

Subodh M. Shah

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Date : 6/12/2019

TITLE CERTIFICATE & SEARCH RECEIPT

NAME OF THE HOLDER:- [1] BABURAO VITHOBA KATHE [2] MR. GOVIND BABURAO KATHE [3] MR. SURESH VITHOBA KATHE [4] MR. ARUN VITHOBA KATHE [5] MR. GANPAT VITHOBA KATHE, All R/o. Nashik.

NAME OF THE DEVELOPER/BUILDER :- M/S. RAVI MAHAJAN BUILDCON LLP

PROPERTY:- All that piece and parcel of the property bearing S. No. 443/1/1 TO 3/443 2/1 to 4/443 3/1 to 3 / 443 4/5/1 total admeasuring 9340-00 Sq. Mtrs. situated at Nashik Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows:-

On or towards East :- By S. No. 442 P Reservation No. 184
On or towards West :- By 15 Mtr. D. P. Road
On or towards South :- By S. No. 443 part Final Layout
On or towards North :- By 15 Mtr. D. P. 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] Copy of Sale Deed 24-11-1971
- [4] Copy of Release Deed Dated 25-1-2000
- [5] N. A. Order Dated 7-6/7-2017
- [6] Copy of Development Agreement and G.P.A. dated 9/8/2018.

It appears from the record of rights that S. No. 443/1, 443/3 were owned by Vithoba Tukaram Kathe since prior to 1974-75 and S. No. 443/2, 443/4, 443/5 were owned by Thakubai Vithoba Kathe since prior to 1974-75.

As per the application of Thakubai Vithoba Kathe the remark of charge of Ramchandra Keshav Talajia is deleted from the other rights column of S. No. 443/2, 443/4, 443/5 under M. E. No. 12267 on 3/3/1971.

That the Vithoba Tukaram Kathe purchased S. No. 443/1, 443/3 from Manda Laxman Unhale and others by sale deed dated 24/11/1971 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 2117/1971 on 25/11/1971 and as such name of the said purchaser is mutated in the owners column under M. E. No. 13094 on 7/8/1972.

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M. E. No. 12378 is effected in the record of rights on 19-5-1971 for giving effect to the Indian Coinage Act and Indian Enforcement Act.

That the land owners had mortgaged the property to The Maharashtra State Co. op. Land Development Bank Ltd. Mumbai and as such name of the said bank appeared in the owners column under M. E. No. 14980 on 19/10/1985 and on repayment of the said loan the name of the bank is deleted from the owners column and names of the owners are restored in the owners column under M.E. No. 17543 on 21/4/1980 for S. No. 443/1 to 6.

That the charge of Bank of India is mutated in the other rights column under M. E. No. 18272 On 21-4-1981.

That the additional charge of Bank of India is mutated in the other rights column of S. No. 443/2, 443/4 and 443/5 under M. E. No. 18871 On 26/2/1982.

That Vithoba Tukaram Kathe died on 30-3-1988 and as such names of his legal heirs widow Thakubai Vithoba Kathe, sons Baburao, Govind, Suresh, Arun, Ganpat, are mutated in the owners column and while names of married daughters Indubai Madhukar Vidhate, Gitabai Shantaram Vidhate, Shashikalabai Walshete, Chandrakala Zumbar Tidke are mutated in the other rights column and accordingly M. E. No. 24972 is effected on 1-10-1988.

That all the joint owners of S. No. 443/1, 443/2, 443/5, 443/3, 443/4 partitioned the said property amongst themselves and as such S. No. 443/1, 443/2, 443/3 and 443/4 are sub divided into different hissas and whereby S. No. 443/1/2 is allotted to Thakubai Vithoba Kathe, S. No. 443/1/3 is allotted to Baburao Vithoba Kathe, S. No. 443/1/1 is allotted to Baburao Vithoba Kathe etc., 443/2/1 is allotted to Govind Vithoba Kathe, S. No. 443/2/2 is allotted to Suresh Vithoba Kathe, S. No. 443/2/3 is allotted to Ganpat Vithoba Kathe, S. No. 443/2/4 and 443/5 are allotted to Arun Vithoba Kathe, S. No. 443/3/1 is allotted to Indubai Madhukar Vidhate, S. No. 443/3/2 is allotted to Gitabai Shantaram Vidhate, S. No. 443/3/3 is allotted to Shashikala Baburao Walshete, S. No. 443/4 is allotted to Chandrakala Zumber Tidke and as such separate 7/12 extracts are prepared for individual hissas and names the names of individual allottee are mutated in the owners column under M. E. No. 25362 on 3-2-1986.

That the charge of Bank of India is deleted from the other rights column under M. E. No. 37355 On 14-1-1998.

That the charge of Nashik Shivar Left Bank Canal Society is deleted from the other rights column under M. E. No. 37356 On 14-1-1998.

