SUBODH M. SHAH
B.Sc.(HONS), LL.B.
ADVOCATE

2, ABHISHIKTA APARTMENT, VISE MALA, COLLEGE ROAD, NASHIK 5, PH. 0253-2312638. E:MAIL- adv.smshah@gmail.com

Date : 14-2-2014

TITLE CERTIFICATE

NAME OF THE HOLDER:- ARHUM HILLS N LAND PVT. LTD.

PROPERTY:- All that piece and parcel of the property bearing Plot No. 1, S. No. 680/5/1 admeasuring 502-95 Sq. Mtrs. and Plot No. 2, S. No. 680/5/2 admeasuring 474-75 Sq. Mtrs. situated at Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik.

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 Sale Deed
[4] N.A.Order
[5] Copy of final approval letter

It appears from the record of rights that S.No. 680 was originally owned by Bhaskar Narayan Kulkarni since prior to 1955.

That S.No. 680 was granted to the land owners on new impartiable tenure and therefore remark to that effect is recorded under M.E.No. 7127 on 16-5-1957.

That the land was granted to the owners on new impartiable tenure as it was of Inam Class IV and at the instance of the land owners the Prant (Dy. Collector,) Nashik regranted the said land to the owners under old tenure on the terms and conditions of his order dated 28-9-1966 whereby the property was regranted on old tenure for Agri. use . In case of change of use the land owner has to pay 50% of market value as Nazrana. M.E.No. 7766 is accordingly effected on 20-10-1960.

The land owners Bhaskar Narayan Kulkarni and his brothers Prabhakar, Gangadhar and mother Mai partitioned the properties under Deed of partition Dated 3-2-1959 whereby s.No. 680 came to the share of Gangadhar Narayan Kulkarni and accordingly name of Bhaskar is deleted and name of Gangadhar is mutated in the owners column of the record of rights under M. E. No. 7769 on 11-11-1960.

Mr. Mohanlal Lalchand Chopda and Madanlal Lalchand Chopda purchased S.No. 680 from Gangadhar Narayan Kulkarni by sale deed dated 31-3-1970 and as such name of the said purchasers are mutated in the owners column of the record of rights under M.E.No. 11817 on 31-3-1970.

That the property being of new tenure the land owner paid 50% of difference of market value amounting to Rs. 58,637-60 Ps. and Nazarana

Shah

SUBODH

Scanned by CamScanner

and as such necessary order by Collector for change of use of the land for Non Agri. use is granted and the earlier tenure is cancelled. M.E.No. 12619 is effected on 15-10-1971.

M. E. No. 12378 is effected in the record of rights on 19-5-1971 for giving effect to the Indian Coinage Act and Indian Enforcement Act.

Mohanlal Lalchand Chopda and Madanlal Lalchand Chopda distributed by register partition deed, the properties amongst themselves whereby S. No. 680 came to the share of Mohanlal Lalchand Chopda and name of Madanlal Lalchand Chopda is deleted from the owners column of the record of rights under M.E.No. 14855 on 29-8-1975.

At the instance of Mohalal Lalchand Chopda and as per the prior remark of Tehasildar Dated 2-8-1988 the names of the family members namely Hirabai Mohanlal Chopda, Sunilkumar Mohanlal Chopda, Abhaykumar Mohanlal Chopda are recorded in the owners column of the record of rights alongwith Mohanlal Chopda under M.E. No. 24597 on 2-3-1988.

As per the order of Tahaslidar Nashik dated 22/2/1990 u/s. 85 of the M.L.R.Code whereby S.No. 680 is sub divided into different hissas whereby Hissa No. 5 admeasuring Hector 00-46-59.5 are is allotted to Shri Mohanlal Lalchand Chopda and as such separate 7/12 extract of S.No. 680/5 in the name of Mohanlal Lalchand Chopda is prepared. M. E. No. 26559 is effected on 2-3-1990.

