

NEETA V. SONAWANE

B.S.L., LL.B.,
ADVOCATE

Office :- Chember No. 16/1, District Court Compound, Nashik
Mob. No.9823782324

TITLE - CERTIFICATE

1) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of Non Agricultural Land bearing Survey No. 886/B, out of which Plot No.51 Admeasuring total area 00 H.04.65 R.i.e.465.00 sq.mtrs. Assessed Rs.224.00 Paise situated Village Nashik, Talkuka & Dist.Nashik within the local limits of Nashik Municipal Coporation Nashik bounded as per final lay -out.

2) Owenrship & Possession :-

As per M.E.2961 show that Mr.Arun Kapile and other five persons have executed Development Agreement in favour of Shreekrushna Developers and partnership firm through their Patners Satish Vaman Sonawane and Rahul Vaman Sonawane before Sub-Registrar, Nahsik 5, at serial No. 5461/2016, dt.15/09/2016

Shreekrushna Developers and partnership firm through their Patners Satish Vaman Sonawane and Rahul Vaman Sonawane called upon me to issue title certificate with respect to subject property, after scrutiny of the xerox documents contained in the said file.

3) SCRUTINY OF DOCUMENTS AVAILABLE

- 1) 7/12 extracts, last 30 years
- 2) Mutation Entrys, last 30 years
- 3) N.A.Order dt.07/05/1969
- 4) Society registration Certificate dt.05/05/1965
- 5) Allotment letter in of Nashk District Police Sahakari Gruha Nirman Society.
- 6) Completion Certificate of Nashk District Police Sahakari Gruha Nirman Society dt.12/01/1972
- 7) Permission letter of Deputy RagistarCo-op.So. dt13/07/2016
- 8) Sale deed dt. 1254/1965

निता व्ही. सोनावणे
१६/१, मारुती चेंदर्स,
जिल्हा न्यायालय, नाशिक.
मो.नं. 9823782324

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- 9) Development Agreement no.5461/2016
dt. 09/09/2016
- 10) Power of Attorney no.5162/2016
Dt.09/09/2016
- 11) Commencement Certificate dt.31/10/2017
- 12) Layout and Shop Act License.

History and Search :-

- i) The Nashik District Police Sahakari Gruha Nirman Society on 05/05/1965 vide No.NSK- HSG-188 of 1965 Society was registered under Maharashtra Co-operative Society's Act 1960.
- ii) Saleded executed between Nashik District Police Sahakari and Mr.Babu Shankar Sonawane on 12/07/1965.
- iii) M.E.No.11582 shows that the applicant Namely Nashik District Police Sahakari Gruha Nirman Society given application dated 22/10/1969 Survery No.886, admearsing area 12.00.4 Rupees 30 pase to get the land in non-agriculture use. After due verification Hon'ble Collector, Nashik vide his order being LND IV 1781/66 dt.09/01/1967 and The Chief Officer Nashik Municipal Corporation and Town planning Officer Jalgaon order dt.08/08/1966 D.Y/N.S.K./1345 from all permission layout was sanction and plot No.1 to 63 was made out.
- iv) M.E.No. 12378 shows that as per the provision of in Enforce Act 1958 and Indian Coinage Act 1955 for giving the documentary effect and record of right of the said village the district Collector of Bhoomi Abilekh (Decimal) Thane Mulund executed the new village as Nashik on the account of application of decimal system as per Hissa from no.12 was decided.
- v) M.E.No.14818 shows that the applicant Nashik District Gruha Nirman Society and Maharashtra Co-op Housing Society given application to Talathi Officer on 25/08/1975 for taking non agricultural order dt.07/05/1969 on record.
- vi) Nashik Municipal Corporation given completion Certificate vide outward no.SLDIWS-17 on 21/01/1972 to Nashik District Police Sahakari Gruha Nirman Society.

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Signature

vii) M.E.No.16108 shows that as Mortagage deed between Nashik District Gruha Nirman Society and Maharashtra Co-op Housing Society execkuted on 18/08/1972 and entry was taken on record.

viii) M.E.No.12914 shows that from application dt.26/02/1978 measurment taken from office District superintendent Bhumi Abhilekha and Member of Society of Nashik District Gruha Nirman Society and Maharashtra Co-op Housing Society given plots to member and members names of society was taken on record.

ix) M.E.No. 25638 shows that as Relese deed between Nashik District Gruha Nirman Society and Maharashtra Co-op Housing Society execkuted on 22/05/1989 and from that Release deed the name of bank was deleted.

x) M.E.No.30355 shows that Shri.Laxman Vitthal Kapile was taken all family members name taken on record as member of society for plot No.51 and from that application :

- i. Mr. Arun Laxman Kapile (Son)
- ii. Mr. Dilip Laxman Kapile (Son)
- iii. Mrs. Chadrakala Dnyaneshwar Lolage(Daughter)
- iv. Mrs. Mangala Suresh Mahale (Daughter)
- v. Mrs.Kamalabai Laxman Kapile (Wife)

xi) M.E.No. 2262 shows that Arun Kapile given application to Deputy Registrar Co.op.Society dt.13/07/2016 for namely above plot no.51 freehold from Police Gruha Nirman Society and from that application permission was taken for freehold plot no.51 and Society named us deleted. According by resolution no.17, dt.29/09/2015 of Nashik District Sahakari Gruha Nirman Society. Society has made this plot no.51 freehold from Police Sahakari Gruha Nirman Society and it is an freehold for purpose of Arun Laxman Kapile.

xii) Arun Laxman Kapile, Dilip Laxman Kapile, Smt.Kamlabai Laxman Kapile, Smt.Chandrakala Dyaneshwar Lolge and Mangala Alaies Vimal Suresh Mahale given said plot for development Agreement No.5461/2016 dt.15/09/2016 before Sub-Registrar Office, Nashik to Shreekrushna Developers through Patner named as Satish Vaman Sonawane and Rahul Vaman Sonawane. Thereby Shrikrusna Developers

ड. निता व्ही. सोनावणे
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through Partner named as Satish Sonawane and Rahul Sonawane taken on record as per M.E.No.2961 on dt.06/10/2016.

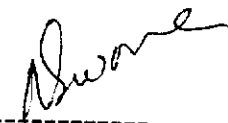
xiii) Arun Laxman Kapile, Dilip Laxman Kapile, Smt.Kamlabai Laxman Kapile, Smt.Chandrakala Dyaneshwar Lolge and Mangala Alaies Vimal Suresh Mahale given said plot for Development through Power of Attorney No.5462/2016 dt.09/09/2016 before Sub-Registrar Office, Nashik to Shreekrushna Developers and partnership firm through their Partners Satish Vaman Sonawane and Rahul Vaman Sonawane.

xiv) Nashik Municipal Corporation given Commencement Certificate vide No.LND/BP/B5/231/7382 on dt. 31/10/2017 for plot no.51 of S.No.886/2B of Nashik Shiwar.

xv) To assure that title and verify whether there is any adverse entries of registered document registered at the Office of Sub-Registrar, Nashik, the search is carried out by Advocate Neeta Sonawane and also my self has issued a Search Report. Upon such report, after perusal, it can be said to be that no adverse entry except the above mentioned document which affecting the title of the said property is observed on record.

CONCLUSION : In the backdrop of my above observations based upon the copies of documents produced before me, after analyzing its merits and after considering the Search report, I am of the opinion that the title of the Subject property is clear, marketable and free from encumbrances of whatsoever nature.

Nashik
Date : 14/12 /2018



Advocate

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