

Subodh M. Shah

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

Advocate

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Date : 21/03/2018

TITLE CERTIFICATE

NAME OF THE HOLDER:- MATOSHRI BUILDCON, A PARTNERSHIP FIRM.

PROPERTY :- All that piece and parcel of the property bearing Plot No. 11, S. NO. 227/2B/1+2+3 admeasuring 1029.62 Sq. Mtrs. admeasuring situated at Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, Jointly bounded as follows :-

On or towards East :- By 18 Mtr. D. P. Road
On or towards West :- By Open Space
On or towards South :- By Adjoining S. No. 226/1/4 Part
On or towards North :- By 30 Mtr. D. P. 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] Original Sale Deed dated 15/9/2017
- [4] Copy of Approved layout letter dated 16/5/2014
- [5] Copy of N. A. order dated 25/11/2013.
- [6] Copy of Gift Deed dated 19/1/2015.

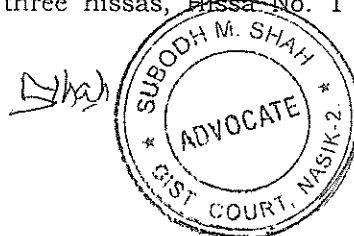
It appears from the record of rights that Murlidhar Mahadeo Udhav Gaidhani was owner of S. No. 227/2 since prior to 1987.

M.E.No. 12378 is effected in the record of rights on 19-5-1971 for giving effect to the Indian Coinage Act and Indian Enforcement Act.

As per the order of Collector Nashik dated 27/1/1987 S. No. 227/2 and other property partitioned amongst joint owners, whereby S. No. 227/2 is sub divided into A, B and C S. No. 227/2A is allotted to Vasudev Mohiniraj Gaidhani, S. No. 227/2B is allotted to Gangadhar Mohiniraj Gaidhani and S. No. 227/2C and as such name of the said allottees are mutated in the owners column under M. E. No. 23332 on 3/3/1987 and accordingly separate 7/12 extracts prepared for the respective hissas.

As per the application by Gangadhar Mohiniraj Gaidhani, that the name of his son Manohar married daughters Snehal Rajendra Tare, Sunita Waman Kulkarni alias Surekha Vilas Darvkear are mutated in the owners column under M. E. No. 24203 on 29/1/1988 for the S. No. 227/2B.

That Gangadhar Moniniraj Gaidhani etc. 5 partitioned S. No. 227/2B and other property amongst themselves and as such S. No. 227/2B is sub divided into three hissas, Hissa No. 1 is allotted to



Snehal Rajendra Tare, Hissa No. 2 is allotted to Surekha Vilas Darvekar and Hissa No. 3 is allotted to Snehal Rajendra Tare and Surekha Vilas Darvekar and as such name of the said allottees are mutated in the owners column under M. E. No. 31584 on 23/2/1994 and accordingly separate 7/12 extracts prepared for the respective hissass.

That name of Manohar Gangadhar Gaidhani is changed to Suhas alias Manohar Gaidhani for S. No. 227/2B/3 under M. E. No. 32544 on 25/1/1995.

That Snehal Ranjendra Tare and Surekha Vilas Darvekar prepared a final layout and amalgamated S. No. 227/2B/1, 227/2B/2 and 227/2B/3 which is duly approved by Nashik Municipal Corporation under under No. Nagarrachna Vibhag/Antim/C-1/113 dated 16/5/2014 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 under No. Mah/Kaksh-3/4/Bi.Sh.Pra.Kra./260/2013 Dated 25/11/2013 and as such separate 7/12 extracts are prepared for the individual plots under M. E. No. 93381 on 21/5/2014.

That Snehal Rajendra Tare alias Snehal Gangadhar Gaidhani gifted her 50% share out of the Plot No. 11 to Surekha Vilas Darvekar alias Surekha Gangadhar Gaidhani by Gift Deed dated 19/1/2015 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 715/2015 on 21/1/2015 and as such name of the Snehal Rajendra Tare alias Snehal Gangadhar Gaidhani is deleted from the owners column under M. E. No. 96478 on 21/2/2015.

That Surekha Vilas Darvekar alias Surekha Gangadhar Gaidhani sold aforesaid property to M/S. Matoshri Buildcon, A Partnership Firm by registered Sale Deed dated 15/9/2017 which is duly registered at Sr. No. 6201/2017 on 15/9/2017 and as such name of the aforesaid holder is mutated in the owners column under M. E. No. 103553 on 7/11/2017.

I have investigated the title of the said property and search was taken for 30 years vide Ref. No. 540048573 on 21/03/2018.

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.



Subodh
SUBODH M. SHAH
ADVOCATE



CHALLAN
MTR Form Number-6

GRN	MH012160962201718E	BARCODE			Date	21/03/2018-15:30:07		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Search Fee					
Type of Payment					Other Items					
Office Name					NSK3_NASHIK 3 JOINT SUB REGISTRAR		Full Name		Adv Subodh M Shah	
Location					NASHIK		Flat/Block No.		S.No. 227/2B/1-2-3 - Plot No 11	
Year					2017-2018 One Time		Premises/Building		Area 1029.62 Sq. Mtrs	
Account Head Details					Amount In Rs.		Road/Street		Area 1029.62 Sq. Mtrs	
0030072201 SEARCH FEE					750.00		Area/Locality		Nashik	
							Town/City/District			
							PIN		4 2 2 0 0 1	
							Remarks (If Any)		30 Years	
							Amount In		Seven Hundred Fifty Rupees Only	
Total					750.00		Words			
Payment Details					BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		Ref. No.		02300042018032176008 540048573	
Cheque/DD No.					Bank Date		RBI Date		21/03/2018-15:31:01 Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : Not Available