

Subodh M. Shah

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Advocate

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Date : 29/7/2017

TITLE CERTIFICATE & SEARCH RECEIPT

NAME OF THE LAND OWNER:- MR. KUNAL KRISHNADEV DESALE

NAME OF THE PURCHASER :- M/S. GEETA DEVELOPERS, A Partnership firm.

PROPERTY:- All that piece and parcel of the property bearing Plot No. 43 out Gat No. 311/A admeasuring 880.88 Sq. Mtrs. situated at Village Ambad Khurd, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik bounded as follows :-

On or towards East :- By Adjoining S. No. 310 Part
On or towards West :- By Adjoining S. No. 311 Part
retention land
On or towards South :- By 18.00 Mtr. D. P. Road
On or towards North :- By Plot No. 42 & S.No. 311 part
approved layout

HISTORY:- After going through the relevant revenue records like, 7/12 extracts and mutation entries after taking search of INDEX II register at the office of Sub Registrar Nashik for the last 30 years 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 Dated 30-12-2004
- [4] N.A.Order Dated 4-3-2004
- [5] Copy of Development Agreement and General Power of Attorney Dated 24-1-2012
- [6] Copy of final approval letter dated 12-3-2004.
- [7] Copy of Sale Deed Dated 7-10-2016

It appears from the record of rights that Murtuza Saheb Kokani was the owner of Gat No. 311 since prior to 1968-69.

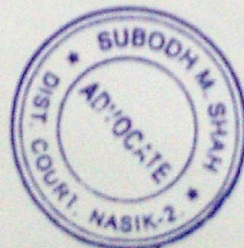
M. E. No. 972 is effected in the record of rights on 7.11.69 for giving effect to the Indian Coinage Act and Indian Enforcement Act.

That Murtuza Saheb Kokani died on 17/1/1982 and as such names of his legal heirs namely Sons Nawaz, Dastagir and widow Shakhara Murtuza Hussain Saheb Kokani are mutated in the owners column under M. E. No. 1282 on 24/8/1982.

That the land owner repaid the loan of Union Bank of India and as such name of the said bank is deleted from the other rights column under M. E. No. 1917 dated 8/1/1992.

That Gulamdagir Murtuza Kokani died on 16/8/1996 and as such names of his legal heirs namely mother Shakhara and Brother Nawaz recorded are already mutated in the owners column and accordingly name of Gulamdagir Murtuza Kokani is deleted from the owners column under M. E. No. 3346 on 2/1/2002.

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That Nawaz Murutza Kokani and Shkhera Murtuza Kokani entrusted H. 01-62 Are out of Gat No. 311 to Vishal Ventures, A Partnership Firm under Development Agreement and General Power of Attorney dated 25/5/2001 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 6950 and 6951 and as such said developers are competent to developed the said property.

The charge of Ambad /Kamathwade Vikas Society Ltd. in the other rights column under M.E.No. 2856 which is deleted under M. E. No. 3612 on 11/2/2003.

That the land owner prepared a layout for the excess land area admeasuring 11232.50 Sq. Mtrs. out of S. No. 311 and which is duly approved by Competent Authority, ULC, Nashik under letter No. ULC/ 1 SECTION 20 (1) A/T&D/694/2002 dated 30/10/2002 and Talegaon Dabhade scheme is sanctioned and as such separate 7/12 extracts are prepared for the individual plots under M. E. No. 3858 on 2/5/2004.

That the present land owner purchased the aforesaid property from the previous owner Mr. Nawas Murtuza Kokani and others with the consent of Vishal Ventures by sale deed dated 27/12/2010 which is duly registered at the office of sub Registrar, Nashik at Sr. No. 473 on 12/1/2011 and as such name of the aforesaid holder is mutated in the owners column of the record of rights under M. E. No. 7287 on 18/1/2011.

That the aforesaid purchaser purchased the aforesaid property from the previous owners Mr. Kunal Krishnadev Desale by sale deed dated 07/10/2016 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 6003 and 7/10/2016 but the name of the aforesaid purchaser is yet to be mutated in the owners column.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide receipt No. 6482 on 27/7/2017 under application No. 978/2017 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 aforesaid observation, in respect of the aforesaid property.

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.



B. Shah
SUBODH M. SHAH
ADVOCATE