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**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.smsah@gmail.com

Date : 1-11-2013

**TITLE CERTIFICATE**

**NAME OF THE HOLDER:-** M/S. OMSAI BUILDCON, A PARTNERSHIP FIRM, NASHIK.

**PROPERTY :-** All that piece and parcel of the land situated at Nashik within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik bearing S. No., Plot No. and area are as follows :-

| SR. No.                  | S. NO.             | Plot No. | Admeasuring<br>Sq. Mtrs. |
|--------------------------|--------------------|----------|--------------------------|
| 1)                       | 463/1+463/6+463/7A | 3        | 616.12                   |
| 2)                       | 463/1+463/6+463/7A | 4        | 222.75                   |
| 3)                       | 463/1+463/6+463/7A | 5        | 234.00                   |
| 4)                       | 463/1+463/6+463/7A | 6        | 200.00                   |
| 5)                       | 463/1+463/6+463/7A | 7        | 269.26                   |
| 6)                       | 463/1+463/6+463/7A | 8        | 204.93                   |
| 7)                       | 463/1+463/6+463/7A | 9        | 223.56                   |
| 8)                       | 463/1+463/6+463/7A | 10       | 201.00                   |
| <b>Total Admeasuring</b> |                    |          | <b>2171.62</b>           |

**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 dated 5/7/2007.

It appears that S. No. 463 is owned by Pandurang Hari Kathe since prior to 1979-80.

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.

At the instance of Pandurang Hari Kathe the names of his two sons Yashwant and Trimbak pandurang Kathe are mutated in the owners column and name of Pandurang is deleted under M.E.No. 11653 on 26-12-1969.

That Pandurang Hari Kathe died on 29/8/1981, he had Yashwant Pandurang, Trimbak Pandurang and Vishnu Pandurang as legal heirs. Vishnu Pandurang died and therefore his wife filed a Civil Suit No. 169/75 which was compromised and they released their right in S.No.

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463 in favour of Yashwant and Trimbak Pandurang under M. E. No. 18566 on 25/9/1981.

M. E. No. 18746 is effected on 5/1/1982 is not pertaining to this S. No.

That all the land owner partitioned S. No. 463 and other properties whereby S. No. 463 came to the share of Yashwant Pandurang Kathe and as such name of Trimbak Pandurang kathe is deleted under M. E. No. 20443 on 20/12/1983.

That the charge of Kalika Society is deleted from the other rights column under M. E. No. 22641 on 3/7/1986.

The owner of S. No. 463 partitioned the property amongst themselves and as such S. No. 463 is sub divided into eleven hissass and the names of individual allottee are mutated in the owners column of the respective hissass, Hissa No. 1 is allotted to Yashwant Pandurang Kathe, Hissa No. 2 is allotted to Sulochna Yashwant, Hissa No. 3 is allotted to Somnath Yashwant Kathe, Hissa No. 4 is allotted to Sushil Somnath Kathe, Hissa No. 5 is allotted to Ravindra Yashwant Kathe, Hissa No. 6 is allotted to Sarla Ravindra Kathe, Hissa No. 7 is allotted to Dinkar Yashwant Kathe, Hissa No. 8 is allotted to Shakuntala Uddhav Vidhate, Hissa No. 9 is allotted to Satyabhama Sampat Khode, Hissa No. 10 is allotted to Ranjana Rajaram Wagh and Hissa No. 11 is allotted to Kamal Ashok Bhandure and as such names of respective allottees are mutated in the respective hissass under M. E. No. 23282 on 12/2/1987.

That the "Remark of excess land" is deleted from other rights column for S.No. 463/6 under M. E. No. 39154 on 17/12/1998.

That the area H. 00-36 R. out of S. No. 463/1 is acquired for Pumping Station by the Nashik Municipal Corporation Nashik and as such name of Nashik Municipal Corporation for an area admeasuring Hector 00-36 are is mutated in the owners column under M. E. No. 48411 on 5/4/2003.

M. E. No. 54028 Dated 19-9-2005 is once again effected for mutating the name of Nashik Municipal Corporation for the 36 ares.

That Yashwant Pandurang Kathe died on 3/6/2006 and as such names of his legal heirs namely widow Sulochna, Sons Somnath, Ravindra, Dinkar and names of married daughters Shankuntala, Ranjana, Satyabhama, Kamal are mutated in the owners column for S.No. 463/1 under M. E. No. 55781 on 23/6/2006.

At the instance Sarla Ravindra Kathe the name of her husband Ravindra Yashwant Kathe is also mutated in the owners column under M. E. No. 56043 on 3/8/2006.

That as per partition amongst all the owners of S. No. 463/1, 463/6 and 463/7 the said S.No. came to share of Somnath and Dinkar Yashwant Kathe and as such names of all the other owners are deleted under M. E. No. 57196 on 11/1/2007.



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That the land owners amalgamated S. No. 463/1, 463/6 and 463/7 prepared a layout which is duly approved by Nashik Municipal Corporation on 28/5/2007 under No. Nagarrachna Vibhag/ Antim/ A4/ 08 and the property is converted to Non Agri. use u/s. 44 of the M.L. R. Code under order of Collector, Nashik on 19/12/2006 under No. Mah/ Kaksh-3 /4/Bi.She.Pra.Kra./259/2006 and accordingly separate 7/12 extracts are prepared for individual plots under M.E.No. 58332 on 30/5/2007.

That Gnyaneshwar Ramnath Sonawane etc. purchased aforesaid properties from Dinkar Yashwant Kathe and others by registered sale deed dated 5/7/2007 which is registered at the office of Sub Registrar, Nashik at SR. No. 5830 on 5/7/2007 and as such name of the said purchaser are mutated in the owners column under M. E. No. 58664 on 6/7/2007.

That aforesaid holder purchased aforesaid properties from Gnyaneshwar Ramnath Sonawane etc. by registered sale deed which is registered at the office of Sub Registrar, Nashik at SR. No. 6072/2013 on 18/5/2013 and as such name of the aforesaid holder are mutated in the owners column under M. E. No. 89343 on 31/5/2013.

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**

