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इतर पावती

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नोंदणी क्रं. :39म

Regn.:39M

१४८४/२०१७

पावती क्रं.: 9435 दिनांक: 14/11/2017

गावाचे नाव: भगूर

दस्तावेजाचा अनुक्रमांक: नसन3-0-2017

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड सुबोध एस शाह

वर्णन मोजे-भगूर स.नं.76/9 प्लॉट नं.1 क्षेत्र 533.51 चौ.मी (30 वर्षे)

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Nashik3

सह. पुष्पन निशिकरामी-२

नाशिक-३.

1): देयकाचा प्रकार: By Cash रकम: रु 750/-

Subodh M. Shah

B.Sc.(Hons.),LL.B.

Advocate

Off. : 1/2, Ground Floor, Abhishikt Aptl., Vise Mala, Off. College Road, Nashik - 422005.
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Date : 15/11/2017

TITLE CERTIFICATE

NAME OF THE HOLDER:- [1] NANDKUMAR PANDURANG CHAVHAN [2] KRISHNA PANDURANG CHAVHAN [3] SHAILA DIGAMBER KADAM [4] LEELA MANOHAR PATEKAR.

NAME OF THE DEVELOPER:- M/S. SHAH BUILDERS & DEVELOPERS, A Partnership Firm.

PROPERTY:- All that piece and parcel of the property bearing Plot No. 1 S. No. 76/9 admeasuring 533-51 Sq. Mtrs. situated at Bhagur, within Deolali Cantonment Board within Registration and Sub Registration District Nashik, bounded as follows :-

On or towards East	:-	By Plot No. 9
On or towards West	:-	By Bhagur Pandhuli Road
On or towards South	:-	By Plot No. 2
On or towards North	:-	By Bhagur Donwade 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] Copy of Development Agreement & G.P.A. dated 21/11/2014.

It appears from the record of rights that Plot No. 1 of S. No. 76/2 was owned by Vishwanath Ramrao Patil since prior to 1974-75.

M. E. No. 5925 is effected in the record of rights on 1-1-1970 for giving effect to the Indian Coinage Act and Enforcement Act.

That the properties were of old tenure and at the instance of the owner, the permission to use the land for Non Agri. purpose is granted by Collector, Nashik and N.A. order under No. WTN/WS/356 Dated 19/3/1974 is sanctioned and as such the conditions in the other rights column are deleted from the record of rights under M. E. No. 7025 on 1/9/1974.

That the land owner prepared a layout for S. No. 76/2 which is duly sanctioned by Assit. Director of Town Planning Jalgaon under No. and the said property is duly converted to Non Agri. use u/s. 44 of the M. L. R. Code under order of Collector, Nashik and as such separate 7/12 extracts are prepared for the individual plots under M. E. No. 7032 on 23/9/1974.

That Sunilkumar Laxman Tedgale purchased Plot No. 1 from Shivram Ramrao Patil by sale deed dated 21/10/1983 and as such name of the said purchaser is mutated in the owners column under M. E. No. 7931 on 2/3/1984.

That Kamlabai Pandurang Chavhan purchased Plot No. 1 from Sunilkumar Laxman Tedgale by sale deed dated 13/4/1989 and as such name of the said purchaser is mutated in the owners column under M. E. No. 8471 on 28/9/1989.

As per the hissa form No. 12 and as per the measurement plan and order of Tehasildar Nashik dated 16/11/1993 and order of D.I.L. R. Dated 16-10-1993, Hissas of S. No. 76 are rearranged and as such S. No. 76 is sub divided



Shah

into nine hissas and whereby S. No. 76/1 to 7/9 is allotted to original S. No. 76/2 owned by Vishwanath Ramrao Patil under M. E. No. 9015 on 11/2/1994.

As per the order of Dy. Secretary, Revenue and Forest Department, Mantralaya Mumbai Dated 13-11-2002 the S. No. 76/1 to 7/9 is changed to S. No. 76/9 and accordingly M. E. No. 10568 is effected on 21/11/2003.

Kamalabai Pandurang Chavhan died on 16/9/2007 and her husband Pandurang Maruti Chavhan also died on 29/12/2007 and as such names of their legal heirs namely Nandkumar Pandurang Chavhan, Krishna Pandurang Chavhan, Shaila Digamber Chavhan and Leela Manohar Patekar are mutated in the owners column under M. E. No. 11273 on 16/1/2008.

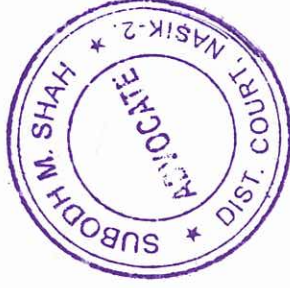
That aforesaid holder entrusted aforesaid property to aforesaid developer for development of the same as per the terms and conditions of the Development Agreement and General Power of Attorney Dated 21/11/2014 which is duly registered at the office of Sub Registrar, Nashik at SR. No. 7690 and 7691 and as such the said developers are competent to develop the said property by constructing building thereon and the said developers are empowered to sell, alienate and dispose off the construction therein.

That aforesaid developer prepared a building plan which is duly approved by the Deolali Cantonment Board under commencement certificate No. 3344/BLD/E-8/4474 dated 17/10/2017.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide receipt No. 9435 on 14/11/2017 under Application No. 1484/2017 and 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 and **M/S. SHAH BUILDERS & DEVELOPERS, A Partnership Firm** is entitled to develop the said properties and construct building thereon and sell the super structure thereon and appropriate the sale proceeds.



Subodh

**SUBODH M. SHAH
ADVOCATE**