

Subodh M. Shah

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TITLE CERTIFICATE

NAME OF THE HOLDER:- M/S. LAXMIKRIPA DEVEPOERS, A PARTNERSHIP FIRM, NASHIK.

PROPERTY:- All that piece and parcel of the property bearing S. No. 206/A/3/2 Plot No. 54, 55 & 56 admeasuring 516-90 Sq. Mtrs., 319-50 Sq. Mtrs. & 266-07 Sq. Mtrs. respectively total admeasuring 1102-47 Sq. Mtrs. situated at Village Mhasrul, Tal. Dist. Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration district of Nashik jointly bounded as follows:-

On or towards East : By 7.5 Mtr. Colony Road
On or towards West : By Plot No. 57 & 58
On or towards South : By 7.5 Mtr. Colony Road
On or towards North : By M.S.E.B area and Open Space

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] Copy of N.A. Order dated 11/10/2012
- [4] Copy of final approval letter 6/1/2004
- [5] Copy of Sale Deed dated 20/11/2002.
- [6] Copy of Sale Deeds dated 6/7/2013.

M. E. No. 2676 is effected in the record of rights on 24-11-1969 for giving effect to the Indian Coinage Act and Indian Enforcement Act.

Original S. No. 206/A/3 was owned by Pune Anath Vidyarthi Gruha prior to 1962-63. The said name is changed to Pune Vidyarthi Gruha at the instance of the Chairman and Secretary under M.E.No. 2716 on 31-7-1970.

The name of Tuberculosis Institute in the other rights column is deleted under M.E.No. 8589 on 25-1-1992.

That Maharashtra Tuberculosis Sanitorium purchased 2200 Sq. Mtrs. while Sardar Phasi Kokani and other 6 purchased Hector 2-49 ares by one sale deed dated 20/11/2002 from the previous owner and as such name of the said purchasers are mutated in the owners column under M. E. No. 12026 on 21/11/2002 whereby the name of Maharashtra Tuberculosis Sanitorium is mutated for 2200 Sq. Mtrs. while the name of Sardar Phasi Kokani and other 6 are mutated for the remaining 24900 Sq. Mtrs.

That Sardar Phasi Kokani and other 6 prepared a layout for their 24900 Sq. Mtrs. of S. No. 206/A/3 which is duly approved by

Subodh



Nashik Municipal Corporation under No. Nagarrachna Vibhag - Annex /116/2004 dated 6/1/2004 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 No. Maha/ Kaksha-3 / 4 / Bi. She. Pa. Kra / 277/2012 all the joint owners distributed the plots amongst themselves and as such separate 7/12 extracts are prepared for the individual plots under M. E. No. 17836 on 6/12/2012 and names of individual allottees are mutated in the owners column whereby the aforesaid plots came to the share of Bageshri Farm House & Developers Pvt. Ltd. and as such their name appeared in the owners column of the aforesaid property & S. No. 206/A/3/2 is allotted to the plots.

The aforesaid holder purchased the said Plots No. 54 from Bageshri Farm House & Developers Pvt. Ltd. by sale deed dated 5/7/2013 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 5906 on 6/7/2013 and as such name of the aforesaid holder is mutated in the owners column under M. E. No. 18180 on 31-7-2013.

The aforesaid holder purchased the said Plots No. 55 & 56 from Bageshri Farm House & Developers Pvt. Ltd. by different sale deed dated 5/7/2013 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 5907 on 6/7/2013 and as such name of the aforesaid holder is mutated in the owners column under M. E. No. 18181 on 31-7-2013.

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.

Shah
**SUBODH M. SHAH
ADVOCATE**

