

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.smsah@gmail.com

Date: 1-3-2013

TITLE CERTIFICATE/SEARCH REPORT

NAME OF THE HOLDERS:- MR. PRAKASH SADASHIV PATIL.

PROPERTY:- All that piece and parcel of the land bearing Gat No. 106 admeasuring Hectar 1-92 Are situated at Village Chunchale, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows:-

On or towards East :- By 12 Mtrs. Road & Gat No. 107
On or towards West :- By Gat No. 115 and 18 Mtrs.D.P.Road
On or towards South:- By Gat No.117 and 12 Mtrs. D.P.Road
On or towards North :- By Gat No. 114

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

Following documents perused:

- [1] 7/12 extract since last 30 years
- [2] Mutation Entries since last 30 years
- [3] Copy of Sale Deed
- [4] N. A. Order

It appears from the record of rights that Gat No. 106 was previously S.No. 123/2 prior to 1957 and on implementation of the prevention of Consolidation and Fragmentation Act S.No. 123/2 became Gat No. 106 under M.E.No. 573 on 21-7-1957.

It appears that S.No. 123 was owned by Dhondur Kondaji and Ganu Kondaji and that as per hissa form No. 12 by the Dist. Inspector of Land Records, S.No. 123 is sub divided into Hissa No. 1 and 2 as per the measurement plan whereby Hissa No. 1 is allotted to Dhondur Kondaji while Hissa No. 2 is allotted to Ganu Kondaji and accordingly M.E. No. 358 is effected on 10-7-1942.

Ganu Kondaji died on 17-6-1944 and the name of his only legal heirs wife Bhimi Ganpu Bokad is mutated in the owners column under M.E.No. 381 on 10-9-1944.

That the holder Bhimabai Ganpu Bokad died at Tiradshet on 15-5-1959 and as such names of her legal heirs namely Bhagubai Rama Nimbalkar and Vithabai Waman Bendkoli are mutated in the owners column under M.E.No. 618 on 9-3-1960.

M. E. No. 716 is effected on 13-11-1969 for giving effect to the Indian Coinage Act and Indian Enforcement Act.



Bhagubai Rama Nimbalkar died on 8-12-1998, she had no husband or children alive but the only sister Vithabai Waman Bendkoli and as such name of Bhagubai is deleted from the owners column, the name of Vithabai already appears in the owners column and as such Vithabai became the absolute and exclusive owner of Gat No. 106 and M.E.No. 3949 is accordingly effected on 22-3-2000.

That the aforesaid holder purchased the aforesaid property from Smt. Vithabai Pandurang Bendkoli with the consent of her family members by a sale deed dated 20-3-2007 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 2394 on 21-3-2007 and accordingly name of the aforesaid holder is mutated in the owners column of the record of rights under M.E.No. 6762 on 22-3-2007. The land owners were Tribal and therefore the necessary permission to sell the property to non tribal, the present owner is obtained from the Govt. under order of Collector Dated 24-11-2006.

The an area of 1136 Sq. Mtrs. in subjected D. P. Road.

That the present holder has converted the property to N.A. use u/s. 44 of the MLRC under order of collector date 21/8/2009 under no 153/09

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide receipt No. 0465586 on 27-2-2013 under application No. 116/2013 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 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.

Bhah
SUBODH M. SHAH
ADVOCATE



नौदंणी ३९ म.
Regn. 39 m.

दिनांक २७/२/२०१३ पृष्ठ २०

सादरकर्ता

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