



Office : 40-D, Anand Bazar, Tilak Path, Nashik Road - 422 101 Nashik.

Ref.No.....

Date : / /20

**TITLE INVESTIGATION AND NON ENCUMBRANCES
CERTIFICATE**

[1] NAME OF THE OWNER :-

MR. PARAS RAJESH ROHRA

R/o. Tirth Niwas, Block A-21, Room No. 124, 125, Near Dunichand
Kalani College, Saibaba Mandir, Ulhasnagar, District Thane.

**[2] THE DOCUMENTS PRODUCED BEFORE ME FOR
PERUSAL :-**

- a] 7/12 Extracts of last 30 years.
- b] Mutation Entry for last 30 years
- c] Copy of **Sale Deed** executed between **Smt. Drupadabai Pandurang Godse** and others 6 and **Shri. Jagdish Dattatraya Godse** dated **12-12-2011** registered at **Serial No. 14635/2011**.
- d] Copy of **Sale Deed** executed between **Shri. Jagdish Dattatraya Godse** and **Shri. Paras Rajesh Rohra** dated **30-03-2015** registered at **Serial No. 2550/2015**.
- e] **Paper Notice** published in **Daily Deshdoot** dated **17-02-2015** published by **Shri. N. K. Chaudhari**, Advocate, Legal Adviser.
- f] N. A. Order issued by Collector of Nashik No. **Maha/Kaksha-3/4. Bin Sheti Pra Kramank/41/2014** dated **21-05-2014**.

With reference to above noted subject and information produce before me by **Shri. Paras Rajesh Rohra**. We have investigated into Title of the above referred property, with the help of 7/12 extracts etc. which is hereinafter referred as "**The said Property**".

[3] **DESCRIPTION OF THE PROPERTY :-**

All that piece and parcel of Non Agricultural plotted lands, situated within the Registration Division and District Nashik, Sub Division and Taluka Nashik, within the limits of **Cantonment Board Deolali** Revenue Village **Sansari** bearing **Survey No. 156/8** admeasuring **2500.00** square meters Agriculture Assessment at Rupees **1550.00** paise which property is bounded as under.

On or towards the East	:	Land of Survey No. 58
On or towards the West	:	Land of Survey No. 156/3 Laxmibai Dagadu Godse and Devidas Godse
On or towards the South	:	Nalla
On or towards the North	:	Land of Ajit Sanklecha and others.

[4] **BRIEF HISTORY :**

[a] It reveals from the record that the said land of Survey No. **156/8** originally owned by **Shri. Pandurang Shankar Godse** and after his death the said land is inherited to his legal heirs namely [1] **Smt. Drupadabai Pandurang Godse** [2] **Shri. Sakahari Pandurang Godse** [3] **Shri. Chandrabhan Pandurang Godse** [4] **Shri. Devidas Pandurang Godse** [5] **Shri. Suresh Pandurang Godse** [6] **Sau. Chandrabhagabai Bhivaji Palde** [7] **Smt. Heerabai Chandrabhan Muthal** the name of above persons recorded on 7/12 extracts as per Mutation Entry No. **8545**.

Sum

S.R. Thakur

M.Com., LL.B.

ADVOCATE



N.K. Choudhari

B.Com., LL.B.

ADVOCATE

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[3]

[b] It further appears from **Mutation Entry No. 9371** [by purchased Deed] [1] **Shri. Jagdish Dattatraya Godse** purchase the land of **Survey No. 156/8** admeasuring hector **00.25** Area i.e. **2500.00** square meters from [1] **Smt. Drupadabai Pandurang Godse** [2] **Shri. Sakahari Pandurang Godse** [3] **Shri. Chandrabhan Pandurang Godse** [4] **Shri. Devidas Pandurang Godse** [5] **Shri. Suresh Pandurang Godse** [6] **Sau. Chandrabhagabai Bhivaji Palde** [7] **Smt. Heerabai Chandrabhan Muthal**. By virtue of which the name of **Shri. Jagdish Dattatraya Godse** has been recorded on **7/12 extracts** as per **Mutation Entry No. 9371**.

[c] The said land is converted into **Non Agriculture** use as per the order of **Collector Nashik No. Maha/Kaksha-3/4/Bin Sheti Pra Kramank /41/ 2014** dated **21-05-2014**.

[d] It further appears from **Mutation Entry No. 10023** [by purchased Deed] **Shri. Paras Rajesh Rohra** purchase the land of **Survey No. 156/8** area admeasuring **2500.00** square meters from **Shri. Jagdish Dattatraya Godse** vide Registered **Sale Deed** dated **30-03-2015** registered at Serial No. **2550/2015**. By virtue of which the present owner **Shri. Paras Rajesh Rohra** become the absolute and beneficiary owner of the said property.

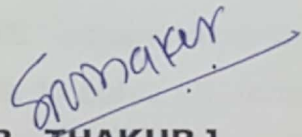
[e] I have published **Paper Notice** in Daily **Deshdoot** dated **12-09-2014** and dated **17-02-2015** through **Shri. N. K. Chaudhari**, Advocate, Legal Adviser. However no any correspondence or objection received from any interested third party.

CONCLUSION :

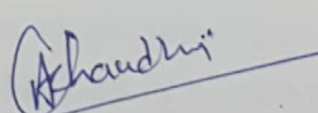
In the light of the above observation and after going through the record placed before me. I came to the conclusion that the **Title** of the property mentioned above at **Survey No: 156/8** admeasuring Hecor **00.25** Are i.e. **2500.00** square meters situated within the Registration Division and District Nashik, Sub Division and Taluka Nashik, within the limits of **Cantonment Board Deolali** Revenue Village **Sansari** Tal. & Dist. Nashik, owned by **MR. PARAS RAJESH ROHRA** is **CLEAR** and **MARKETABLE** and it is free from all **ENCUMBRANCE** and **ATTACHMENTS**.

Place : Nashik

Date : 25/11/2015


[**S. R. THAKUR**]

ADVOCATE


[**N. K. CHAUDHARY**]

ADVOCATE