

Subodh M. Shah

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Advocate

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Date : 6-12-2016 .

TITLE CERTIFICATE

NAME OF THE HOLDER:- M/S. REVATI BUILDERS AND DEVELOPERS, A Partnership firm through its PARTNER [1] MR. SHEKHAR UTTAMRAO DHIKALE [2] MR. RADHEYA BHALCHANDRA YEOLE.

PROPERTY:- All that piece and parcel of the property bearing Plot No. 4,5,6 and 7 of S. No. 65/1/1A+65/1/1B+72/1 admeasuring 252-88 Sq. Mtrs., 250-25 Sq.Mtrs., 227-50 Sq. Mtrs.,227-50 Sq.Mtrs. respectively Total admeasuring 958-13 Sq. Mtrs. situated at Village Anandvalli, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows :-

	PLOT NO. 4	PLOT NO. 5,6,7
East :-	By 12 Mtr. colony Road	PLOT NO.4
West :-	By Plot No. 5	PLOT NO. 8
South :-	By S.No. 62 Hissa No. 1	S.NO. 62/1
North :-	By 9 Mtr. Colony Road	9MTRS.COLONY ROAD

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] N.A.Order Dated 6-5-1997
- [4] Copy of final approval letter dated 12-8-1997.
- [5] Release Deed dated 14/12/2015
- [6] Release Deed dated 17/12/2015
- [7] Sale Deed dated 14/9/2016 for Plot No. 4
- [8] Sale Deed dated 14/9/2016 for Plot No. 5,6,7

It appears from the record of rights that Fakira Tukaram Sope was owner of S. No. 65/1 and 72 since prior to 1977.

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

The owner Fakira Tukaram Sope gifted 17 are land to Dargah and as such the remark of dargah in the other rights column is deleted under M.E.No. 1112 is effected on 31-1-1981.

The charge of Central Godavari Krushak Seva Sanstha in the other rights column is deleted under M. E.No. 1119 on 25-5-1981.

The charge of Central Godavari Krushak Seva Society is mutated in the other rights column of S. No. 65/1 and 72 under M. E. No. 1031 on 28-6-1977 and on repayment of the said loan the charge is deleted under M. E. No. 1323 on 12-2-1986.



The owner Fakira Tukaram Sope sold different area to different persons whereby Mulchand Shamji Shethia etc. 5 purchased 5605-00 Sq. Mtrs. out of S. No. 65/1/3 and 72/2 admeasuring 1003-00 Sq. Mtrs. from the previous owners while Jayant Ramshankar Joshi etc. purchased 8808-05 Sq. Mtrs. out of S.No. 65/1 and an area admeasuring 315-68 Sq. Mtrs. S.No. 72/1 from the previous owners and as such S.No. 65/1/2 is allotted to them, M. E. No. 1604 is accordingly effected in the record of rights on 20-5-1989. S.No. 65/1/1 is allotted to the original owner.

The charge of banding is mutated in the other rights column under M.E. No. 1064 on 27-7-1978. The charge of banding is deleted from the other rights column under M. E. No. 1632 on 22-8-1989.

The land owner Fakira Tukaram Sope prepared a layout by amalgamating S.No. 65/1/1A + 65/1/1B & 72/1 which is duly approved by Nashik Municipal Corporation and the said property is duly converted to Non Agri. use u/s. 44 of the M.L.R. Code and as such separate 7/12 extracts are prepared for individual plot under M.E.No. 2733 on 17/7/1997.

Fakirarao Tukaram Sope died on 23/10/2009 and as such name of his legal heirs namely widow Vatsalabai Fakirrao Sope, son Ashok Fakirrao Sope, married daughter Asha Ganpatrao Surjuse and legal heir of deceased son Bharat Fakirrao Sope, Smt. Ujjala Bharat Sope, Bhargav Bharat Sope and daughter Pallavi Bhatar Sope are mutated in the owners column of the record of rights under M.E. No. 6832 on 18/12/2009.

That Vatsalabai Fakirrao Sope, Ashok Fakirrao Sope and Asha Ganpatrao Surjuse released their rights for Plot No. 2,3,5,6 and 7 in favour of Ujjwala Bharat Sope, Bhargav Bharat Sope and Pallavi Bharat Sope and as such names of Vatsalabai Fakirrao Sope, Ashok Fakirrao Sope and Asha Ganpatrao Surjuse are deleted from the owners column and names of Ujjwala Bharat Sope, Bhargav Bharat Sope and Pallavi Bharat Sope remained in the owners column under M.E. No. 10250 on 15/12/2015.

That Vatsalabai Fakirrao Sope, Ashok Fakirrao Sope, Ujjawala Bharat Sope, Bhargav Bharat Sope and Pallavi Bharat Sope released their rights for plot no. 1,4,8,9,10 in favour of Asha Ganpatrao Surjuse and as such names of Vatsalabai Fakirrao Sope, Ashok Fakirrao Sope, Ujjawala Bharat Sope, Bhargav Bharat Sope and Pallavi Bharat Sope are deleted from the owners column and name of Asha Ganpatrao Surjuse remained in the owners column under M.E. No. 10252 on 17/12/2015.

That aforesaid holder purchased Plot No. 4 from Smt. Asha Ganpatrao Surjuse by a Sale Deed Dated 14-9-2016 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 7548 on 14-9-2016 and as such name of the aforesaid holder is mutated in the owners column of the record of rights under M. E. No. 10531 on 9/10/2016.

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That aforesaid holder purchased Plot No. 5,6 and 7 from Smt. Ujjwala Bharat Sope and others by a Sale Deed Dated 14-9-2016 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 7547 on 14-9-2016 and as such name of the aforesaid holder is mutated in the owners column of the record of rights under M. E. No. 10532 on 9/10/2016.

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 M. SHAH
ADVOCATE

