ADVOCATE
TUSHAR NANDKUMAR KULKARNI
B.Com, LL.B.

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Registration No. MAH/2600/2015

Date : 22/9/2019

TITLE CERTIFICATE

NAME OF THE HOLDER :- M/S. DREAM HOME BUILDWELL

PROPERTY:- All that piece and parcel of the property bearing **Plot No. 3/4 Gat No. 364/2/1A admeasuring 980.64 Sq. Mtrs.** situated at Village **Adgaon**, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows:-

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] N. A. Order 31-5-2000
[4] Copy of final approval letter dated 2/1/2010.
[5] Copy of Sale Deed dated 7/9/2001.
[6] Copy of Sale Deed dated 20/7/2006.
[7] Copy of Sale Deed dated 19/9/2018.
[8] Copy of Mortgage Deed dated 10/2/2012.
[9] Copy of Reconveyence Deed dated 19/3/2018.

It appears from the record of rights that Gat No. 364 was owned by Bhaskar Punja Labhade since prior to 1979-80.

On implementation of Consolidation Scheme, the entire village is applicable for the said scheme whereby as per the consolidation scheme different S. Nos. are given different Gat nos.

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as per their holding whereby M.E. No. 1 is effected in the record of rights on 13-9-1979.

That Chief Promotor Proposed Abhidatta Vij Karmachari Co-op Housing Society purchased area admeasuring H. 00-80 out Gat No. 364 from Bhaskar Punja Labhade by sale deed dated 13/2/1986 whereby Gat no. 364 is sub devided into 2 hissas, hissa no. 1 is allotted to the land owner while hissa no. 2 is allotted purchaser under M.E. No. 1036 on 7/3/1986.

Land owner repay the loan amount and remark of Adgoan Vividh vikas co-op Soceity in the other rights column is deleted under M.E. No. 1061 on 8/5/1986.

That Chief promoter proposed Abhidatta Vij Karmachari society purchased area admeasuring H. 00-80 R. out of Gat no. 364 and name of said purchaser is already mutated in the owners column under M.E. No. 1036 but as per application by land owner and measurement by land record hissa no. 1 is allotted to the Chief Pormoter Abhidatta Vij Karmachari Co op Housing Soceity whereby Hissa no. 2 is allotted to land owners under M.E. No. 1311 on 1/3/1987.

That as per hissa form No. 12 and as per the order of Land Record Pune Gat No. 364 and their hissa are rearranged whereby Gat No. 364 is sub divided into 2 hissas, Hissa No. 1 is allotted to the purchaser while Hissa No. 2 is allotted to Bhaskar Punja Labhade and accordingly M. E. No. 1502 on 25/1/1988 is effected.

M. E. No. 1711 on 20/2/1989 shows that Govt. of Maharashtra has declared exemption to the agricularist for their Tagai Loans, Irrigattion, Engine Pump, etc.

That Parvatabai Motiram Bhole etc. purchased east side H. 2-66 are out Gat no. 364/2 from Bhaskar Punja Labhade by sale deed dated 14/5/1991 and as such name of the said purchaser is mutated in the owners column under M. E. No. 2212 on 12/6/1991.

That as per application of Parvatabi Motiram Bhole and other and as per order of Tehsildar Nashik dated 5/9/1991 pot hissas are seprated whereby G.No. 364/2/1 area admeasuring H. 1-59 are is allotted to the original owner while G.No. 364/2/2 area admeasuring H. 1-06 are is allotted to the Parvatabai Motiram Bhole etc. under M.E. No. 2300 on 16/11/1991.

Remark of Rehabilitaion in the other rights column is deleted under M.E. No. 3595 on 12/9/1996.

That Amrutpalkaur Jagdishsingh Khuman and other purchased west side H. 00-80 are out Gat no. 364/2/1 part from Bhaskar Punja Labhade by sale deed dated 19/12/1988 and as such name of the said purchaser is mutated in the owners column under M. E. No. 4672 on 19/11/1999.

That the land owner Bhaskar Punja Labhade prepared a layout of G. No. 364/2/1/A which is tentatively approved by Nashik Municipal Corporation under their letter no. LND/LWS/-481/5/9 & NOTPD/65 (Panchavati) on 23/3/2003 which finally approved by Nashik Municipal Corporation under No. Nagarrachana Vibhag/Antim/Panchvati/83 on 2/1/2010 and the property is converted to Non Agri. use u/s. 44 of the M.L. R. Code under order of Collector, Nashik Dated 29/9/2000 under No. Maha/ Kaksh-3/Bi.She.Pra.Kra /229 /2000 and accordingly separate 7/12 extracts are prepared for individual plots under M. E. No. 5472 on 2/10/2001.

