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ADVOCATE

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Date 22/10/2013

TITLE CERTIFICATE

**NAME OF THE HOLDER: M/S. PINGALE BROTHERS,
PARTNERSHIP FIRM, NASHIK.**

PROPERTY:- All that piece and parcel of the land bearing Plot No. 208 out of Survey No. 728/1 to 10, 13B to 25A/29 admeasuring 932-00 Sq. Mtrs. situated at Nashik within Nashik Municipal Corporation and within registration and sub registration District of Nashik bearing bounded as follows:-

On or towards East	: By Plot No. 217
On or towards West	: By 9 Mtrs. Wide Road
On or towards South	: By Plot No. 209
On or towards North	: By 9 Mtrs. wide Road

HISTORY AND SEARCH:- After going through the 7/12 extracts since last 30 years and mutation entries for last 30 years and after taking the 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 30 years
- [2] Mutation Entries since last 30 years

On 1-8-1947 Nashik Co. Op. Housing Society purchased S. No. 728/1 to 9 + 13B to 15 + 17A+18A+19 to 25A from Shri Chimanlal Harilal Setalwad which is registered at the office of Sub Registrar of Bombay at Sr. No. 3869 and accordingly the name of the purchaser is mutated in the record of rights as owner thereof.

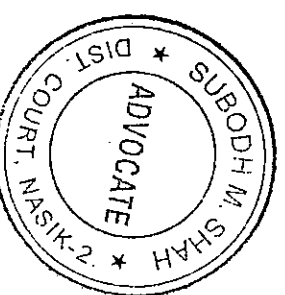
Nashik Co. Op. Housing Society purchased S. No. 728/16 on 1-8-1947 and S. No. 728/10 on 1-10-1947 from Hirabai Rustamji Modi and accordingly the name of the purchaser is effected in the owners column of record of rights.

All hissas of S.No. 728 which were purchased by the Nashik Co. Op. Housing Society were consolidated and as such there became one S. No. 728/1 to 10, 13B to 25A, under M. E. No. 5095 effected on 9-2-1948.

The charge of the provisional Co. Op. Land Mortgage Bank is effected in the other rights column under M. E. No. 5855 on 28-8-1950.

The charge of the provisional Co. Op. Land Mortgage Bank is further record in the other rights column under M. E. No. 6176 on 5-3-1952. This charge of the bank is deleted from record of rights under M.E.No.10911 on 22-2-1968 as the society repaid the loan.

That the Chairman of the said society was Vinayak Govind Vaidya prior to 1956 but as per the meeting Dated 22-11-1956 Shri Anant Shridhar Chitko was elected as Chairman of the society and therefore the name of the outgoing chairman Mr. Vaidya was deleted and the name of the elected chairman is mutated in the record of rights.



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

Layout was prepared by the society of entire land which is duly sanctioned by the concerned authority and accordingly M. E. No. 12939 is mutated in the record of rights and separate 7/12 are allotted to each plot of layout.

Society allotted individual plots to individual members and as such as per the application of the society, name of individual member is mutated in the owners column and name of the society is deleted from the owners column under M. E. No. 13935 on 15-10-1973 whereby name of Bhalchandra Shankar Gatne is mutated in the owners column of the aforesaid property.

The Society leased the aforesaid property to the member under lease deed dated 27/10/1975 for a period of 998 years, which is duly registered at Sr. No. 2843 on 20/11/1975.

At the instance of the society, the name of the society is also mutated above the name of the name of the member in the individual 7/12 extract under M. E. No. 17850 on 15-9-1980.

Bhalchandra Shankar Gatne died on 13-11-2010 and as such names of his legal heirs namely widow Suman Bhalchandra Gatne, married daughter Chitra Raghunath Kulkarni and son Milind Bhalchandra Gatne are mutated in the owners column of the record of rights under M.E.No. 78551 on 2-3-2012.

M. E. No. 87025 is canceled which was pertaining to his-pendence of Spl. Civil Suit No. 192/96.

The present holder purchased the aforesaid property from Nashik Co.Op. Housing Society and Suman Bhalchandra Gatne and others by a registered sale deed which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 2943/2013 On 25/3/2013 and as such name of the aforesaid holder is mutated in the owners column under M. E. No. 90115 on 5/8/2013. The property was made freehold by society vide Resolution No. 38 dated 11/1/2011.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide receipt No. 0750736 on 22-10-2013 under application No. 603/2013 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 is clear, negotiable and marketable without any charge, encumbrance or defect in title.

Subodh M. Shah

**SUBODH M. SHAH
ADVOCATE**

