Subodh M. Shah
B.Sc.(Hons.),LL.B.

Advocate

Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422005.
Tel. : +91-0253-2312638. Email : adv.smshah@gmail.com

Date : 28/7/2017

TITLE CERTIFICATE

NAME OF THE HOLDER:- M/S. BARDIA AND ASSOCIATES PARTNERSHIP FIRM, NASHIK.

PROPERTY :- All that piece and parcel of the and bearing **S. No. 36/1A/2 admeasuring 1074-54 Sq. Mtrs.** situated at Village **Dasak**, Tal. Dist. Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration district of Nashik bounded as follows:

On or towards East	:	By S. No. 36/1A/2 part layout
On or towards West	:	By 12 Mtr. Road
On or towards South	:	By S. No. 36/1A/2 part layout
On or towards North	:	By 12 Mtr. Road

HISTORY:- After going through the relevant revenue records like, 7/12 extracts and mutation entries and other relevant orders and papers 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
[3] Copy of Sale Deed dated 13/5/2013
[4] Copy of N. A. Order 30/3/2013.

It appears from the record of rights that Mahadu Devji Aringale was owner of S. No. 36/1A prior to 1972.

M. E. No. 1617 is effected in the record of rights on 17-4-1970 for giving effect to the Indian Coinage Act and Enforcement Act.

Mahadu Deveji Aringale died on 17/7/1972 and as such name of his legal heirs namely son Kundlik, widow Gangubai Mahadu Aringale, mother Anandibai Devji Aringale and name of unmarried daughter Satyabhama Mahadu Aringale are mutated in the owners column and names of married daughters Jijabai Shantaram Jadhav and Suman shankar Jagtap are mutated in the other rights column under M. E. No. 1815 on 30/12/1972.

Bhah

DIST. ★ SUBODH

That the charge of Banding is mutated in the other rights column under M. E. No. 2386 on 20/12/1979 and the said charge is deleted from the other rights column under M. E. No. 5921 on 22/9/1997.

Anandibai Devji Arinale died on 10/6/1988 and as such names of her legal heirs are already mutated in the owners column and name of said Anandibai Devji Arinale is deleted from the record of rights under M. E. No. 3080 on 13/10/1988.

Remark of "New tenure as Restricted holding u/s. 43 of the B. T. & A. L. Act" is deleted under the order of Sub Divisional Officer, Nashik Sub Division, Dated 14/7/1998 under M. E. No. 6281 on 21/8/1998.

As per the approved scheme under Talegaon Dabhade pattern, area admeasuring 1074.54 Sq. Mtrs. is allotted to Govt. of Maharashtra and as such separate 7/12 extract prepared for the same S. No. 36/1A/1 is allotted to land owners for 9025.46 Sq. Mtrs. and S. No. 36/1A/2 is allotted to Govt. of Mah. for the said area under M. E. No. 6427 on 30/1/1999.

That the land owners prepared a layout for S. No. 36/1A/1 and other land which is duly approved by Nashik Municipal Corporation on 27/5/1999 under No. Nagar rachana/ Antim/ 12/211 and the property is converted to Non Agri. use u/s. 44 of the M.L. R. Code under order of Collector, Nashik Dated 27/5/1999 under No. Maha / Kaksha/ 3 /Bi. She. Pa.Kra/ 3/9/98 and accordingly separate 7/12 extracts are prepared for individual plots under M. E. No. 6706 on 5/11/1999.

As per revised order of competent Authority ULC the area of 1074.54 Sq. Mtr. allotted to Govt. is canceled and the ownership is given for the original owners and as such name of Govt. of Mah. is deleted and names of the original owners are mutated in the owners column under M. E. No. 7573 on 10/6/2002.

That the land owner converted admeasuring 1074.54 Sq. Mtrs. out of S. No. 36/1A/2 to Non Agri. use u/s. 44 of the M.L. R. Code under order of Collector, Nashik dated 30/3/2013 under Letter No. Mah/Kaksh-3/4/ Bi.She. Pra. Kra. /567/2012.

Subodh M. Shah

B.Sc.(Hons.),LL.B.

Advocate

Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422005.
Tel. : +91-0253-2312638. Email : adv.smshah@gmail.com

Happy Home Builders purchased admeasuring 1074.54 Sq. Mtrs. S. No. 36/1A/2 from Pundalik Mahadu Aringale and others by a sale dated 31/7/2012 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7086/2012 and as such name of the said purchaser is mutated in the owners column of the record of rights under M. E. No. 13224 on 2/8/2012.

The aforesaid holder purchased aforesaid property from the previous holder by sale deed dated 13/5/2013 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 4249/2013 on 13/5/2013 and as such name of the said holder is mutated in the owners column under M. E. No. 13779 on 27/7/2013.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide receipt No. 6530 on 28-7-2017 under application No. 989/2017 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.

SUBODH M. SHAH
ADVOCATE

SUBODH M. SHAH * ADVOCATE * DIST. COURT, NASIK-2.