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Date: 09/10/2019

TITLE CERTIFICATE & SEACH REPORT

NAME OF THE HOLDER : MRS. MANISHABEN HITESHBHAI NARODIYA.

PROPERTY:- All that piece and parcel of the property land admeasuring 1006.87 Sq. Mtrs. out of S. No. 330/1to7/2/1A, Plot No. 118/119 total admeasuring 1092.00 Sq. Mtrs. (land admeasuring 85.13 Sq. Mtrs. is subject for road widening) land situated at Village Pathardi, within Nashik Municipal Corporation, within registration and sub registration District of Nashik bounded as follows :-

On or towards East	: Plot NO. 120
On or towards West	: 7.5 Mtr. Colony Road
On or towards South	: Plot NO. 122 and 123
On or towards North	: 6 Mtr. Colony Road

HISTORY :- After going through the relevant revenue records like, 7/12 extracts and mutation entries and other relevant orders and papers and after taking the search of the Index II registers at the office of Sub Registrar, Nashik for last 30 years, 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 Dated 22-6-1999
- [4] Copy of final approval letter dated 12-12-2003
- [5] Confirmation Deed Dated 21-2-2013
- [6] Copy of agreement dated 13/5/2016.
- [7] Copy of Sale Deed dated 29/7/2017.
- [8] Copy of Building plan dated 10/4/2018.

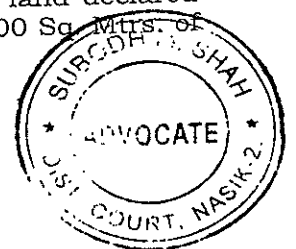
It appears from the record of rights that Sahadu Gajiram Lone was owner of S.No. 330/1 to 7/2/1 prior to 1973-74.

M.E. No. 2747 is effected in the record of rights on 19-5-1971 for giving effect to the Enforcement Act and Indian Coinage Act.

2000 Sq. Mtrs. of land is declared as retention land out of land owned by Sahadu Gajiram Lone from S. No. 330/1 to 7/2/1. The owner prepared layout of the said retention land and accordingly seperate 7/12 extracts are prepared for the plots from the approved layout of the retention land under M.E.No. 3801 on 16-5-1984.

On the revised order u/s. 8(4) of the ULC Act, total 14000 Sq. Mtrs. land is declared as retention land as against the 2000 Sq. Mtrs. declared earlier and therefore the said S. No. is further sub divided and S.No. 330/1 to 7/2/1 is allotted to the excess land. S. No. 330/1 to 7/2/2 is allotted to the 2000 Sq. Mtrs. of retention land declared previously and S.No. 330/1 to 7/2/3 is allotted to 12000 Sq. Mtrs. of

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retention land as per the new order under the ULC Act. M. E. No. 4671 is accordingly effected on 29-3-1989.

As per the approved scheme under Talegaon Dabhade pattern land admeasuring 6082.49 Sq. Mtrs. is surrendered to Govt. of Maharashtra and as such name of Govt. of Maharashtra is mutated in the owners column under separate 7/12 extracts under M. E. No. 6178 on 29-6-1995.

The land owners Sahadu Gajiram Lone has entrusted the entire land to Shri Suresh Annaji Patil under development agreement and general power of attorney and RCS No. 165/95 is filed and therefore a remark of lis-pendence of development agreement is mutated in the other rights column under M.E.No. 6231 on 11-10-1995.

Sahadu Gajiram Lone died on 8-11-1995 and as such names of his two sons Kacharu and Shivaji are mutated in the owners column while the names of the married daughters Laxmibai, Jijabai and Chandrabhagabai are mutated in the other rights column under M.E.No. 6281 on 1-12-1995.

The married daughters of deceased Sahadu Gajiram Lone released their rights in favour of their brothers under Release Deed dated 6-12-1997 which is duly registered at the office of Sub Registrar, Nashik and as such names of the married daughters in the other rights column is deleted under M.E.No. 7005 on 6-12-1997.

On settlement of disputes amongst the land owners and Mr. Suresh Annaji patil in Civil Suit No. 165/95 and as per the decree the remark of lis-pendence in the other rights column is deleted under M.E.no. 7076 on 14-2-1998.

The charge of Pathrdi Vikas Society in the other rights column is deleted under M.E. No.7124 on 31-3-1998.

The said property is declared as excess land and Talegaon Dabhade scheme is approved under the ULC Act and as per the said approved scheme, the layout in respect of S.No. 330/1 to 7/2/1A is finally approved by Nashik Municipal Corporation under letter No. Nagar rachana Vibhag/Antim/B/4/74 Dated 12-12-2003 and the property is duly converted to N. A. use u/s. 44 of the M.L. R. Code under order of Collector, Nashik under No. Maha/Kaksha/3/Bi. She. Pa.Kra/263/99 Dated 23-6-1999. Seperate 7/12 extracts are prepared in respect of the individual plots, open space, amenity space, MSEB and colony road under M. E. No. 9302 on 20-1-2004. A remark of exemption under Talegaon Dabhade Scheme is mutated in the other rights column.

The charge of Pathardi Vikas society in the other rights column is deleted under M. E. No. 9344 on 4-2-2004 as the land owners have paid the amount of loan.

