Subodh M. Shah

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Advocate

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Date 26/7/2017

TITLE CERTIFICATE & SEARCH REPORT

NAME OF THE HOLDER : MRS. MANISHA VISHNU RANE

PROPERTY:- All that piece and parcel of the property bearing **Plot No. 13+14 of S. No. 761/6/4/4 to 8/13 admeasuring 420.00 Sq. Mtrs.** situated at Nashik, within Nashik Municipal Corporation, within registration and sub registration District of Nashik Bounded as follows:

On or towards East : By Open Space
On or towards West : By 6 Mtr. wide Road
On or towards North : By 6 Mtr. wide Road
On or towards South : By Plot No. 12

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 Registar, Nashik for last 30 years, my observations are as follows :-

Following documents perused:

[a] 7/12 extract and mutation entries since last 30 years
[b] Copy of Sale Deed dated 11-10-2012
[c] Copy of Layout
[d] Copy of final approval letter22-7-2002
[e] Copy of N.A. order dated 1-2-2001

It appears from the record of rights that S.No. 761/6/4 is owned by Nivrutti Balu and others since prior to 1975-76.

The land owners mortgaged the property to The Maharashtra State Co.Op. Land Development Bank Ltd. and as such name of the bank is mutated in the owners column and names of the owners are mutated in the owners column under M.E.No. 18459 on 29-7-1981 which is deleted from the other rights column under M. E. No. 22726 on 28/7/1986.

That the charge of Kalika Society and Corporation Bank Ltd. are deleted from other rights column under M. E. No. 43199.

The joint owners of S. No. 761/6/4 partitioned amongst themselves and accordingly the said S.No. 761/6/4 is further sub devided into 7 hissas, S. No. 761/6/4/1 came to the share of Nivrutti Balu Jagtap, 761/6/4/2 came to the share of

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Ambadas Jagtap, S. No. 761/6/4/3 came to the share of Suresh Balu Jagtap, S. No. 761/6/4/4 came to the share of Pandharinath Balu Jagtap, S. No. 761/6/4/5 came to the share of Rajani Balu Jagtap, S. No. 761/6/4/6 came to the share of Thakubai Balu Jagtap and S. No. 761/6/4/7 came to the share of Venubai Rambhau Date M.E.No. 30202.

The joint owners of S. No. 761/6/4/1 to 7 further partitioned amongst themselves and accordingly the said S.No. 761/6/4/1 to 7 is further sub devided into 8 hissas, S. No. 761/6/4/1 came to the share of Nivrutti Balu Jagtap, 761/6/4/2 came to the share of Ambadas Jagtap, S. No. 761/6/4/3 came to the share of Suresh Balu Jagtap, S. No. 761/6/4/4 came to the share of Pandharinath Balu Jagtap, S. No. 761/6/4/5 came to the share of Rajani Balu Jagtap, S. No. 761/6/4/6 came to the share of Thakubai Balu Jagtap, S. No. 761/6/4/7 came to the share of Venubai Rambhau Date and S.No. 761/6/4/8 came to the share of Sunil Nivrutti Jagtap, M.E.No. 32853 is accordingly effected on 20-9-1993.

That the land owners prepared a layout for 2000.00 Sq. Mtrs. out of S. No. 761/6/4/4, 1500.00 Sq. Mtrs. out of S. No. 761/6/4/5, 2000.00 Sq. Mtrs. out of S. No. 761/6/4/6, 2000.00 Sq. Mtrs. out of S. No. 761/6/4/7 and 2000.00 Sq. Mtrs. out of S. No. 761/6/4/8 by amalgamating the said hissas which is duly sanctioned by Nashik Municipal Corporation under their letter No. Nagarrachana Vibhag / Antim /B3/31 dated 22/7/2002 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/ Masha/Kaksh-3/Bi.She. Pra.Kra. / 440 /2000 Dated 1/2/2001 and as such separate 7/12 extracts are prepared for the individual plots under M. E. No. 46703 on 22/7/2008.

That the aforesaid holder purchased the aforesaid properties from Nivrutti Balu Jagtap and others by a sale deed dated 11/10/2012 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 9884 and 9895 on 11/10/2012 and as such name of the said holder is mutated in the owners column of the record of rights under M. E. No. 86713 on 22/10/2012.

That the aforesaid holder prepared amalgamation plan for Plot No. 13 and 14 which is duly sanctioned by Nashik Municipal Corporation under No. LND/BP/WS/CD/B-1/523/4794 Dated 13/12/2012 whereby Plot No. 13 & 14 became Plot No. 13+14 under M. E. No. 96008 on 12/1/2015.



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The search of Index II registers is conducted by Advocate Akshay S. Shah in the office of Sub Registrar, Nashik vide receipt No. 6328 on 24/7/2017 under application No. 940/2017 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 search.

OPINION :

In consistance 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

