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पावती

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Tuesday, 06 April 2021 7:25 PM

नोंदणी क्र. :39म

Regn. 39M

पावती क्र. 7690 दिनांक: 06/04/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2021

दस्तऐवजाचा प्रकार :

मादर करणाऱ्याचे नाव: अॅड. मंदिप शास्त्री

वर्णन शोध अर्ज क्र. 742/21 मौजा धोंगली सव्हे क्र. 27 सन 1992 ते 2001

SEARCHFEE

रु. 250.00

एकूण:

रु. 250.00

NGR10

1); देयकाचा प्रकार: eChallan रक्कम: रु.250/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000033935202122E दिनांक: 06/04/2021

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH000031602202122E	BARCODE								Date	01/04/2021-16:04:09				Form ID		
Department Inspector General Of Registration								Payer Details									
Search Fee Type of Payment Other Items								TAX ID / TAN (If Any)									
								PAN No.(If Applicable)									
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN								Full Name .			SANDEEP ANANT SHASTRI						
Location PUNE																	
Year 2021-2022 One Time								Flat/Block No.									
Account Head Details						Amount In Rs.		Premises/Building									
0030072201 SEARCH FEE						500.00		Road/Street									
								Area/Locality									
								Town/City/District									
								PIN									
								Remarks (If Any)									
								Amount In			Five Hundred Rupees Only						
Total						500.00		Words									
Payment Details IDBI BANK								FOR USE IN RECEIVING BANK									
Cheque-DD Details								Bank CIN		Ref. No.		69103332021040113000				2672358730	
Cheque/DD No.								Bank Date		RBI Date		01/04/2021-16:14:30				Not Verified with RBI	
Name of Bank								Bank-Branch				IDBI BANK					
Name of Branch								Scroll No. , Date				Not Verified with Scroll					

Department ID : 399262803

Mobile No.: 9850361454

Department ID : 399262803 Mobile No. :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE:- This Chalan is valid for reason mentioned in type of payment only, not valid for other reasons or वास्तविक कारणे. सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
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19-2021-2560

FORMAT - A

(Circular No: - 28 / 2021)

To

MahaRERA

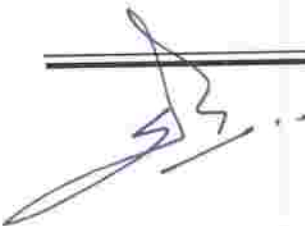
Mumbai.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to ALL THOSE Pieces and parcels of Agricultural lands bearing Khasra/Survey Nos. 27/1, 27/2, 27/3 & 27/4 of MOUZA - GHOGALI, P.S.K. 38 having an area of 1.62 Hectares, 1.62 Hectares, 1.62 Hectares and 1.52 Hectares respectively, Rental Rs. 7.75 Yearly, Rs. 7.75 Yearly, Rs. 7.75 Yearly and Rs. 7.27 Yearly respectively, all held in Class - 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Ghogali in Tahsil - Nagpur (Rural) and District - NAGPUR.

- (1) I have investigated the title of the said land on the request of **KANJIBHAI SODABDIA WITH SURESH PATEL AND OTHERS, (PAN AAXFK1640H)** through its Members (1) **SHRI. SURESH S/o LALJIBHAI PATEL**, (2) **SHRI. KANJIBHAI S/o NANJIBHAI SODAVADIA**, (3) **MRS. MANISHA W/o SURESH PATEL**, AND (4) **MRS. AMITA W/o KANJIBHAI SODAVADIA** and following documents i.e.:-

- (i) Description of the Property.
- (ii) The Document of Sale Deeds/Ownership of Khasra/Survey Nos. 27/1, 27/2, 27/3 & 27/4
- (iii) Property Card issued by Gampanchayat, Ghogli
- (iv) Sale Deed of Kh.No.27/1 Dated 03-12-2019 Registration No.9584-2019 SRO-7, Nagpur.
- (v) Sale Deed of Kh.No.27/2 Dated 10-10-2019 Registration No.8440-2019 SRO-10, Nagpur



Contd. ...

- (vi) Sale Deed of Kh.No.27/3 Dated 10-10-2019 Registration No.8441-2019 SRO-10, Nagpur
- (vii) Sale Deed of Kh.No.27/4 Dated 14-12-2020 Registration No.11883-2020 SRO-10, Nagpur
- (viii) Sale Deed Dated 14-12-2020

- (2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of owner and Developer in clear, marketable and without any encumbrances.

Owners of the land bearing Khasra/Survey Nos. 27/1, 27/2, 27/3 & 27/4 :-

- (1) Shri. Suresh Laljibhai Patel.
- (2) Mrs. Manisha Sureshkumar Patel.
- (3) Shri. Kanjibhai Nanjibhai Sodvadia
- (4) Mrs. Amita Kanjibhai Sodvadia.

