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Date : 12-1-2015

TITLE CERTIFICATE

NAME OF THE HOLDER:- M/S. SHREE KRISHNA REALITY, A PARTNERSHIP FIRM, NASHIK.

PROPERTY:- All that piece and parcel of the land bearing **S. No. 14/1+2/3 admeasuring H. 00-07.5 Are and S. No. 14/1+2/1 admeasuring H. 00-61 Are Total admeasuring Hector 00-68.5 Are i.e. 6850-00 Sq. Mtrs.** situated at Village **Mhasrul**, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration.

HISTORY AND SEARCH :- After perusing all the papers and the 7/12 extract and mutation entries my observations are as under-

Following documents are perused before me:

(a) 7/12 extract since 1953-54 to 1973-74, 1980-81 to 2014.
(b) Mutation Entries since last 30 years
(c) Copy of N.A. order dated 7/12/2006
(d) Copy of N.A. order dated 16/8/2007.
(e) Copy of Sale Deed dated 26/12/2007.
(e) Copy of Sale Deed dated 1/10/2012.

It appears from the record of rights that S. No. 14/1+2 admeasuring Hector 00-96 are was owned by Sahebrrao Yashwant Morade etc. 4 since prior to 1984-85.

M. E. No. 2676 is effected in the record of rights on 24-11-1969 for giving effect to the Indian Coinage Act and Indian Enforcement Act.

One of the owner Bhaurao Yashwant Morade died on 20-8-1984 and as such name of his sons Prakash, Mohan and Lilabai are mutated in the ownerw column while the names of married daughters Mandabai Dattatray Bhagwant, Nirmala Nandkumar Tapkire, Shobha Bapurao Magar and Sarla Bhaurao Morade are mutated in the other rights column under M.E.No. 5579 on 6-3-1985.

One of the owner Ashok Yashwant Morade purchased Hector 00-20 from one of the owner Sahebrao Yashwant Morade by sale deed dated 13-10-1980 and as such M.E.No. 5935 is effected on 11-3-1987.

That Madhukar Ambadas Aher and others purchased an area admeasuring H. 00-61 Are out of S. No. 14/1+2 from Ashok Yashwant Morade with the consent of Tarabai Ashok Morade and others by sale deed dated 19/3/1987 and as such name of the said purchaser is mutated in the owners column under M. E. No. 5943 on 6/4/1987 and as such S. No. 14/1+2 is sub divided into hissa No. 1

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and 2, hissa No. 1 is allotted to the purchaser and hissa No. 2 is allotted to the land owners.

That Mr. Manakchand Ratanchand Racca etc. 4 purchased H. 00-10 Are out of S. No. 14/1+2 from Bhaurao Yashwant Morade by sale deed dated 8-4-1983 and as such name of the said purchasers are mutated in the owners column under M. E. No. 8490 on 22/7/1991.

That Mr. Manakchand Ratanchand Racca purchased 1125 Sq. Mtrs. out of S. No. 14/1+2/1 from Dinkar Yashwant Morade and others by sale deed dated 12/3/1982 and as such name of the said purchaser is mutated in the owners column under M. E. No. 8492 on 22/7/1991.

That Mr. Manakchand Ratanchand Racca purchased Hector 00-3.75 are out of S. No. 14/1+2/1 from Dinkar Yashwant Morade and others by sale deed dated 12/3/1982 and as such name of the said purchaser is mutated in the owners column under M. E. No. 8867 on 22/5/1985.

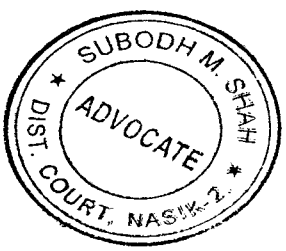
That Mrs. Chandrakala Dhanraj Rathi, Pradip Dhanraj Rathi and Raju Dhanraj Rathi purchased S. No. 14/1+2/1 from Madhukar Ambadas Aher, Alka Madhukar Aher, and Rajendra Ambadas Aher by sale deed dated 18/10/1993 and as such name of the said purchasers are mutated in the owners column under M. E. No. 8978 on 5/1/1994.

