RAMESH KHATOD
B.SC. L.L.B.Advocate & Notary

• Date

Date 24/11/2003

TITLE CLEARANCE CERTIFICATE

D-8

DESCRIPTION OF THE PROPERTY :-

I. DESCRIPTION OF PROPERTY :-

Property bearing Gat No.25/B/1 (Old S.No. 26/1) Plot No.22, admeasuring 665 Sq.Mtrs. situated at Chunchale Tal and Dist. Nashik. Row House No. B5 to B8 in type A and A7 to A11 in type C constructed on the said Plot.

1. After going through the title investigation of the title in respect of the above mentioned property. It appears from the record of right that formerly said property was owned and possessed by Abdul Raheman Noor patel. Shri Pandurang Aba Mahar was the ordinary tenant in the said land. The name of tenant was recorded by M.E.No.493.

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2. Shri Mahadu Krishna Datir was purchased the above said land from Abdul Raheman Noor Patel on 4/2/1955 . The said purchased transaction was recorded by M.E.No.527.

3. Shri Pandurang Aba Mahar was tenant in the above land. But he was not in possession of the said land for more than 4/5 years. Hence the name of Pandurang aba Mahar was removed from the record of right by M.E.No.534.

4. In the said land the names of the Harakchand, Poonamchand Pannalal and Amolak Atmaram was appeared as a purchaser of the said land. But they were not tress-out for more than 20 year. Hence their names were removed from the record of right by M.E.No.575.

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5. Shri Mahadu Krishna Datir was mortgaged the said property on 28/12/60 the said charge was entered in the record of right by M.E.No.642. Mahadu Krishna Datir was mortgaged the said property to M.S.Co-Op. land Development Bank Ltd., on 21/1/1966. The said charge was entered into record of right by M.E.No.765. Shri M.K.Datir repaid the said loan hence the name of the Bank was removed from the record by M.E.No.786.

6. Mahadu Krishna Datir died on 18/12/76 the property was inherited by daughters 1. Saguni Nivruttirao 2) Vithabai Ratan Medge and widows 3) Tulsabai Mahadu Datir 4. Housabai Mahadu Datir and brother 5) Damu Krishna Datir. In the above said land No.1 to 4 had ½ share and No.5 had ½ share. The above heirs were recorded by M.E.No.794.

7. By the Partition Gat No.25 was divided into two parts and Gat was renumbered as 25A and 25B. Gat No.25A was belonged to Damu Krishna Datir and 25B was belonged to Sagunil Nivruttirao and others. The Owners of the land was prepared the layout Plan and it was sanctioned and approved by the Assit. Director of the Town Planning by its Order No. RP/NA/Chunchale/ 3417 dated 9/9/81 and the said land was converted into Non Agricultural use by the Collector of Nashik by its order No. RB/III/LNA/ 2382/81 dated 25/9/81 and also order No. RB/III/LNA/73/82 dated 21/4/82.The said effect was entered in the record of right by M.E.No.973.

8. Saguni Nivruttirao and others asa Vendor and Shivaji Babanrao Gunjal as a Confirming Party sold out the said Plot to Sharad Meghasham

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Sample . The said sale deed was executed and registered in the Office of the Sub Registrar on 19///1982 at Serial No.5057. M E No 1140 RRL.

9. Sharad Meghasham Sample has interested to sell the said Plot. They have appointed Mr. Jasvinder K. Keer as an Attorney of the owners. The said Power of Attorney has executed on 27/11/99. Mrs. Jasvinder G.Keer has executed Development Agreement and General Power of Attorney in favour of Sou. Kalpana Vijay Tatiya. The said documents are executed and registered in the Office of the Sub Registrar on 6/7/2002 at Serial No.3501 and 3502.

10. Shri Khan Mohammad Salim Noor Mohammad has right to develop the Plot No.21 and Sau Kalpana Vijay Tatiya has right to develop Plot No.22. Both the owners of the Plot No.21 and 22 is prepared the combined building plan. The said Building plan is sanctioned and approved by Nashik Municipal Corporation and commencement certificate No. CD/620 dated 23/12/2002 is issued.

11. As per the combined Building Plan Sou. Kalpana Vijay Tatitya has right to sell the Row House No.A1 to A6 in type B and B1 to B4 in type A.

12. Sau. Kalpana Vijay Tatiya has right to sell the Row House No. B5 to B8 in type A and A7 to A11 in type C.

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13. After going through all the documents submitted to me it is sufficient to hold that the title of Plot of Sharad Meghasham Sample with Sou. Kalpana Vijay Tatitya is free from all encumbrances or charges thereon.