- (3) The report reflecting the flow of the title of the said **KANJIBHAI SODABDIA WITH SURESH PATEL AND OTHERS** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 08/04/2021



A handwritten signature in blue ink, consisting of a series of loops and strokes.

(SANDEEP SHASTRI)
Advocate

ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND.**

- 1) Property Card/7/12 Extracts issued by Village Officer, Ghogli
- 2) Mutation (Ferfar) Entries :-

SR. NO.	NAME OF THE EXISTING OWNER(S)	KH. No.	MUTATION ENTRY NO.
(1)	(i) Shri. Suresh Laljibhai Patel. (ii) Mrs. Manisha Sureshkumar Patel. (iii) Shri. Kanjibhai Nanjibhai Sodvadia (iv) Mrs. Amita Kanjibhai Sodvadia.	27/1	1643
(2)	(i) Shri. Suresh Laljibhai Patel. (ii) Mrs. Manisha Sureshkumar Patel. (iii) Shri. Kanjibhai Nanjibhai Sodvadia (iv) Mrs. Amita Kanjibhai Sodvadia.	27/2	1644
(3)	(i) Shri. Suresh Laljibhai Patel. (ii) Mrs. Manisha Sureshkumar Patel. (iii) Shri. Kanjibhai Nanjibhai Sodvadia (iv) Mrs. Amita Kanjibhai Sodvadia.	27/3	1642
(4)	(i) Shri. Suresh Laljibhai Patel. (ii) Mrs. Manisha Sureshkumar Patel. (iii) Shri. Kanjibhai Nanjibhai Sodvadia (iv) Mrs. Amita Kanjibhai Sodvadia.	27/4	1723

- 3) Search report for 13 years from 2009 to 2021 Taken from Sub-Registrar office at Nagpur.

KHASRA/SURVEY NO. 27/1

- (1) ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 27 of MOUZA – GHOGALI, P.S.K. 38 having an area of 6.38 Hectares, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto,

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situated at Village – Ghogali in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Vitthal Tukaram Thakre, Mrs. Alukhi Vitthalrao Sambare, Mrs. Sumitra Bapurao Kakde and Shri. Shankar Vitthalrao Thakre, being their ancestral property.

(2) The aforesaid Shri. Vitthal Tukaram Thakre, Mrs. Alukhi Vitthalrao Sambare, Mrs. Sumitra Bapurao Kakde and Shri. Shankar Vitthalrao Thakre lateron transferred ALL THAT Piece and parcel of Agricultural land having an area 1.62 Hectares out of Kh. No. 27 of MOUZA – GHOGALI, P.S.K. 38 having a total area of 6.38 Hectares, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ghogali in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri. Kishor Trimbakrao Dharashivkar, by a Sale Deed Dated 10-08-1989, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-Rural in Addl. Book No. 1, Volume No. 230 on Pages 48 to 56 at Sr. No. 4271(P) on even date. The said land having an area of 1.62 Hectares is renumbered as Kh. No. 27/1 of Mouza – Ghogali.

(3) The aforesaid Shri. Kishor Trimbakrao Dharashivkar lateron transferred the aforesaid property comprising ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 27/1 of MOUZA – GHOGALI, P.S.K. 38 having an area of 1.62 Hectares, Rental Rs. 7.75 Yearly, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ghogali in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to (i) Shri. Suresh Laljibhai Patel (ii) Mrs. Manisha Sureshkumar Patel (iii) Shri. Kanjibhai Nanjibhai Sodvadia and (iv) Mrs. Amita Kanjibhai Sodvadia, jointly, by a Sale Deed Dated 03-12-2019, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 9594 on 03-12-2019.

KHASRA/SURVEY NO. 27/2

(1) ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 27 of MOUZA – GHOGALI, P.S.K. 38 having an area of 6.38 Hectares, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ghogali in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Vitthal Tukaram Thakre, Mrs. Alukhi Vitthalrao Sambare, Mrs. Sumitra Bapurao Kakde and Shri. Shankar Vitthalrao Thakre, being their ancestral property.

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(2) The aforesaid Shri. Vitthal Tukaram Thakre, Mrs. Alukhi Vitthalrao Sambare, Mrs. Sumitra Bapurao Kakde and Shri. Shankar Vitthalrao Thakre lateron transferred ALL THAT Piece and parcel of Agricultural land having an area 1.62 Hectares out of Kh. No. 27 of MOUZA – GHOGALI, P.S.K. 38 having a total area of 6.38 Hectares, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ghogali in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri. Sanjay Trimbakrao Dharashivkar, by a Sale Deed Dated 10-08-1989, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-Rural in Addl. Book No. 1, Volume No. 230 on Pages 57 to 65 at Sr. No. 4272(P) on even date. The said land having an area of 1.62 Hectares is renumbered as Kh. No. 27/2 of Mouza – Ghogali.

