

SUBODH M. SHAH

B.Sc.(HONS), LL.B.

ADVOCATE

OFF - 1/2, ABHISHIKTA APARTMENT, VISE MALA, COLLEGE ROAD, NASHIK 5, PH. 0253-2312638. E-MAIL- adv.smshah@gmail.com

Date : 29-3-2012

TITLE CERTIFICATE & SEARCH REPORT

NAME OF THE HOLDER:- [1] MR. GOVINDA BHAU MHASKE [2] MR. KISAN GOVINDA MHASKE [3] MR. LAXMAN GOVINDA MHASKE [4] MR. PANDIT GOVINDA MHASKE [5] MRS. BAKUBAI GOVINDA MHASKE [6] MRS. SHEVANTABAI KACHARU JONDHALE [7] MRS. SUMAN TUKARAM PANGAVHANE [8] MR. FAKIRA KISAN MHASKE [9] SULOCHNA VISHNU THETE [10] MRS. MADHURI BALASAHEB UGALE [11] MRS. JIJABAI SOMNATH SHINDE [12] MR. NILESH LAXMAN MHASKE.

PROPERTY:- All that piece and parcel of the land admeasuring 19243-00 Sq. Mtrs. (Which includes 17623-00 Sq. Mtrs. excess land and 1620-00 Sq. mtrs. land outside the ceiling limit) out of Gat No. 1084 Total admeasuring Hecter 3-54 R and Potkharaba H 00-07 R total admeasuring Hecter 3-61 are assessed at Rs. 3-56 Ps. situated at Village Adgaon, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, the said 19243-00 Sq. Mtrs. area bounded as follows:-

On or towards East :-	By Gat No. 1083/1
On or towards West :-	By Gat No. 1084 part
On or towards South :-	By 18 Mtr. D.P. Road
On or towards North :-	By Gat No. 1085

HISTORY:- After going through the relevant revenue records like, 7/12 extracts and mutation entries and other relevant orders and papers and after the taking search of the Index II registers at the office of Sub Registrar, Nashik for last 30 years, my observations are as follows :-

Following documents perused:

- [1] 7/12 extract since last since 30 years
- [2] Mutation Entries since last 30 years
- [3] Copy of Dev.Agreement & General Power of Attorney Dated 11-12-2006.

It appears from the record of rights Gat No. 1084 (S. No. 187/20 was jointly owned by Bhikubai Bhau Labhade, Chandrabhagabhai Ramchandra Jondhale and Gangubai Pandu Sangamnere since prior to 1974-75.

Bhau Gabanji Labhade died on 6-5-1958 and as such names of his legal heirs namely Widow Bhikubai and two married daughters Chandrabhagabhai Ramchandra Jondhale and Gangubai Pandu Sangamnere are mutated in the owners column under M. E. NO. 5501 on 11-7-1964.



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On implementation of Consolidation Scheme, the entire village is applicable for the said scheme whereby as per the consolidation scheme different S. Nos. are given different Gat Nos. as per their holding whereby M. E. No. 1 is effected in the record of rights for the entire village whereby S. No. 187/2 became Gat No. 1084 under M.E. No. 1 On 13-9-1999.

Bhikubai Bhau Labhade died on 22-6-1983 and as such her legal heirs two married daughters Chandrabhagabai Ramchandra Jondhale and Gangubai Pandurang Sangamneri are already on record and as such M. E. No. 697 is effected on 1-3-1984.

That Govinda Bhau Mhaske etc. purchased Gat No. 1084 from Chandrabhagabai Ramchandra Jondhale etc. by sale deed dated 1-11-1988 and as such name of said owners are mutated in the owners column under M. E. No. 2090 On 22-10-1990.

That the remark of Old Charge of Adgaon Vikas Society is deleted from the other rights column under M. E. No. 1997 on 25-5-1990.

As per the order of Competent Authority ULC u/s. 6(1), 32070.00 Sq. Mtrs. is declared as excess land and as such remark of excess land for 32070-00 Sq. Mtrs. is mutated in the other rights column under M. E. No. 2396 on 14-4-1992.

That the Charge of Canara Bank for the shares of Mr. Govind Bhau Mhaske is deleted from the other rights column under M. E. No. 4753 on 22-2-2000.

That the remark of Old Charge of Adgaon Vikas Society is deleted from the other rights column under M. E. No. 6706 on 23-10-2003.

That the aforesaid holder entrusted an area admeasuring 19243-00 Sq. Mtrs. to M/s. Nishant Builders & Developers for development of the same as per the terms and conditions of the Development Agreement and General Power of Attorney Dated 11-12-2006 which are duly registered at the office of Sub Registrar, Nashik at SR. No. 7891 and 7892 and as such names of said developers is mutated in other rights column under M. E. No. 8748 On 8-3-2007 and as such said developers are competent to develop the said property by constructing building thereon and the said developers are empowered to sell, alienate and dispose off the construction therein.

As per the order of Competent Authority ULC u/s. 6(1), admeasuring 17623-00 Sq. Mtrs. is declared as excess land and as such said remark is mutated in the other rights column under M.E. No. 8943 on 15-5-2007.

M. E. No. 10799 is effected On 28-1-2009 whereby a remark of exemption u/s. 20 of the ULC Act is effected in the other rights column.

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Govind Bhau Mhaske died on 14-7-2010 and as such names of his legal heirs namely Widow Bakubai and three sons Kisan, Laxman and Pandit Govind Mhaske are mutated in the owners column and whereby name of married daughters Shewantabai Kacharu Jondhale and Suma Tukaram Pangavhane are mutated in the owners column under M. E. NO. 12921 on 14-1-2011.

That Mrs. Shewantabai Kacharu Jondhale etc. released their shares in favour of their brothers by Released Deed dated 14-6-2011 and as such names of Mrs. Shewantabai Kacharu Jondhale etc. is deleted from the other rights column and accordingly M. E. No. 13722 is effected on 3-7-2011..

That the charge of Adgaon Society is deleted from the other rights column under M. E. No. 14509 On 5-10-2011.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide receipt No. 0179261 on 14/2/2012 under application No. 89/2012 and no adverse entries is observed during the course of the search.

No charge, encumbrance or defect in title is observed during the course of the aforesaid observation, in respect of the aforesaid property.

OPINION:- In consistence with my above observations, I am of the opinion that the title of the aforesaid property appears to be clear, negotiable and marketable without any charge, encumbrance and defect in title and as such the **M/s. Nishant Builders & Developers** entitled to develop the said property and construct building thereon and sell the super structure thereon and appropriate the sale proceeds.



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SUBODH M. SHAH
ADVOCATE



पावती क्र.

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नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा अर्जाचा अनुक्रमांक ९९/२०१२

दिनांक १५/२/२०१२ सन २०

दस्तावेजाचा प्रकार--

श्री प्र. उर्फ

सादर करणाऱ्याचे नाव--

श्री सुलोचन एम. गाव

जाचीसत्रगाने फी मिळवली.

नोंदणी फी

नक्कल फी (फोटो)

पृष्ठोंकनाची नक्कल फी

टपालखर्च

नक्कल किंवा शाणे-१४ ते

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम २४ अन्वये

प्रमाणित नक्कल (०० अ ५७) (फोटो)

इतर फी (मागील पावतीत) बाबत.

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सांगणे १०००/१४

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रोज भरत होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कायद्यातून सुटली येईल.

सह. दुय्यम निबंधक वर्ग-२

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

हस्ताक्षरे

नावे नोंदणीकृत डाकेने पाठवली जाईल-३.

हवाली करावा.

सादरकर्ता