

Subodh M. Shah

B.Sc.(Hons.),LL.B.

Advocate

Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422009
Tel. : +91-0253-2312638. Email : adv.smsah@gmail.com

Date : 10/5/2017.

TITLE CERTIFICATE

**NAME OF THE HOLDER:- M/S. SATYAM ENTERPRISES
PROPRIETARY CONCERN THROUGH ITS PROP. MR. HARESH
SAHNTILAL RAMANI.**

PROPERTY:- All that piece and parcel of the property bearing **Plot No. 36-A Gat No. 335/1, admeasuring 632-32 Sq. Mtrs.** situated at Village **Adgaon**, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows:-

East	:-	By 6 Mtr. Colony Road
West	:-	By Plot No. 35
South	:-	By Plot No. 36 B
North	:-	By 6 Mtr. Colony Road

HISTORY:- After going through the relevant revenue records like, 7/12 extracts and mutation entries and other relevant orders and papers, my observations are as follows :-

Following documents perused:

- [1] 7/12 extract since last 30 years
- [2] Mutation Entries since last 30 years
- [3] N. A. Order dated 21/11/1997
- [4] Copy of final approval letter dated 4/8/2009
- [5] Copy of Sub Division letter dated 10/6/2013
- [6] Copy of Sale Deed dated 1/10/2013.

It appears from the record of rights that Gat No. 335 was owned by Sadashiv Runja Mate and others since prior to 1979-80.

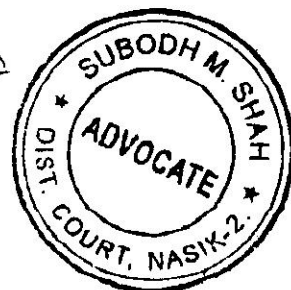
That Sadashiv Runja Mate died on 28/5/1983 and as such names of his legal heirs namely widow Yamunabai and married daughters Hausabai Laxman More, Kalpana Dinkar Adhav are mutated in the owners column under M. E. No. 625 on 19/7/1983.

That the charge of Society is deleted from the other rights column under M. E. No. 754 on 21/8/1984.

M.E.No. 6302 is effected in the record of rights for effecting the provisions correcting the records as per the Indian Coinage Act and Enforcement Act.

The owner prepared scheme u/s. 20 of the ULC Act under Talegaon Dabhade pattern for the excess land which is duly approved and an area admeasuring 2293.60 Sq. Mtrs. is allotted to Govt. and therefore name of Govt. of Mah. for 2293.60 Sq. Mtrs. is mutated in the owners column under M. E. No. 3883 on 21/8/1997 as such S. No. 335 is sub divided into Hissa No. 1 and 2, Hissa No. 1 is allotted to the excess land while hissa No. 2 is allotted to the land allotted Govt. of Mah. and

Shah



Subodh M. Shah

B.Sc.(Hons.),LL.B.

Advocate

Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422005
Tel. : +91-0253-2312638. Email : adv.smsah@gmail.com

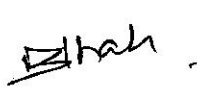
That the land owner prepared a sub division plan for Plot No. 36 which is sanction by Nashik Municipal Corporation on 10/6/2013 under No. Nagarrachna Vibhag/Antim/Panchavati/C-5/2and accordingly separate 7/12 extracts are repared for individual plots under M. E. No. 17390 on 12/6/2013 and accordingly said plot is sub divided into 36A & 36 B.

That the aforesaid holder purchased aforesaid property from previous owner Pramod Atmaram Sakhare and others by registered sale deed dated 1/1/2013 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 8461 on 1/10/2013 and as such name of the said holder is mutated in the owners column under M. E. No. 17767 on 4/10/2013.

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

