per partition amongst joint owners S.No. 157 is sub divided into Hissa No. 1, 2 & 3 and as such separate 7/12 extract are prepared for three hissas. Hissa No. 1 is allotted to Hiraman, Hissa No. 2 is allotted to Nivrutti Kashinath and Hissa No. 3 is allotted to Sandeep KashinathM.E.No. 27828 is accordingly effected on 2-3-1991.

That Sandeep Kashinath Lamkhade with the consent of Hiraman Kashinath Lamkhade entrusted admeasuring H. 1-20 R out of S.No. 157/3 to Nikesh Pravinchandra Shah etc. for development of the same as per the terms and conditions of the Development Agreement and General Power of Attorney Dated 11-10-2000 and as such names of said developers are mutated in the other rights column under M. E. No. 44229 on 14/5/2001.

That as per hissa form No. 12 and as per letter of Taluka Inspector of Land Records dated 31-7-2001 the following S.Nos. are rearranged and new S.Nos. are allotted under M.E.No. 44688 on 31-7-2001 whereby the areas are also corrected.

OLD S. NO.	NEW S. NO.	OWNER
157/1	157/1	HiramanKashinath Lamkhade
157/2	157/2	Nivrutti Kashinath Lamkhade
157/3	157/3	SandeepKashinath Lamkhade
	157/4	Hiraman, Nivrutti & Sandeep Kashinath Lamkhade

That remark of developer Nikesh Pravinchandra Shah was recorded in the other rights column of S.No. 157/3 but the said land entrusted to the developer is from new S.No. 157/4 and therefore as per the correction deed the remark of developer in the other rights column of S.No. 157/3 is deleted and shifted to S.No. 157/4 under M. E. No. 45060 on 1-10-2001.

That the owners of S. No. 157/4 prepared a layout which is duly approved by Nashik Municipal Corporation under their letter No. Nagarrachana/ Antim/17/Panchavati Dated 29-4-2004 and the said property is duly converted to N.A use u/s. 44 of the M.L. R. Code under order of Collector, Nashik under order No. Mah/ Kaksh-3/ Bi. She.Pra.Kra./439/2000 Dated 8-4-2001 and Mah / Kaksh-3 / 4 / Vashi /471/2002 Dated 15-6-2002 and as per the approved layout separate 7/12 extracts are prepared for the individual plots under M. E. No. 50814 on 6-5-2004.



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That the aforesaid holder purchased aforesaid property from previous holder by sale deed dated 4/4/2008 which is duly registered at the office of Sub Registrar Nashik-3 at Sr. No. 3152 / 2008 on 4/4/2008 and as such name of the aforesaid holder is recorded in the owners column under M. E. No. 61559 on 21-5-2008.

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

OPINION :

In consistence with the above observations, I am of the opinion that, the title of the aforesaid holder to the aforesaid property is clear, negotiable and marketable without any charge, encumbrance or defect in title.

SUBODH M.SHAH
ADVOCATE

SUBODH M. SHAH * ADVOCATE * DIST. COURT, NASIK-2.