That in the meanwhile Kacharu Sahadu Lone died and Kiran Kacharu Lone alongwith his mother Suman Kacharu Lone and sisters

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Sangeeta Vijay Palade and Anita Laxman Palade are the legal heirs of the deceased and as such their names are mutated in the owners column under M.E.No. 16856 on 20-10-2010. Suman Kacharu Lone, Sangita Vijay Palade and Anita Laxman Palade have released their rights in favour of Kiran Kacharu Lone by Released Deed which is duly registered at the office of Sub Registrar Nashik - 3 at Sr. No. 2843/2013 and as such their names are deleted from the record of rights and the names of Kiran Kacharu Lone remained in the owners column under M. E. No. 21428 on 18/4/2013.

The Shivaji Sahadu Lone and Kacharu Sahadu Lone have entrusted the original larger land to Shradhha Land Developers under Development Agreement and Power of Attorney dated 3/4/1990 and there was dispute amongst the land owners and the developers and RCS No. 165/95 was filed and there was a remark of Injunction for Transfer but as per the decree the order is passed to the effect that Property not to transfer in any third parties name except Shradhha Land Developers Prop. Suresh Annaji Patil and therefore the name of the developer is mutated in the other rights column with the said remark under M. E No. 16958 on 11/11/2010.

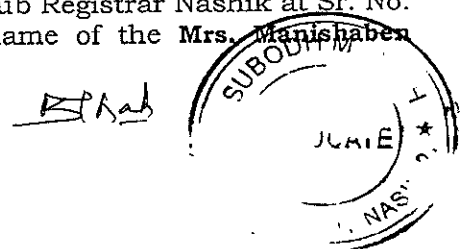
M. E. No. 17421 dated 25-1-2011 is not pertaining to the aforesaid property.

That Shradhha Sai Co.Op. Housing Society purchased Plot No. 115 and Plot No. 116 from Shivaji Sahadu Lone and others by sale deed dated 20/4/2011 and as such name of the said purchaser is mutated in the owners column under M. E. No. 18008 on 2/9/2011.

After the death of Kacharu Sahadu Lone his wife Suman Kacharu, Son Kiran Kacharu Lone and daughters Sangita Vijay Palade and Anita Laxman Palade have executed Deed of confirmation and General Power of Attorney in favour of the developer M/s. Komal Developers under Deed of confirmation on 6-3-2013 and Power of Attorney on 21-2-2013 which are duly registered at SR.No. 2796 and 2797 on 20-3-2013.

It appears that Shivaji Sahadu Lone has filed a Civil Suit against Suresh Annaji Patil under No. RCS No. 8/2014 and has filed lis-pendence notice and M.E.No. 22320 is mutated on 11-3-2014 and remark of lis-pendence is recorded in the other rights column. Although there is no injunction in the said suit. It appears that inspite of the earlier settlement Shivaji Sahadu Lone has filed the said suit which in my opinion is not maintainable.

That Kiran Kacharu Lone and others executed agreement of sale in favour of aforesaid holder which is duly registered at the office of Sub Registrar Nashik at Sr. No. 4369 on 13/5/2016 and as per the said agreement of sale all the terms and conditioned are fulfilled and Mrs. Manishaben Hiteshbhai Narodiya purchased aforesaid properties from Kiran Kacharu Lone, Suresh Annaji Patil Prop. Shradhha Land Developers and Shradhha Sai Co.Op. Housing Society by sale deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 5250 on 29/7/2017 and as such name of the Mrs. Manishaben



Hiteshbhai Narodiya is mutated in the owners column under M. E. No. 25322 on 28/12/2017.

M. E. No. 24666, 25908 and 26128 are pertaining to e-conversion of 7/12 extract.

As per order of Collector Nashik dated 9/7/2018 remark of lispendance in the other rights column is deleted under M. E. No. 25960 on 21/7/2018.

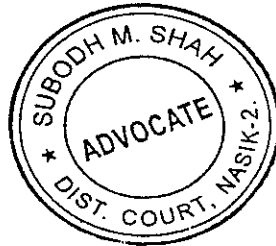
That aforesaid holder **Mrs. Manishaben Hiteshbhai Narodiya** amalgamated both the plots and prepared a building plan on the aforesaid property which is duly sanctioned from Nashik Municipal Corporation Nashik under No. LND/BP/B5/431/542 dated 10/4/2018 under M. E. No. 26675 on 28/1/2019.

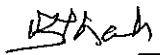
As per rules of Nashik Municipal Corporation Nashik an area admeasuring 85.13 Sq. Mtrs. out of plot no. 118 and 119 is surrendered to Nashik Municipal Corporation for widening the road and as such name of Nashik Municipal Corporation is mutated in the owners column for the area admeasuring 85.13 Sq. Mtrs. for Plot No. 118 and 119 and the holding of the holder is reduced to 1006.87 Sq. Mtrs. for Plot No. 118 and 119 and accordingly M.E. No. 26834 is effected on 18/3/2019.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide Ref. No. 88755510 on 09/10/2019 and no adverse entries is observed during the course of the search.

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 **Mrs. Manishaben Hiteshbhai Narodiya** to the aforesaid property is clear, negotiable and marketable without any charge, encumbrance or defect in title.




SUBODH M. SHAH
ADVOCATE