

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.smsah@gmail.com

daughters Nanda Kishor Khaire, Manda Kishor Shinde recorded M. E. No. 5375 on 25/7/2006.

Mr. Arun Narayan Kale and Ashok Narayan Kale purchased the aforesaid property from Bima Walu Mandalik and others by a sale deed dated 25/8/2006 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 4773 on 29/8/2006 and as such name of the said purchasers are mutated in the owners column of the record of rights under M.E. No. 5418 on 1/9/2006.

That the aforesaid holders purchased the aforesaid property from Mr. Arun Narayan Kale and Mr. Ashok Narayan Kale by a sale deed dated 15-11-2016 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 8950 on 15-11-2016 and as such name of the aforesaid holders are mutated in the owners column of the record of rights under M.E. No. 10552 on 20-12-2016.

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.

Subodh

**SUBODH M. SHAH
ADVOCATE**



TITLE CERTIFICATE

NAME OF THE HOLDERS : M/S. LAXMINARAYAN DEVELOPERS, A Partnership firm through its PARTNER [1] MR. ARUN NARAYAN KALE [2] MR. ASHOK NARAYAN KALE [3] MR. VIKAS ARUN KALE [4] MR. SHEKHAR ASHOK KALE.

PROPERTY DETAILS : All that piece and parcel of the vacant land bearing **Plot No. 1 of S. No. 32/1A+32/1B admeasuring 500-00 Sq. Mtrs. situated at Village Anandvalli**, Tal. Dist. Nashik within Nashik Municipal Corporation and within registration and sub registration District Nashik bounded as follows:

On or towards East	:	By 7.5 Mtr. Road
On or towards West	:	By Amenity Plot
On or towards South	:	By 18 Mtr. D.P. Road
On or towards North	:	By Plot No. 2

HISTORY AND SEARCH : After going through the relevant revenue records and mutation entries since 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 25/8/2006.
- [4] N. A. Order Dated 27-12-1991.
- [5] Copy of final approval letter dated 14-2-1992
- [6] Copy of Sale Deed Dated 15-11-2016

S.No. 32 was owned by Valu Banaji Mandlik prior to 1950 who died on 22-11-1951 he had two sons Hari and Bhima but name of Hari as karta of the H.U.F. is mutated in the owners column under M.E.No. 404 on 5-12-1951.

Certain land is acquired for right bank canal out of S.No. 32, M.E.No. 582 is accordingly effected in the record of rights on 25-12-1961.

M.E.No. 747 is effected in the record of rights for giving effect to the Indian Coinage Act and Indian Enforcement Act.

Charge of Someshwar Vikas society is mutated in the other rights column of the record of rights under M.E.No. 823 on 6-12-1973 and the said charge is deleted from the other rights column under M. E. No. 1408 on 15/2/1987.

The name of Bhima and Ramesh Valu are mutated in the owners column for 1/2 share at the instance of Hari as Bhima and Ramesh also have share in the property, M.E.No. 1033 is accordingly effected in the record of rights on 17-7-1973.



Subodh

S. No. 32 is sub divided into Hissa No. 1 and 2 under M. E. No. 1828 on 21-6-1991 as the said S.No. 32 was of new tenure and part of it admeasuring Hector 4-29.30 are is to be converted to N. A. use with prior permission u/s. 44 while remaining Hector 00-98.68 Are remained of new tenure as such Hissa No. 1 is allotted to the land to be converted to N. A. use while Hissa No. 2 is allotted to the remaining land of new tenure.

M/s. Minal Enterprises purchased 18292-00 Sq. Mtrs. from the previous owners of S. No. 32/1 by a sale deed dated 13-5-1991 and as such S. No.32/1 is sub divided into Hissa No. A and B and accordingly M. E. No. 1829 is effected on 22-6-1991.

Mr. Shrikrishna Ramchandra Metkar and others purchased Hector 2-31.97 are from the previous owners Bhima Valu Mandlik and others by a sale deed and accordingly name of the said purchasers are mutated in the owners column of the record of rights under M. E. No. 1894 on 31-12-1991.

That the holders of S.No. 32/1A and 32/1B amalgamated the property and prepared a layout which is duly approved by the Nashik Municipal Corporation on 26-9-1991 and the said layout is duly converted to Non Agri. use u/s. 44 of the M. L. R. Code and accordingly separate 7/12 extracts are prepared for the individual plots under M. E. No. 1895 on 6-1-1992.

That the area of plots from the approved layout were wrongly written as per M.E.No. 1895 which is corrected under M.E.No. 1925 on 27-3-1992.

As per the order of Competent Authority of ULC that the remark of excess land admeasuring 1813.00 Sq. Mtrs. is mutated in the other rights column under M. E. No. 1998 on 10/12/1992.

As per M.E.No. 1895 the owners of Plot No. 1 were shown as Shrikrishna Ramchandra etc. but the Plot No. 1 is retained by the original land owners and as such M. E. No. 2652 is effeted ON 5/4/1997 for correcting the ownership in the 7/12 extract.

One of the owner Ganpat Manaji Mandalik died on 25/10/2001 and son Trimabak Ganpat Mandalik also died and as such names of his legal heirs namely daughter in law Malati Trimbak Mandalik, two grandson Jagan Trimbak Mandalik, Sachin Trimbak Mandalik, two granddaughters Nanda Kishor Khaire, Manda Kishor Shinde, sons Shankar Ganpat Mandalik, Tulshiram Ganpat Mandalik, Jayram Ganpat Mandalik, Baliram Ganpat Mandalik, Tukaram Ganpat Mandalik, daughters Jijabai Dattu Thorat, Sarala Satish Gite are mutated in the owners column under M. E. No. 5374 on 25/7/2006.

One of the owner Trimabak Ganpat Mandalik died on 29/8/2001 and as such names of his legal heirs namely widow Malati Trimbak Mandalik, sons Jagan Trimbak Mandalik, Sachin Trimbak Mandalik,

