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इतर पावती

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नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 8311 दिनांक: 19/09/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: **नसन5-0-2018**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड एस एम शेलार**

वर्णन **अर्ज नं 641/18 मौजे म्हसरुळ येथील सर्व्हे नं 301 पैकी प्लॉट नं 4 + 5 + 6 + 7 सदर मिळकतीचा 1989ते 2018 एकुण 30 वर्षाची शोध पावती**

SEARCHFEE रु. 750.00

एकूण: रु. 750.00

Joint Sub Registrar Nashik 5

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-५.

S.M.SHELAR
B.Sc.LL.B.
Advocate

Office :8,Damodar Chembers,Kanherewadi,C.B.S.Nashik-1

Date : 19/09/2018

TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

Discription of Property :

All that piece and parcel of the N.A. property bearing Plot No. 4 +5+6+7 admeasuring total area 1144.95 Sq.mtrs.out of S.No.301, situated at Mhasrul, Tal.& Dist. Nashik & also within the limit of Nashik Municipal Corporation, Nashik .

Name of the Owner: **M/s. Dhanait Ahire Associates,**
a partnership firm, through Partners,
1. Mr.Devendra Madhukar Ahire
2.Mr. Vitthal Karbhari Dhanait
R/o.Mhasrul,Nashik

Mr.Devendra Madhukar Ahire, has approached me & requested me to investigate the title of the above mentioned subject N.A. ploted property & for that purpose he has produced before me the following documents and revenue records for my observations.

1. 7/12 Extracts since 1974-75 of S.No.301
2. Mutation Entries.
3. Present 7/12 extracts of plot No.4 +5+6 + 7
4. Copy of Regd. Sale Deeds & other relevent documents
5. letter of final layout.
6. N.A.order.

Accordingly, I have perused & observed the aforesaid revenue records,permissions, Regd. documents and My opinion about the title of the afoersaid property is as follows.

1. It is seen from the revenue records and 7/12 extracts since from 1974-75 to 2011 that, the property S.No.301 originaly owned by Gotiram Ramchandra Derle.

S. M. SHELAR
B.Sc. LL.B.
Advocate

2. It appears from the letter of final layout,N.A.order and M.E.No. 18350 dated 14/11/2013 that, the owner of said property Gotiram Ramchandra Derle has prepared a layout on land S.No. 301,which is finally approved by Assistant Director,Town Planning Department, Nashik Municipal Corporation,Nashik vide letter No. Javak No./ Nagarrachna Vibhag/Antim/Panchvati/C-2/54 dated 30/09/2013 and also obtained Non agricultral Permission from The Collector of Nashik vide order No.Maha/Kaksha-3/4/Bi.se.pra.kra/535/2012 dated 17/01/ 2013 And accordingly as per the final layout said land is sub-divided into Plot No.1to 20. As per the same separate 7/12 extracts are prepared into the record of rights.

3. It appears from M.E.No.18813 dated 12/09/2014 that,Gotiram Ramchandra Derle was died on 20/07/2014,hence the names of his legal heirs wife Smt.Shantabai Gotiram Derle and four sons namely Mr. Bhausaheb, Balkrushna,Namdeo and Dnyaneshwar Gotiram Derle were mutated in ownership column of plot No. 1 to 16 into the record of rights.

4. Further it appears from M.E.19507 dated 28/01/2016 that, Smt. Shantabai Gotiram Derle,Bhausaheb Gotiram,Namdeo Gotiram and Dnyaneshwar Gotiram Derle have released their shares of plot No.4 infavour of Balkrushna Gotiram, Derle by registered Release Deed dated 25/01/2016, which is registred in the office of Sub-Registrar, Nashik-4 at Sr.No. 655/2016 And hence the names of Smt.Shantabai Gotiram Derle, Bhausaheb Gotiram, Namdeo Gotiram and Dnyaneshwar Gotiram Derle were deleted from the record rights of Plot No.4 and the name of Balkrushna Gotiram Derle remains in holders column as a owner into the record rights of plot No.4 ,S.No.301.