I am of the Opinion that the above said property is free from all encumbrances or charge and has a good and marketable title over the said property.

R.R. Khatod.

(R.R.KHATOD)

ADVOCATE & NOTARY

NOTARY
R. R. KHATOD
NASHIK.
REGD. NO. 1107
OF INDIA

B. Sc. (Hons.) LL. B.
ADVOCATE

16, Chandranagar Society,
60 Ft. Rd. Nasik.

NASIK - 422 002.

T I T L E C E R T I F I C A T E

Dt. 16-7-1982

Name of the Holders;- (1) Sagunu Nivrutti Rao (2) Hausabai Mahadu Datir (3) Tulsabai Mahadu Datir and (4) Vithabai Ratan Medge, All R/o. Village Chunchale, Tal.Dist.Nasik, having Khata No.152 of Village Chunchale.

PROPERTY: A vacant plot of land bearing P.No. 21 outof G.No. 25-B, Hissa No.1 having a non-Agri.tenure out of the approved layout of the G.No.25-B admeasuring 5225 Sq.Mtrs. have boundaries as follows;-

East;-- Colony Rd ,West;-- Plot No 19

South;-- Plot No 22 ,North;-- Plot No 20

HISTORY & SEARCH : After going through the certified extracts of the villege records, documents produced before me and after taking the search of the records and sub-Registrars office for the last 60 years, it appears that, G.No.25 which was previously S.No.26/1 was owned by Amolak Atmaram Khatod prior to 1923. Abdul Rehman Noora Patel purchased S.No.26/1 admeasuring 11Hec. and 15 Gunthas from Amolak Atmaram Khatod for Rs.1000/- by registered Sale Deed Dt.14.4.83 registered at Sr.No.439. The said S.No. was then purchased by Mahadu Krishna Datir from Sardar Abdul Rehman Noora Patel for Rs. 3000/- on 4.2.55 by registered sale deed at Sr.No.144. Mutation E.No.527 is effected accordingly was mutated as ordinary tenant over the said S.No. under the M.E.No.493 but his name was deleted under M.E.No.534 as he was not in possession of the property for 4 to 5 years. S.No.26/1 was converted to S.No.25 under the scheme of consolidation of the lands by the consolidation officer under M.E.No.573. The said conversion was recorded with the Sub-Registrar, on 30.7.56 at Sr. No. 1302. Their appeared a charge of tagai for Rs.2000/-over the said land under M.E.No. 642 but the said charge was removed under M.E. No.768 Dt. 7-12.74 as the holder Mahadu Krishna Datir had repaid the amount of tagai on 10.2.75 the said property was mortgaged with the Maharashtra State Co-Op. Development Bank for Rs.2,500/- on 10-2-75 under M.E.No. 725 name of the bank was mutated in the column of owner Possessor of the record of rights. The said loan was repaid by the holder & therefore the name of

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bank was deleted from the owners column andthe name of the ho,der was mutated in the owners of column after deleting his name from the other rights column under M.E.No. 786. The said holder died on 18.12.7o and therefore the name of the present holders with Damu Krishna Datir brother of the deceased were mutated as heirs of the deceasedin therecord of rights at M.E.No. 794. As present holders were in possession of half portion of G.No.25 and Damu Krishna Datir was in possession of other half and mutation Entry No. 973 was effected whereby the portion in possession of the present holders were termed as G.No.25-B, while the other half was termed as 25-A. There appeared a charge of villege society under a Mutation Entry No. 776 which was shifted on G.No. 25-A as the loan was taken by Damu Krishna Datir. The present vendors developed a property G.No.25-B by layout plan duly approved by the Asstt. Director of Town Planning . And the plots from the approved layout were converted to N.A.Use after obtaining the necessary permission of the Collector.,Under M.E.No.973 the G.No.25-B was devided in to plots. The present holders alongwith Damu Krishna Datir executed as release deed dated 13.7.1982 registered at S.No. 5217 whereby Damu Krishna Datir and his two sons releeased ~~that~~ their rights and interest if any from G.No. 25-B.

OPINION: After going through the records of the Sub-Registrar for the last 60 years it appears that, the title of thepresent holder to P.No. 2-1 from the approved layout of G.No.-25-B is clear, marketable and without any defect.

S. M. SHAH , ADVOCATE.