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Advocate

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Date : 28-10-2016

TITLE CERTIFICATE

NAME OF THE HOLDER:- [1] MR. PRASANNA AVINASH PARASHARE
[2] MRS. NANDA AVINASH PARASHARE.

NAME OF THE PURCHASER : M/S. OM BUILDERS AND DEVELOPERS.

PROPERTY:- All that piece and parcel of the property bearing Plot No.4 out of S.No. 826/1 admeasuring 576-500 Sq. Mtrs. situated at **Nashik** Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows:-

East :- By S.No. 840 Part
West :- By Plot No. 3
South :- By Anand Plaza Building & 6 Mtrs. Colony Road
North :- By 9 Mtrs. 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
- [2] Mutation Entries
- [3] Copy of Sale Deed Dated 10-5-2007
- [4] Copy of Sale Deed Dated 14-9-2016
- [5] N. A. Order Dated 10-7-2006
- [6] Copy of Final layout approval letter 13-3-2007

It appears from the record of rights that Tukaram Bapu Kashmire was owner of S.No. 826/1 prior to 1974-75.

M.No.12378 is effected in the record of rights on 19-5-1971 for giving effect to the Indian Coinage Act and Indian Enforcement Act.

That Tukaram Bapu Kashmire died on 16-9-1974 and as such names of his two sons Rajaram Tukaram and Madhav Tukaram and widow Bhagubai Tukaram are mutated in the owners column while the names of four married daughters Dagubai Gangaram Khode, Babibai Bhau Patil Khode, Lahanubai Nivrutti Nale and Sagunabai Namdeo Khode are mutated in the other rights column under M.E.No. 16970 on 10-5-1979.

Bhagubai Tukaram Kashmire died on 30-8-1977, she had the legal heirs namely sons Rajaram Tukaram Kashmire, Madhav Tukaram Kashmire and married daughters Dagubai Gangaram Khode, Babibai Bhau Patil Khode, Lahanubai Nivrutti Nale and Sagunabai Namdeo Khode, the names of the said legal heirs are already on record and therefore name of Bhagubai is deleted and M.E.No. 20724 is effected on 28-4-1984.



The name of Madhav Tukaram Kashmire is deleted under M. E. No. 20943 on 7-7-1984.

That the names of Trimbak, Ramesh, Uttam Nivrutti etc. are mutated in the other rights column after the death of Lahanubai Nivrutti Nale under M.E.No. 37859, the said names alongwith Dagubai Gangaram Khade etc. are deleted under M.E.No. 38011 on 2-5-1998 as they have released their right in favour of Rajaram Tukaram Kashmire.

The name of Damu Sadu Bankar in the other rights column of which was mutated under M.E.No. 1363 is deleted under order of Tehasildar, Nashik under No. Adhi/Abhi/Kavi/1204/2000 Dated 23-8-2000 under M.E.No. 42664 on 23-8-2000.

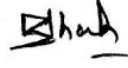
That the land owner Mr. Rajaram Tukaram Kashmire prepared a layout of S.No. 826/1 admeasuring 1700 Sq. Mtrs. which is duly approved by Nashik Municipal Corporation under letter No. Nagar rachana Vibhag/ Antim/ A-4/75 Dated 13-3-2007 and the said property is duly converted to Non Agri. use u/s. 44 of the M.L. R. Code under order of Collector, Nashik under order No. Masha/Kaksha-3 / Bi. She. Pa.Kra./ 87/06 Dated 10-7-2006 and as such separate 7/12 extracts are prepared for the individual plots under M.E.No. 57702 on 15-3-2007.

That the aforesaid holder purchased the aforesaid property from the previous owner Mr. Rajaram Tukaram Kashmire by a sale deed dated 10-4-2007 which is duly registered at the office of Sub Registrar, Nashik 5 at Sr. No. 3959 on 10-5-2007 and as such name of the aforesaid holders are mutated in the owners column of the record of rights under M.E.No. 58166 on 14-5-2007.

That M/s. Om Builders and Developers purchased the aforesaid property from the aforesaid holder by a sale deed dated 14-9-2016 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 7551 on 14-9-2016 but the name of the said purchaser is yet to be mutated in the owners column.

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.


SUBODH M. SHAH
ADVOCATE