5. Further it appears from M.E.19509 dated 28/01/2016 that, Smt. Shantabai Gotiram Derle, Balkrushna Gotiram, Namdeo Gotiram and Dnyaneshwar Gotiram Derle have released their shares out of plot No.1,2,5 & 6 infavour of Mr.Bhausaheb Gotiram Derle by registered Release Deed dated 25/01/2016, which is registred in the office of Sub-Registrar,Nashik-4 at Sr.No. 659/2016 And hence the names of Smt.Shantabai Gotiram Derle,Balkrushna Gotiram, Namdeo Gotiram and Dnyaneshwar Gotiram Derle were deleted from the record rights

of Plot No.1,2,5 & 6 and the name of Mr.Bhausaheb Gotiram Derle remains in holders column as a owner into the record rights of Plot No.5 & 6,S.No.301.

6. It appears from Registered Gift deed dated 22/08/2017 ,which is registered in the office of Sub-Registrar,Nashik-4 at Sr.No.5811/2017 that,the owner of Plot No.5 Mr. Bhausaheb Gotiram Derle gifted said plot infavour of Mr.Dhanraj and Mr.Pruthviraj Bhausaheb Derle.And as per the said registered Gift Deed the names of Mr.Dhanraj and Mr.Pruthviraj Bhausaheb Derle were mutated nnto the record of rights vide M.E.No.20352.

7. Further it appears from M.E.19511 dated 28/01/2016 that, Mr. Bhausaheb Gotiram Derle, Balkrushna Gotiram, Namdeo Gotiram and Dnyaneshwar Gotiram Derle have released their shares of plot No.7 infavour of Smt. Shantabai Gotiram Derle by registered Release Deed dated 25/01/2016, which is registred in the office of Sub-Registrar,Nashik-4 at Sr.No. 663/2016 And hence the names of Mr.Bhausaheb Gotiram Derle,Balkrushna Gotiram, Namdeo Gotiram and Dnyaneshwar Gotiram Derle were deleted from the record rights of Plot No.7 and the name of Smt.Shantabai Gotiram Derle remains in holders column as a owner into the record rights of Plot No.7,S.No.301.

8. It appears from Registered Gift deed dated 22/08/2017 ,which is registered in the office of Sub-Registrar,Nashik-4 at Sr.No.5812/2017 that,the owner of Plot No.7 Smt.Shantabai Gotiram Derle has gifted said plot infavour of Mr.Bhausaheb Gotiram Derle,Balkrushna Gotiram,Namdeo Gotiram and Dnyaneshwar Gotiram Derle and as per the said registered Gift Deed the names of Mr.Bhausaheb Gotiram Derle,Balkrushna Gotiram,Namdeo Gotiram and Dnyaneshwar Gotiram Derle were mutated nnto the record of rights vide M.E.No.20351.

9. It appears from M.E.No.20505 dated 19/12/2017 that, M/ s.Dhanait Ahire Associates,a partnership firm through its partners Mr.Vitthal Karbhari Dhanait and Mr. Devendra Madhukar Ahire have purchased Plot No.4 ,S.No.301 by registered sale deed from Mr. Balkrishna Gotiram Derle with the consent of Mrs. Ranjana, Ku.Roshani,Nikita and Dharmrak Balikrishna Derle,which is registered in the office of the Sub-Registrar,Nashik-5 at Sr.No.7121/2017 on 14/

12/2017.Accordingly as per the said Regd.Sale deed the names purchasers M/s.Dhanait Ahire Associates,a partnership firm through its partners Mr.Vitthal Karbhari Dhanait and Mr. Devendra Madhukar Ahire were mutated in holders column into the record of rights of Plot No.4,S.No.301.

10. It appears from M.E.No.20506 dated 19/12/2017 that, M/s. Dhanait Ahire Associates,a partnership firm through its partners Mr.Vitthal Karbhari Dhanait and Mr. Devendra Madhukar Ahire have purchased Plot No.5,S.No.301 by registered sale deed from Mr.Dhanraj Bhausaheb and Mr. Pruthviraj Bhausaheb Derle with the consent of Mr.Bhausaheb Gotiram and Mrs.Mangla Bhausaheb Derle,which is registered in the office of Sub-Registrar,Nashik-5 at Sr.No.7123/2017 on 14/12/2017. Accordingly as per the said Regd.Sale deed the names purchasers M/s.Dhanait Ahire Associates, a partnership firm through its partners Mr.Vitthal Karbhari Dhanait and Mr. Devendra Madhukar Ahire were mutated in holders column into the record of rights of Plot No.5,S.No.301.