That M. M. Bamb and S. R. Nahar purchased area admeasuring Hector 00-09.11 are and Hector 00-18.50 are respectively total admeasuring Hector 00-27.61 are from Mohanlal Lalchand Chopda by Sale Deed dated 30-3-1995 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 1865 on 31-3-1995, the sale deed was for 27 ares and therefore a proper correction deed is executed for correcting the area and the distribution in between M.R.Bamb and S.R.Nahar, the said correction deed dated 7-2-1997 is registered at Sr.No. 1305 on 11-2-1997 and therefore the names of the said purchasers are mutated in the owners column for the area purchased under M. E. No. 35744 on 15-3-1997.

That M. M. Bamb and S. R. Nahar executed Declaration Deed for the area admeasuring 911-00 Sq. Mtrs. and 1850-00 Sq. Mtrs. respectively out of S.No. 680/5 in the name of ARHAM HILLS N LAND PVT. LTD. and NASHIK LOCKERS PVT. LTD. and as such names of ARHAM HILLS N LAND PVT. LTD. and NASHIK LOCKERS PVT. LTD. for an area admeasuring 911-00 Sq. Mtrs.and 1850-00 Sq. mtrs. and as such name of Arham Hills N Lands Pvt. Ltd. is recorded in the owners column for 911 Sq. mtrs. while the name of Nashik Lockers Pvt. Ltd. is recorded in the owners column for 1850 Sq. mtrs. and names of M. M. Bamb and S. R. Nahar are deleted from the record of rights and accordingly M.E. No. 44010 is effected on 10/4/2001.

That the land owners prepared a layout of S.No. 680/5 which is duly sanctioned by Nashik Municipal Corporation under their letter No. Nagarrachana Vibhag/Antim/ Nashik/70/ 1237 Dated 8-9-2000 and the

SUBODH M.
ADVOCAT

Scanned by CamScanner

SUBODH M. SHAH
B.Sc.(HONS), LL.B.
ADVOCATE

F - 1/2, ABHISHIKTA APARTMENT, VISE MALA, COLLEGE ROAD, NASHIK 5, PH. 0253-2312638. E:MAIL- adv.smshah@gmail.com

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. Binsheti/Maha/Kaksh-3 / Bi. She.Pra.Kra./255/99 Dated 4-4-2000 and as such separate 7/12 extracts are prepared for the individual plots and names of the respective allottees are mutated in the owners column under M. E. No. 45099 on 7-10-2001 whereby Plot No. 1 is allotted to Arham Hills N Land Pvt. Ltd. and Plot No. 2 is allotted to Arham Hills N Land Pvt. ltd. and Nashik Lockers Pvt. ltd. jointly.

That aforesaid holder purchased the share of Nashik Lockers Pvt. Ltd. admeasuring 66-70 Sq. Mtrs. from Plot No. 2 by sale deed dated 2/3/2012 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 1943 on 2-3-2012 and as such name of aforesaid holder is mutated in the owners column and name of Nashik Lockers Pvt. Ltd. is deleted under M. E. No. 83182 on 20-6-2012.

That building plan on Plot No. 1 is duly sanctioned by Nashik Municipal Corporation under commencement certificate Dated 4-4-2008 under No. LND/BP/NAK/A-1/02.

That building plan on Plot No. 2 is duly sanctioned by Nashik Municipal Corporation under commencement certificate Dated 4-4-2008 under No. LND/BP/NAK/A-1/03.

The land owner amalgamated Plot No. 1 and 2 and prepared a new building plan which is duly sanctioned by Nashik Municipal Corporation under commencement certificate No. LND/BP/ NSK/A1/198/5532 Dated 4-3-2011 and has obtained plinth completion certificate on 27-9-2012 from Nashik Municipal Corporation under their letter No. LND/ WS/ NSK/A1/71/2012.

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

OPINION:- In consistence with my above observations, I am of the opinion that the title of the aforesaid property appears to be clear, negotiable and marketable without any charge, encumbrance and defect in title.

SUBODH M. SHAH
ADVOCATE

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

Scanned by CamScanner