(3) The aforesaid Shri. Sanjay Trimbakrao Dharashivkar lateron transferred the aforesaid property comprising ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 27/2 of MOUZA – GHOGALI, P.S.K. 38 having an area of 1.62 Hectares, Rental Rs. 7.75 Yearly, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ghogali in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to (i) Shri. Suresh Laljibhai Patel (ii) Mrs. Manisha Sureshkumar Patel (iii) Shri. Kanjibhai Nanjibhai Sodvadia and (iv) Mrs. Amita Kanjibhai Sodvadia, jointly, by a Sale Deed Dated 10-10-2019, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 8441 on even date.

KHASRA/SURVEY NO. 27/3

(1) ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 27 of MOUZA – GHOGALI, P.S.K. 38 having an area of 6.38 Hectares, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ghogali in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Vitthal Tukaram Thakre, Mrs. Alukhi Vitthalrao Sambare, Mrs. Sumitra Bapurao Kakde and Shri. Shankar Vitthalrao Thakre, being their ancestral property.

(2) The aforesaid Shri. Vitthal Tukaram Thakre, Mrs. Alukhi Vitthalrao Sambare, Mrs. Sumitra Bapurao Kakde and Shri. Shankar Vitthalrao Thakre lateron transferred ALL THAT Piece and parcel of Agricultural land having an area 1.62

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Hectares out of Kh. No. 27 of MOUZA – GHOGALI, P.S.K. 38 having a total area of 6.38 Hectares, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ghogali in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Mrs. Sunita Sanjay Dharashivkar, by a Sale Deed Dated 10-08-1989, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-Rural in Addl. Book No. 1, Volume No. 230 on Pages 66 to 75 at Sr. No. 4273(P) on even date. The said land having an area of 1.62 Hectares is renumbered as Kh. No. 27/3 of Mouza – Ghogali.

(3) The aforesaid Mrs. Sunita Sanjay Dharashivkar lateron transferred the aforesaid property comprising ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 27/3 of MOUZA – GHOGALI, P.S.K. 38 having an area of 1.62 Hectares, Rental Rs. 7.75 Yearly, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ghogali in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to (i) Shri. Suresh Laljibhai Patel (ii) Mrs. Manisha Sureshkumar Patel (iii) Shri. Kanjibhai Nanjibhai Sodvadia and (iv) Mrs. Amita Kanjibhai Sodvadia, jointly, by a Sale Deed Dated 10-10-2019, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 8440 on even date.

KHASRA/SURVEY NO. 27/4

(1) ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 27 of MOUZA – GHOGALI, P.S.K. 38 having an area of 6.38 Hectares, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ghogali in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Vitthal Tukaram Thakre, Mrs. Alukhi Vitthalrao Sambare, Mrs. Sumitra Bapurao Kakde and Shri. Shankar Vitthalrao Thakre, being their ancestral property.

(2) The aforesaid Shri. Vitthal Tukaram Thakre, Mrs. Alukhi Vitthalrao Sambare, Mrs. Sumitra Bapurao Kakde and Shri. Shankar Vitthalrao Thakre lateron transferred ALL THAT Piece and parcel of Agricultural land having an area 1.52 Hectares out of Kh. No. 27 of MOUZA – GHOGALI, P.S.K. 38 having a total area of 6.38 Hectares, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ghogali in Tahsil – Nagpur (Rural) and

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District – NAGPUR by way of Sale to Smt. Krupadevi Kishor Dharashivkar, by a Sale Deed Dated 10-08-1989, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-Rural in Addl. Book No. 1, Volume No. 230 on Pages 76 to 84 at Sr. No. 4274 (P) on even date. The said land having an area of 1.52 Hectares is renumbered as Kh. No. 27/4 of Mouza – Ghogali.

(3) The aforesaid Smt. Krupadevi Kishor Dharashivkar lateron transferred the aforesaid property comprising ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 27/4 of MOUZA – GHOGALI, P.S.K. 38 having an area of 1.52 Hectares, Rental Rs. 7.27 Yearly, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ghogali in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to (i) Shri. Rahulkumar Prafulkumar Kejdiwal (ii) Shri. Amitkumar Prafulkumar Kejdiwal and (iii) Smt. Shashikala Prafulkumar Kejdiwal, jointly, by a Sale Deed Dated 24-11-2004, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 7652/2004 on even date.