11. It appears from M.E.No.20507 dated 19/12/2017 that, M/s. Dhanait Ahire Associates,a partnership firm through its partners Mr.Vitthal Karbhari Dhanait and Mr. Devendra Madhukar Ahire have purchased Plot No.6,S.No.301 by registered sale deed from Mr. Bhausaheb Gotiram Derle with the consent of Mrs.Mangla Bhausaheb Derle,Mr.Dhanraj Bhausaheband Mr. Pruthviraj BhausahebDerle,which is registered in the office of Sub-Registrar, Nashik-5 at Sr.No.7125/2017 on 14/12/2017. Accordingly as per the said Regd.Sale deed the names purchasers M/s.Dhanait Ahire Associates, a partnership firm through its partners Mr.Vitthal Karbhari Dhanait and Mr. Devendra Madhukar Ahire were mutated in holders column into the record of rights of Plot No.6,S.No.301.

12. It appears from M.E.No.20508 dated 19/12/2017 that, M/s. Dhanait Ahire Associates,a partnership firm through its partners Mr.Vitthal Karbhari Dhanait and Mr. Devendra Madhukar Ahire have purchased Plot No.7,S.No.301 by registered sale deed from Mr. Dnyaneshwar Gotiram,Namdeo Gotiram,Balkrushna Gotiram and Mr. Bhausaheb Gotiram Derle with the consent of their family

members,which is registered in the office of Sub-Registrar, Nashik-5 at Sr.No.7119/2017 on 14/12/2017. Accordingly as per the said Regd.Sale deed the names purchasers M/s.Dhanait Ahire Associates, a partnership firm through its partners Mr.Vitthal Karbhari Dhanait and Mr. Devendra Madhukar Ahire were mutated in holders column into the record of rights of Plot No.7,S.No.301.

13. It appears from the record that, M/s.Dhanait Ahire Associates, a partnership firm through its partners Mr.Vitthal Karbhari Dhanait and Mr. Devendra Madhukar Ahire have prepared Amalgamation plan of said plot No. 4 to 7 and got approval from Assistant Director of Town Planning,Nashik Municipal Corporation,Nashik vide letter No.NMC/ ADTP/C2/AML/58 dated 09/03/2018.And as per the same said plots are amalgamated as plot No.4+5+6+7 and accordingly M.E.No.20664 certified into the record of rights.

14. It appears from the record that, M/s.Dhanait Ahire Associates, a partnership firm through its partners Mr.Vitthal Karbhari Dhanait and Mr. Devendra Madhukar Ahire have prepared building plan for the construction of building on said plot No.4+5+6+7 and got sanction of building permit and commencement Certificate from Asst.Director of Town Planning,Nashik Municipal Corporation, Nashik vide letter No.LND/BP/Mhasrul/DCR/0347/2018 dated 31/08/2018.

15. The present 7/12 extract of said plot No.4+5+6+7 is shown in the name of M/s.Dhanait Ahire Associates, a partnership firm through its partners Mr.Vitthal Karbhari Dhanait and Mr. Devendra Madhukar Ahire in holders column and no any charge shown in other rights column.

16. Present year N.A.Tax of said plot No.4+5+6 +7 paid by the said owner before Talathi, Mhasrul ,Nashik on 17/09/2018.

I have seen all the registered documents & the old as well as latest 7/12 extracts, mutation entrics of the subject property Plot No.4+5+6+7 out of S. No.301 and also taken search of Index II since last 30 years about said property in the office of the Sub-Registrar,Nashik and during the serach and observation of revenue record of said property, I have not come across with any adverse entry affecting the title of the said plots owners. I do not find any charge encumbrances on the said property.

Opinion :

As per my observations and findings,I am of the opinion and Certify that, M/s.Dhanait Ahire Associates,a partnership firm through its partners Mr.Vitthal Karbhari Dhanait and Mr. Devendra Madhukar Ahire are having good,clear,marketable title,free from all encumbrances with respect to subject ploted properties.

Hence this Certificate.

Nashik date: 19/09/2018.

Yours faithfully,

S.M. Shelar

Advocate

S. M. SHELAR
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