Subodh M. Shah

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Date : 12/04/2017

TITLE CERTIFICATE

NAME OF THE FLAT OWNER :- [1] MR. GAJANAN POPATRAO AHIRRAO [2] MR. NARENDRA ALIAS BABASAHEB AHIRRAO AS MEMBER OF SHANTINIKETAN REVENUE SERVANTS CO.OP. HOUSING SOCIETY.

PROPERTY:- All that piece and parcel of constructed **Bungalow No. 16 area admeasuring Plot No. 17 out of S. No. 703/2B/17 admeasuring 348.30 Sq. Mtrs., CTS NO. 7441-/17** situated at **Nashik**, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik bounded as follows :-

East	:-	18 Mtr. D. P. Road
West	:-	Bungalow owned by R. P. Puri
South	:-	Bungalow owned by Junnare
North	:-	9 Mtr. Colony Road

HISTORY AND SEARCH:- After going through the relevant revenue records and mutation entries since last 30 years my observations are as follows;

Following documents perused:

[1] 7/12 extract since last 30 years
[2] 6D Mutation Entries :- 11825, 11969, 12378, 15577, 19488, 29394, 32127, 33448, 39844, 42102, 45134, 45275, 82478, 99187.
[3] Copy of N. A. Order dated 30/9/1971.
[4] Copy of Layout Plan
[5] Copy of Deed of Conveyance Dated – 8/12/1969.
[6] Copy of Society Certificate
[7] Copy of Share Certificate 16 and bearing Share No. 16 to 16.

S. No. 703/2 was owned by Peter Kuruvilla prior to 1965. Chairman Shantiniketan Revene Servants Co.Op. Housing Society Ltd. Nashik purchased 5 acres from S. No. 703/1 from Peter Kurvilla by two different sale deeds dated 8/12/1969 and 3/4/1970 respectively and as such S. No. 703/1/2 is allotted to the purchasers. M. E. No. 11825 is accordingly effected on 9/4/1970.

As per hissa form No. 12, S. No. are reallotted whereby S. No. 703/1 is allotted to Madhukar Vishnu Pathak and others, S. No. 703/2 is allotted to Chairman Shantiniketan Revene Servants Co.Op. Housing Society Ltd. Nashik and S. No. 703/3 is allotted to Chairman The Land Records Department Servants Co.Op. Housing Society Ltd. under M.E. No. 11969 on 1-8-1970.

SUBODH M. SHAH ★ ADVOCATE ★ DIST. COURT, NASIK-2.

That Shantiniketan Revene Servants Co.Op. Housing Society Ltd. Nashik is duly registered under the Maharashtra Co.Op. Society Act under No. N.S.K./ H.S.G. -211/1969 dated 6/12/1969.

M. E. No. 12378 is effected on 19-3-1971 giving effect to the Indian Coinage Act and Indian Enforcement Act.

The owners of S. No. 703/2 mortgaged the property to Nashik Merchants Co.Op. Bank and as such charge of the said bank is mutated in the other rights column under M. E. No. 15577 on 27/8/1976.

That the charge of the Nashik Merchants Co.Op. Bank is deleted from the other rights column under M. E. No. 19488 on 10/12/1982.

That the owners of S. No. 703/2 prepared a sub division plan and as such as per the sub division plan S. No. 703/2 is sub divided into three hissas whereby Hissa No. A is allotted to 1818.57 Sq. Mtrs., Hissa No. B is allotted to the 14435.62 Sq. Mtrs. and Hissa No. 3 is allotted to the D. P. Road 3945.81 Sq. Mtrs. and as such separate 7/12 extract prepared for the same and accordingly M. E. No. 29394 is effected on 3/7/1992.

That area admeasuring 7479.42 Sq. Mtrs out of S. No. 703/2 allotted for Road and Open Space to Nashik Municipal Corporation, Nashik and as such name of the Chairman Shantiniketan Revene Servants Co.-Op. Housing Society Ltd. Nashik is deleted from the owners column and name of the Nashik Municipal Corporation is mutated in the owners column under M. E. No. 32127on 20/8/1994.

Rajyog Co.-op. Housing Society Ltd. purchased 1928.90 Sq. Mtrs. out of S. No. 703/2B from Chairman Shantiniketan Revene Servants Co.Op. Housing Society Ltd. Nashik by a sale deed and as such name of the said purchaser is mutated for the purchase area under M. E. No. 33448 on 19/9/1995.

As per the hissa form and measurement plan of S. No. 703/2B is allotted to the different pot hissas and as such said S.No. is sub divided into different plots and society are allotted the plots amongst members and the names of the respective members are allotted to the respective members under M. E. No. 37844 on 4/4/1998.

That the property is duly converted to Non Agri. use u/s. 44 of the M.L.R.Code under order/ of Collector, Nashik under No. LNA/SR/194/71 on 30/9/1971.

M. E. No. 42102 is pertaining to Plot No. 25.

M. E. No. 45134 is pertaining to Plot No. 28.

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That S. No. 703/2B/2 to 7+9 to 32 was owned by Chairman Shanriniketan Revene Servants Co. Op. Housing Society Ltd. Nasik and the name of the respective members are mutated jointly in the CTS and 7/12 extract and the said society prepared a individual CTS and 7/12 extracts and as such names society alongwith the respective members are mutated for the respective plots under M. E. No. 45275 on 8/11/2001.

The owner of Plot No. 17 Popatrao Ramchandra Ahirrao died on 17/4/2011 and as such names of his legal heirs namely two sons Gajanan Popatrao Ahirrao, Narendra (Balasaheb) Ppatrao Ahirrao and daughter Mangala Pandurang Shirsath are mutated in the owners column of the said plot under M. E. No. 82478 on 25/4/2012.

Mangala Pandurang Shirsath released her rights in favour of her brothers Gajanan Popatrao Ahirrao and Narendra alias Balasaheb Popatrao Ahirrao by Released Deed dated 8/10/2015 which is duly registered at the office of Sub Regisriar Nasik at Sr. No. 4971/2015 and as such name of Mangala Pandurang Shirsath is deleted from the records of rights under M. E. No. 99187 on 26/10/2015

That Chairman Shantiniketan Revene Servents Co. Op Housing Society Ltd. Nasik Prepared a Building Plan for Bunglow which is duly sanction from Nashik Municipal Corporation Nashik under no. LND/BP/81/233 dated 20/4/1987 which is revised on 23/6/1992 under No. LND/BP/3601/1860.

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 Plot is clear, negotiable and marketable without any charge, encumbrance and defect in title.

SUBODH M. SHAH
ADVOCATE

SUBODH M. SHAH ★ ADVOCATE ★ DIST. COURT, NASIK-2.