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.smshah@gmail.com

Date 15/7/2015

TITLE CERTIFICATE

NAME OF THE HOLDER:- [1] MR. KANHAIYALAL DINKAR JOSHI [2] SMT. PUSHPA DINKAR JOSHI [3] MR. SUBHASH DINKAR JOSHI [4] MR. CHANDRAKANT DINKAR JOSHI.

PROPERTY:- All that piece and parcel of the property bearing CTS No. 5866/2 admeasuring 700-86 Sq. Mtrs. situated at Nashik Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows :-

On or towards East :- By Old Mumbai Agra Road
On or towards West :- By Property of Panchavati Panjalapol
On or towards South :- By 7.5 Mtrs. Road
On or towards North :- By Old Mumbai Agra Road

HISTORY:- After going through the relevant revenue records like, 7/12 extracts, city survey extracts and mutation entries and other relevant orders and papers, my observations are as follows:-

That the aforesaid property was previously owned by Nanalal Bhanjibhai Joshi since prior to 1953.

Mr. Dinkar Mulshankar Joshi and Deelip Mulshankar Joshi purchased the said property from Mr. Nanalal Bhanjibhai Joshi by a sale deed dated 12-9-1953 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 1383 and name of the said purchasers are mutated in the record of rights.

Dinkar Mulshankar Joshi purchased the share of Deelip Mulshankar Joshi by sale deed dated 22-2-1974 which is duly registered at the office of Sub Registrar,Nashik at Sr. No. 331 on 22-2-1974 and as such Mr. Dinkar Mulshankar Joshi became the absolute and exclusive owner of the said property.

After the death of Mr. Dinkar Mulshankar Joshi the aforesaid holders alontwith daughters Mrs. Anjana Kiran Joshi and Mrs. Gayatri Yogesh Upadhyay became the absolute and exclusive owner of the said property and as such names of the said legal heirs are mutated in the city survey record.

Mrs. Anjana Kiran Joshi and Gayatri Yogesh Upadhyay released their rights in favour of the aforesaid holder under release deed dated 19-1-2009 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 456 and as such the aforesaid holders became the absolute and exclusive owner of the said property.

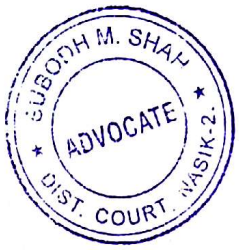
SUBODH M. SHAH ADVOCATE DIST. COURT, NASHIK-2

Scanned by CamScanner

No charge, encumbrance or defect in title is observed during the course of the 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

Scanned by CamScanner