

Subodh M. Shah

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TITLE CERTIFICATE

NAME OF THE HOLDER:- M/S.SHIVMUDRA BUILDERS AND DEVELOPERS. Partnership firm, Nashik.

PROPERTY:- All that piece and parcel of the property bearing **Plot No. 1, 2 & 3** out of **S. No. 193/A/1/2** admeasuring **180.11 Sq. Mtrs., 172.65 Sq. Mtrs. and 489.35 Sq. Mtrs. respectively Total area admeasuring 842.11 Sq. Mtrs.** situated at **Nashik**, within **Nashik Municipal Corporation** and within **Registration and Sub Registration District Nashik** jointly bounded as follows :-

East	:	by Open Space
West	:	by 7.5 Mtr. Colony Road and Plot No. 4
South	:	by S. No. 193/1 part
North	:	by 7.5 Mtr. Colony

HISTORY:- After going through the relevant revenue records like, 7/12 extracts and mutation entries and other relevant orders and papers and after taking the search of Index II registers at the office of Sub Registrar, Nashik for 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 17/7/2008.
- [4] Copy of Sale Deed dated 31/12/2011.

It appears from the record of rights that S. No. 193/A/1/2 was owned by Damu Tukaram Gite prior to 1974-75.

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.

That the charge of Nashik Shivar Left Bank Canal Society is mutated in the other rights column under M. E. No. 18358 on 1-6-1981.

That the charge of Nashik Shivar Left Bank Canal Society is deleted from the other rights column under M. E. No. 28136 on 14/6/1991.

At the instance of Damodar Gite S.No. 193/A/1/2 is sub divided into Hissa No. 1,2, 3 and 4 and the names of Damodar Tukaram Gite, Sanjubai Damodar Gite, Kirankumar Damodar Gite and Lalitabai Anil Mali are mutated in the place of Damodar Gite for Hissa No. 1,2, 3 and 4 respectively, the said mutation entry was challenged and the earlier position was restored and the name of Damodar Gite is once again mutated in the owners column and pot hissas are cancelled. M.E.No. 31644 is effected on 19-3-1994.



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That Damodar Tukaram Gite died on 10-3-1995 and as such names of his legal heirs namely widow Rajubai, Bhagwan Damodar Gite, Kirankumar Damodar Gite, unmarried daughters Meerabai are mutated in the owners column and names of married daughters Laltabai Anil Mali and Anj nabai Bhagwan Gite are mutated in the other rights column under M. E.No. 32777 on 3/4/1995.

That the name of Anj nabai Bhagwan Gite is mutated in the other rights column due to mistake as legal heir of Damodar Tukaram Gite and as such her name is deleted from the other rights column under M. E. No. 33189 on 20/7/1995.

That the remark of "Status Quo" as per Special Civil Suit No. 146/2001 is mutated in the other rights column under M. E. No. 49994 on 1/1/2004.

That M. E. No. 49994 is effected on 1-1-2004 for recording the order of status-quo under Civil Suit No. 146/2001, the said remark is deleted as per order of High Court and remark of Status-quo for 1/4 share of Eknath Balaji Gite is mutated in the other rights column under M.E.No. 51478 on 8-8-2004. The said suit was disposed off and as such the remark in the other rights column is deleted under M.E.No. 57807 on 30-3-2007.

Damru Tukaram Gite died on 10-3-1995 and as per the order of Dist. Judge in Civil Appeal No. 441/2000, the names of Rajubai Damodar Gite etc. 16 are mutated in the owners column under M.E.No. 57138 on 6-1-2007.

The charge of Nashik Shivar Left bank Canal Society is deleted under M.E.No. 58079 on 30-4-2007.

That Smt. Rajubai Damodar Gite and others entrusted property to Sudhir Sunil Bodke under Development agreement and General Power of attorney Dated 5-4-2007 and as such the name of developer recorded in the other rights column of 7/12 extracts under M.E. No. 58582 on 26-6-2007.

That land owners prepared a layout for S. No. 193/A/1/2 which is finally approved by Nashik Municipal Corporation under letter Dated 9/1/2008 under No. Nagarrachana Vibhag/Antim/Panchvati/98 and the property is duly converted to Non Agri. use u/s. 44 of the M.L.R.Code under order of Collector under letter No. Mah./Kaksh-3//4/Bi.She.Pra.Kra./283/2007 Dated 24/10/2007 and accordingly separate 7/12 extracts are prepared for the individual plots of the approved layout under M.E. No. 60313 on 10/1/2008.

That Rajubai Damodar Gite etc. 5 were given Plot No. 1 to 8 and 19 to 21 and 32 out of S. No. 193/A/1/2 from Sudhir Sunil Bodake as consideration for development of the same as per the terms and conditions of the Development Agreement and General Power of Attorney Dated 11/4/2007 which is duly registered at the office of Sub Registrar, Nashik at SR. No. 3041/2007 and as such the names of other co-owners are deleted under M. E. No. 61376 on 6/5/2008.



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That Sudarshan Kashinath Suryawanshi etc. 3 purchased Plot No. 1, 2 and 3 from Rajubai Damodar Gite and others by sale deed dated 17/7/2008 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 6238/2008 and as such names of the purchasers are mutated in the owners column under M. E. No. 62126 on 23/7/2008.

That aforesaid holder purchased aforesaid property from the previous owners Sudarshan Kashinath Suryawanshi and others by sale deed dated 31/1/2012 which are duly registered at the office of Sub Registrar, Nashik and as such the name of the said purchaser is mutated in the owners column of the record of rights under M. E. No. 78391 on 22/2/2012.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide receipt No. 561 on 14-1-2016 under application No. NASAN3-0-2016 and Receipt No., 122 on 5-1-2017 under application No. 19/2017 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 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.

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ADVOCATE