(4) The aforesaid (i) Shri. Rahulkumar Prafulkumar Kejdiwal (ii) Shri. Amitkumar Prafulkumar Kejdiwal and (iii) Smt. Shashikala Prafulkumar Kejdiwal lateron transferred the aforesaid property comprising ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 27/4 of MOUZA – GHOGALI, P.S.K. 38 having an area of 1.52 Hectares, Rental Rs. 7.27 Yearly, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ghogali in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to (i) Shri. Suresh Laljibhai Patel (ii) Mrs. Manisha Sureshkumar Patel (iii) Shri. Kanjibhai Nanjibhai Sodvadia and (iv) Mrs. Amita Kanjibhai Sodvadia jointly, by a Sale Deed Dated 14-12-2020, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 11883 on even date.

(5) THAT as a result thereof the aforesaid to (i) Shri. Suresh Laljibhai Patel (ii) Mrs. Manisha Sureshkumar Patel (iii) Shri. Kanjibhai Nanjibhai Sodvadia and (iv) Mrs. Amita Kanjibhai Sodvadia jointly or severally own and possess Khasra/Survey Nos. 27/1, 27/2, 27/3 and 27/4 of MOUZA – GHOGALI, P.S.K. 38 as mentioned above and the same is also accordingly mutated in their names in all revenue records as also in the 7/12 Extract. The details of the same are as under:

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SR. NO.	KHASRA/ SURVEY NO.	AREA	NAME OF THE EXISTING OWNER(S)
(1)	27/1	1.62 Hectares	(i) Shri. Suresh Laljibhai Patel. (ii) Mrs. Manisha Sureshkumar Patel. (iii) Shri. Kanjibhai Nanjibhai Sodvadia (iv) Mrs. Amita Kanjibhai Sodvadia.
(2)	27/2	1.62 Hectares	(i) Shri. Suresh Laljibhai Patel. (ii) Mrs. Manisha Sureshkumar Patel. (iii) Shri. Kanjibhai Nanjibhai Sodvadia (iv) Mrs. Amita Kanjibhai Sodvadia.
(3)	27/3	1.62 Hectares	(i) Shri. Suresh Laljibhai Patel. (ii) Mrs. Manisha Sureshkumar Patel. (iii) Shri. Kanjibhai Nanjibhai Sodvadia (iv) Mrs. Amita Kanjibhai Sodvadia.
(3)	27/4	1.52 Hectares	(i) Shri. Suresh Laljibhai Patel. (ii) Mrs. Manisha Sureshkumar Patel. (iii) Shri. Kanjibhai Nanjibhai Sodvadia (iv) Mrs. Amita Kanjibhai Sodvadia.

(1) THAT, the aforesaid (i) Shri. Suresh Laljibhai Patel (ii) Mrs. Manisha Sureshkumar Patel (iii) Shri. Kanjibhai Nanjibhai Sodvadia and (iv) Mrs. Amita Kanjibhai Sodvadia later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein

(2) THAT, The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof shall be applicable to the said Project.

(3) A search was taken for the 30 Years from 1992 to 2001 and 2002 to 2021. It was carried out in the Offices of the Sub-Registrar, Nagpur-(Rural) vide Challan GRN No. MH000031602202122E dated 01/04/2021, Challan GRN No. MH000033935202122E and General Receipt No. 7690, dated 06/04/2021. However most of the Index II registrars in the Offices of the Sub-Registrar, Nagpur (Rural) were not consistently available for inspection, some are either torn into pieces/leaves and mutated and some

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of the registrars were sent for binding or not available for inspection, from the available Index II registrar and records no adverse entry found. I have gone through the revenue records. I have received mutation entries and City Survey Property Card extracts in respect of the said land or properties and all documents and Title Deeds referred to in this search are also available for security and have perusal the same.

NOTE : The registration of the properties is made centralized for all the properties is made centralized for all the properties after 2002 however the search is not centrally available hence I could not conduct search in that regards. This search and title report is entirely based upon and relied on the documents supplied to me and index registers made available to me in the Sub-Registrar's Office, Nagpur.

(13) On relying upon the aforesaid documents made available by **KANJIBHAI SODABDIA WITH SURESH PATEL AND OTHERS** and Owners to me for security and examination and the registers available with the concern Sub-Registrar Offices, I am in the opinion that Shri. Suresh Laljibhai Patel and Others are owners of the said land and **KANJIBHAI SODABDIA WITH SURESH PATEL AND OTHERS** have acquired development rights in respect of the said land and have good, clear and marketable title in respect of the said land or property which is under non-agricultural use for residential purpose and further the schedule property or lands are free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell/assign the said property or otherwise deal with said property or land in any manner.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing the present developers **KANJIBHAI SODABDIA WITH SURESH PATEL AND OTHERS** for development of the said property or land jointly and to sell/transfer the said land with or without construction to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

4) Any other relevant Title :- NA

5) Litigations if any :- NA

Date : 08/04/2021



(SANDEEP SHASTRI)
ADVOCATE

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