Mahesh Rajaram Gaidhani

Advocate

Office No. 5, Mithila, Bytco Point, Nashik Road.

Date 20.12.2017.

TITLE CERTIFICATE

TO WHOM SOEVER IT MAY CONCERN

DESCRIPTION OF THE PROPERTY:- All the piece and parcel of the Non Agricultural **Plot No. 29 ,** admeasuring **879 Sq. Mtrs.,** from and out of **Survey No. 38/29,** Situated at **Village Deolali, Tal. & Dist. Nashik and within limits of Nashik Municipal Corporation**

OBSERVATION

After going through revenue records such as 7/12 extracts, mutation entries, N.A. permission etc placed before me by **Shri. Dnyaneshwar Laxman Gaali & Shri. Bhausaheb Sukdeo Khalkar, Chairman and Secretary of Shanta Niwas Co-Op. Housing Society Ltd.,** and as per their request to verify the title, my opinion regarding the above said property are as under :-

1. It reveals from the record that the said land Plot No. 29 was previously belonged to Shri.Shankardas Chhotamal Amwani @ Shankarsheth Chhotalal Amwani, Maganmal Chhotamal Amawani @ Maganlal Chhotalal Amwani.

2. It reveals from the Mutation Entry No. 8067 dated 6.11.1974 that Smt. Shantabai Sharad Menkudale purchased the Plot No. 29 & Plot No.28 out of Survey No. 38/29 from Shri.Shankardas Chhotamal Amwani @ Shankarsheth Chhotalal Amwani, Maganmal Chhotamal Amawani @ Maganlal Chhotalal Amwani through their Special Power of Attorney Shri. Trilokchand Samandas for sum of Rs. 27,612.50 ps. by sale deed dated 5.9.1974. As per the sale deed, the name of Purchaser Smt. Shantabai Sharad Menkudale has been brought on record as owner of Plot No. 29 & 28 and accordingly Mutation Entry No. 8067 has been certified in the record of right.

3. It appears from Mutation Entry No. 29579 dated 21.10.2014 that as per order No. 2812/92/2502 dated 1.10.2010 issued by The Collector of Stamp, Nashik, the right holder Smt. Asha Satyavir Gupta who has execued document No. 2812/92, Sale Deed, the stamp duty of Rs. 6040/0 and Registration Fee Rs. 755/-, total charge of the amount of Rs. 6,795/- be recorded for Plot No. 5. As per the said order, the remarks of charge of

Rs. 6,795/- for Plot No. 5 was recorded in the other rights column above said plot and accordingly M.E. No. 29579 has been certified in the record of right.

4. It reveals from the record that Shri. Dnyaneshwar Laxman Gaali & Shri. Bhausaheb Sukdeo Khalkar, Chairman and Secretary of Shanta Niwas Co-Op. Housing Society Ltd purchased the said Plot No. 29 out of Survey No. 38/29 from Smt. Shantabai Sharad Menkudale for sum of Rs. 1.00 by sale deed dated 26.10.2017. The Sale Deed is registered in the Office of Jt. Sub Registrar, Class-2, Nashik-6 at Serial No. 2072.

CONCLUSIONS :-

In view of the above observations and records I am of opinion that Non Agricultural **Plot No. 29 ,** admeasuring **879 Sq. Mtrs.,** from and out of **Survey No. 38/29,** Situated at **Village Deolali, Tal. & Dist. Nashik and within limits of Nashik Municipal Corporation** is owned and possessed by **Shri. Dnyaneshwar Laxman Gaali & Shri. Bhausaheb Sukdeo Khalkar, Chairman and Secretary of Shanta Niwas Co-Op. Housing Society Ltd** and they are having clear, marketable and possessory title to the said flat premises.

This Certificate is issued subject to the documents placed before me.

Date - 20.12.2017.

Mahesh Rajaram Gaidhani

ADVOCATE

ADV. MAHESH R. GAIDHANI
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