As per the appiication by Lilabai Bhaurao Morade and others their respective share is shown against their name in S. No. 14/1+2/2 whereby 5 are is shown against Prkaash and Mohan Bhahrao and Lilabai Bhaurao while Hector 0-0-2.05 are is shown against Ashok yaswhant Morade and Hector 00-2.05 are is shown against Ajit Dknmkar and Hamunbai Dinkar under M. E. No. 10247 on 26/4/1996.

That Daulat Rakhmaji Jagtap purchased 5 are out of S. No. 14/1+2/2 from Prakash Bhaurao Morade and others by Sale Deed dated 23/4/1997 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 2584 on 23/4/1997 and as such name of the said purchaser is mutated in the owners column under M. E. No. 10447 on 25/4/1997.

That Daulat Rakhmaji Jagtap purchased Hector 00-2.5 are out of S. No. 14/1+2/2 from Ashok Yashwant Morade by Sale Deed dated 12/8/1997 and as such name of the said purchaser is mutated in the owners column under M. E. No. 10542 on 26/9/1997.

That Madhukar Moreshwar Khare purchased S. No. 14/1+2/1 admeasuring 61 are from Mrs. Chandrakala Dhanraj Rathi and others by sale deed dated 22/10/1997 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7024 on 23/10/1997 and as such name of the said purchaser is mutated in the owners column under M. E. No. 10692 on 16/7/1998.



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That as per hissa form No. 12 and as per the letter from Taluka Inspector of Land Records Dated 27/10/2005 and 2/5/2006, S. No. 14/1 and 14/2 Hissa Nos. is rearranged whereby S. No. 14/1+2/1 admeasuring Hector 00-61 are is allotted to Madhukar Moreshwar Khare, S.No. 14/1+2/2 admeasuring Hector 00-25 are is allotted to Manikchand Ratanchand Racca, S.No. 14/1+2/3 admeasuring Hector 00-7.5 are is allotted to Daulat Rakhmaji Jagtap and S. No. 14/1+2/4 admeasuring Hector 00-2.5 are is allotted to Ajit Dinkar Morade and Yamunabai Dinkar Morade and as such names of said allottes are mutated for the respective hissas under M. E. No. 13375 on 29/8/2006.

That Sanjay Constructions purchased S. No. 14/1+2/1 admeasuring Hector 00-61 are from Madhukar Moreshwar Khare by sale deed dated 28/12/2007 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 11427 on 28/12/2007 and purchased S. No. 14/1+2/3 admeasuring Hector 00-7.5 are from Daulat Rakhmaji Jagtap by sale deed dated 28/12/2007 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 11428 on 28/12/2007 and as such name of the said purchaser is mutated in the owners column under M. E. No. 14045 on 3/1/2008.

That the aforesaid holders purchased S. No. 14/1+2/3 and S. No. 14/1+2/1 from M/s. Sanjay Constructions by Sale Deed dated 1/10/2012 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 9690 on 3/10/2012 and as such name of the said holder is mutated in the owners column under M. E. No 17754 on 4/10/2012.

That an area admeasuring 5550 Sq. Mtrs. out of 61 are is duly converted to Non Agri. use u/s. 44 of the M.L.R.Code under order of Collector, Nashik under No. Maha/ Kaksha-3/ 4 / Bi. She.Pa.Kra/203/2008 Dated 7/12/2006. The area of 550 Sq. Mtrs. is deducted by D.P. Road while granting N.A. order .

That an area admeasuring 750.00 Sq. Mtrs. of S.No. 14/1+2/3 is duly converted to Non Agri. use u/s. 44 of the M. L. R. Code under order of Collector, Nashik under No. Maha/ Kaksha- 3 / 4 / Bi.She.Pa.Kra/186/2007 Dated 16/8/2007.

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.

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ADVOCATE

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