

Subodh M. Shah

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Advocate

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Date : 29/03/2019

TITLE CERTIFICATE

NAME OF THE HOLDER:- KALANTRI & MUSALE REALCON
LLP. A LIMITED LIABILITY FIRM DULY FORMED UNDER LLP
INDENTIFICATION NO. AAN-4327.

PROPERTY:- All that piece and parcel of the property bearing
S. No. 449 admeasuring H. 1.08 R. + P.K. H. 00.02 R. total
admeasuring H. 1.10 R. i.e. 11000.00 Sq. Mtrs. situated at
Village **Satpur**, Taluka and District Nashik, within Nashik
Municipal Corporation and within Registration and Sub
Registration District Nashik.

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 50 years
- [2] Mutation Entries since last 50 years
- [3] Copy of Sale Deed dated 7/10/1981.
- [4] Copy of Sale Deed dated 5/1/1988.
- [5] Copy of Gift Deed dated 31/7/2008
- [6] Copy of N.A. order dated 13/8/2018.

It appears from the record of rights that Trimbak Ravji
Kathe was the owner of S. NO. 449 since prior to 1976.

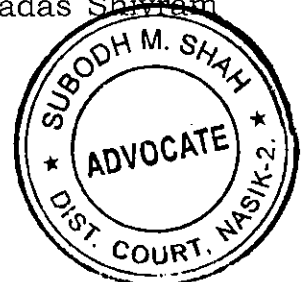
M. E. No. 2352 effected in the record of rights on 8-12-
1969 for giving effect to the Indian Coinage and Enforcement
Act.

That the charge of Satpur Society is mutated in the other
rights column under M. E. NO. 2557 on 5/8/1975.

Trimbak Ravaji Kathe died on 3/10/1976 and as such
name of his son Martand Trimbak Kathe is mutated in the
owners column and names of married daughters Vithabai
Vitthal Kashmire, Jijabai Damu Bhandure and Muktabai Pandit
Tidke are mutated in the other rights column under M. E. No.
2622 on 14/6/1977.

Land owner Martand Trimbak Kathe agreed to sell and
Ambadas Shivram Pagare agreed to purchased the aforesaid
property and as such said land owner executed Agreement of
Sale in favour of the said purchaser on 23/5/1978 and
accordingly remark of Agreement of Sale for Ambadas Shivram

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Pagare is mutated in the other rights column under M. E. NO. 2825 on 25/8/1979.

Vithabai Vitthal Kashmire, Jijabai Damu Bhandure and Muktabai Pandit Tidke released their rights from the S. No. 449 by released deed and as such their names are deleted from the other rights column under M. E. NO. 2890 on 8/2/1980.

That Ambadas Shivram Pagare purchased S. No. 449 from Martand Trimbak Kathe by Sale Deed dated 20/3/1980 and as such name of the said purchaser is mutated in the owners column under M. E. No. 2897 on 3/4/1980 and remark of agreement of sale in the other rights column is deleted.

That the charge of Satpur Society is deleted from the other rights column under M. E. NO. 2904 on 7/4/1980.

As per the application by Ambadas Shivram Pagare that, his brother Manohar Shivram Pagre has 50% Share in the S. No. 449 and therefore name of Manohar Pagare is mutated in the owners column for the 50% share out of the S. NO. 449 and accordingly M. E. No. 3049 is effected on 15/4/1981.

That Chandrakant Bhagwan Gadakh, Lata Madhukar Patil, Bhika Punja Bunage, Bhaskar Sudam Bhika Bunage, Rajaram Thakaji Tuvare and Popat Rangnath Patil jointly purchased S. NO. 449 from Ambadas Shivram Pagare and Manohar Shivram Pagare by Sale Deed dated 7/10/1981 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 49601 on 7/10/1981 and as such names of the said purchasers are mutated in the owners column under M. E. NO. 3124 on 2/12/1981.

That Yogesh Santuji Khandave and Dipak Santuji Khandave jointly purchased S. NO. 449 from Chandrakant Bhagwan Gadakh, Lata Madhukar Patil, Bhika Punja Bunage, Bhaskar Sudam Bhika Bunage, Rajaram Thakaji Tuvare and Popat Rangnath Patil by Sale Deed dated 5/1/1988 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 55/88 and as such names of the said purchasers are mutated in the owners column under M. E. NO. 4042 on 21/6/1988.

Dipak Santuji Khandave Gifted his 50% share i.e. H. 00.55 R. out of S. NO. 449 to Yogesh Santuji Khandave by Gift Deed dated 31/7/2008 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 6726/2008 on 31/7/2008 and as such name Dipak Santuji Khandave is deleted from the owners column and Yogesh Santuji Khandave became the

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absolute and exclusive owner of S. No. 449 and accordingly M. E. No. 10144 is effected on 1/8/2008.

S. NO. 449 admeasuring H. 1.10 R. is duly converted the said property to Non-Agricultural use under order of Collector, Nashik dated 13/8/2018 under No. Masha/Kaksh/3/7-1/Ru.Ka.Aa/ S.R./344/ 2018 Nashik.

M. E. No. 15759 is pertaining to the E-conversion of 7/12 extract.

That Kalantri & Musale Realcon LLP purchased S. No. 449 admeasuring H. 1.08 R. + P.K. H. 00.02 R. total admeasuring H. 1.10 R. i.e. 11000.00 Sq. Mtrs. from Yogesh Santuji Khandave by Sale Deed dated 13/11/2018 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 9710 on 13/11/2018 and as such name of the aforesaid holder is mutated in the owners column under M. E. NO. 16145 on 16/11/2018.

Yogesh Santuji Khadave prepared a building plan which is duly sanctioned from Nashik Municipal Corporation, Nashik under NO. LND/BP/SATPUR/DCR/0026/2019 under No. 4/2/2019.

No charge, encumbrance or defect in title is observed during the course of the aforesaid observation, in respect of the aforesaid property.

OPINION :- In consistence with my above observations, I am of the opinion that the title of the aforesaid holder **KALANTRI & MUSALE REALCON LLP** to the aforesaid property appears to be clear, negotiable and marketable without any charge, encumbrance and defect in title.

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ADVOCATE**