That Indalsingh Failsingh Chhitodiya purchased plot no. 3 from Bhaskar Punja Labhade by sale deed dated 6/9/2001 which is duly registered at the office of Sub Registrar Nashik 2 at Sr. No. 8293 on 7/9/2001 and as such name of the said purchaser is mutated in the owners column under M. E. No. 5496 on 23/10/2001.

That Jaysingh Babulal Chitodiya and other one purchased plot no. 4 from Bhaskar Punja Labhade by sale deed dated 6/9/2001 which is duly registered at the office of Sub Registrar Nashik 2 at Sr. No. 8294 on 7/9/2001 and as such name of the said purchaser is mutated in the owners column under M. E. No. 5496 on 23/10/2001.

That Ratanlal Ramprasad Bhattad and other purchased west side H. 00-80 are out Gat no. 364/2/1 part from Amrutpalkaur Jagdishsingh Khuman and other by sale deed dated 17/6/2006 and as such name of the said purchaser is mutated in the owners column under M. E. No. 8267 on 20/6/2006.

That Mahendra Pandurang Kothawade purchased plot no. 3 from Indalsingh Failsingh Chhitodiya by sale deed dated 19/7/2006 which is duly registered at the office of Sub Registrar Nashik 4 at Sr. No. 4089 on 20/7/2006 and as such name of the said purchaser is mutated in the owners column under M. E. No. 8329 on 22/7/2006.

That Subhash Dagadu Yeola purchased plot no. 4 from Jaysingh Babulal Chitodiya and other by sale deed dated 19/7/2006 which is duly registered at the office of Sub Registrar Nashik 4 at Sr. No. 4087 on 19/7/2006 and as such name of the

said purchaser is mutated in the owners column under M. E. No. 8330 on 22/7/2006.

That Subhash Dagadu Yeola had obtained loan from The Suvarna Nagari Sahkari Patsanstha Nashik by mortgage deed which duly registered at the office of Sub Registrar Nashik 1 at Sr. No. 1387 on 10/2/2012 and as such charge of the said patsanstha is mutated in the other rights column under M.E. No. 15818 which is ceritified in the 2012.

That Subhash Dagadu Yeola repay the loan amount of Suvarna Nagari Sahkari Patsanstha Nashik and the said patsanstha executed reconveyence deed in the favour of Subhash Dagdu Yeola which is duly registered at the office of Sub Registrar Nashik 1 at Sr. No. 2308 on 19/3/3/2018 and as such charge of the said patsanshta is deleted from the other rights column under M.E. No. 22488 on 28/1/2019.

M.E. 20894 is pertaining to e conversion of 7/12 extract.

M.E. 21836 is pertaining to e conversion of 7/12 extract.

That aforesaid holder purchased plot no. 3 from Mahendra Pandurang Kothawade by sale deed dated 19/9/2018 which is duly registered at the office of Sub Registrar Nashik 3 at Sr. No. 6615 on 19/9/2018 and as such name of the said purchaser is mutated in the owners column under M.E. No. 22313 on 14/10/2018.

That aforesaid holder purchased plot no. 4 from Subhash Dagadu Yeola by sale deed dated 19/9/2018 which is duly registered at the office of Sub Registrar Nashik 3 at Sr. No. 6614 on 19/9/2018 and as such name of the said purchaser is mutated in owners column under M.E. No. 22314 on 30/10/2018.

That the Plot No. 3 were facing 6.00 Mtrs. wide road and as per new rules of Nashik Municipal Corporation Nashik an area admeasuring 40.13 Sq. Mtrs. out of plot no. 3 is required to be surrendered to Nashik Municipal Corporation Nashik for widening the road to 9.00 Mtr. and as such name of Nashik Municipal Corporation is mutated in the owners column for the area admeasuring 40.13 Sq. Mtrs. and as such total holding of the holder is reduced to 469.07 Sq. Mtrs. and accordingly M.E. No. 22459 effected on 1/11/2018.

That aforesaid holder amalgamated plot no. 3 and 4 which is duly sanctioned from Nashik Municipal Corporation Nashik and as per the amalgamated plan Plot No. 3 and 4 became Plot No. 3/4 admeasuring 940.51 Sq. Mtrs. and new 7/12 extract prepared for the said plot and according M. E. No. 23036 is effected.

M.E. 23076 is further pertaining to amalgamation of plot no. 3/4 but it shows that area of plot no. 3/4 is wrongly written in the earlier M.E. No. 23036 as 940.51 Sq. Mtrs. instead of 980.64 Sq. Mtrs. and as such the said area is corrected and shall be read as 980.64 Sq. Mtrs.

That aforesaid holder prepared a building which is duly sanctioned by Nahsik Municiapl Corporation under No. LND/BP/C2/1002/2019 on 20/9/2019.

No charge, encumbrance or defect in title is observed during the course of the search.

OPINION :-

In consistence with the above observations, I am of the opinion that, the title of the aforesaid holder to the aforesaid property is clear, negotiable and marketable without any charge, encumbrance or defect in title.

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ADVOCATE

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