That Indubai Madhukar Vidhate, Gitabai Shantaram Vidhate, Shashikala Baburao and Chandrakala Zumbar released their rights in favour of Baburao Vithoba Kathe, Govindrao Vithoba Kathe, Suresh Vithoba Kathe, Ganpat Vithoba Kathe and Arun Vithoba Kathe by Released Deed dated 6/5/1997 which is duly registered at the office of

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Sub Registrar Nashik at. Sr. NO. 3870 on 6/5/1997 and as such names of Indubai Madhukar Vidhate and others are deleted from the others column under M. E. No. 37357 On 14-1-1998 Correction Deed dated 2/5/2000 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 5385 on 3/5/2000.*

The land owners filed return under the provisions of Urban Land Ceiling and Regulation Act and as per the order u/s. 8(4) and 9 of the said act, 12180 Sq. Mtrs. is declared as retention land while 9340-00 Sq. Mtrs. is declared as reservation land and D.P. road widening and therefore as per the said order all the hissass and pot hissass are amalgamated and further sub divided into Hissa No. 1 and 2 and whereby S. No. 443/1/1to3+443/2/1to4 +443/3/1to3 + 443 / 4+5/1 is allotted to land admeasuring 9340 Sq. mtrs. comprising of 9258-00 Sq. Mtrs. reservation and 82-00 Sq. Mtrs. D.P. Road and S. No. 443/1/1to3+443/2/1to4+ 443/3/1 to 3 + 443/ 4+5/2 is allotted to the retention land admeasuring 12180 Sq. mtrs. and the remark of Reservation land admeasuring 9258.00 Sq. Mtrs. and D. P. Road admeasuring 82.00 Sq. Mtrs. are mutated in the other rights column and accordingly M. E. No. 37358 is effected on 14/1/1998.

That Thakubai Vithoba Kathe died on 6-1-1999 and as such her name is deleted from the record of rights as all her legal heirs are already on record and M. E. No. 41031 is mutated on 1-12-1999.

That Indubai Madhukar Vidhate and others released their rights in favour of Baburao Vithoba Kale etc. 4 by released deed and correction deed and as such names of Indubai Madhukar Vidhate and others are deleted from the owners column under M. E. NO. 42249 on 29/6/2000.

That the land owners challenged the reservation in the Hon. High Court Mumbai and as per the order of High Court, Mumbai under Writ Petition No. 4976/2005 dated 31/3/2012 the High Court has squashed the order of reservation and accordingly the said reservation is cancelled and therefore the remark of Reservation land admeasuring 9258.00 Sq. Mtrs. is deleted from the other rights column and accordingly M. E. No. 87431 is effected on 27/12/2012.

That Baburao Vithoba Kathe and others prepared a tentative layout of S. No. 443/1/1 to 3 + 443/2 to 1 to 4 + 443/3/1 to 3 + 443/4+5/1 admeasuring 9340-00 Sq. Mts. Which is duly sanctioned by Nashik Municipal Corporation under their letter No. NAMANPA/NAR/ A-2/ 04 / 16 Dated 7-5-2016 and the said property is duly converted to Non Agri. Use u/s. 44 of the M.L.R. Code under order of Collector, Nashik under No. Maha/ Kaksha/3/4/NA.H.DA. PRA. KRA. / 82/2016 Dated 7-7-2016.

That the Baburao Vithoba Kathe and others entrusted the aforesaid property for development of the same to M/s. Ravi Mahajan Buildcon LLP under a Development Agreement and General Power of Attorney Dated 9-8-2018 which are duly registered at the office of Sub Registrar, Nashik 5 at Sr. No. 6169 and 6170 on 9-8-2018 and as such the names of the said developers are mutated in the other rights column under M. E. No. 200860 and as said developers are competent

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to develop the said property by constructing building thereon and the said developers are empowered to sell, alienate and dispose off the construction therein.

That M/s. Ravi Mahajan Buildcon LLP prepared a revised tentative layout for aforesaid property which is duly sanctioned by Nashik Municipal Corporation, Nashik under their letter No. Nagar rachana Vibhag/Tatpurta Abhi.06/2019 dated 25/3/2019 which is finally sanctioned by Nashik Municipal Corporation, Nashik under their letter No. Nagarniyojan Vibhag/Antim/85/2019 dated 26/11/2019.

M. E. NO. 100906 and 103319 are pertaining to the administration of Talathi office.

M. E. No. 200810 is pertaining to E-conversion.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide Ref. No. 593779271 on 27/8/2018 and Ref. NO. 91248015 on 5/12/2019 for the remaining period 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 my above observations, I am of the opinion that the title of the aforesaid property appears to be clear, negotiable and marketable without any charge, encumbrance and defect in title and **M/s. Ravi Mahajan Buildcon LLP** are entitled to develop the said properties and construct building thereon and sell the super structure thereon and appropriate the sale proceeds.



Subodh
SUBODH M. SHAH
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MHC09173931201920E	BARCODE			Date	05/12/2019-18:02:03	Form ID			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee	TAX ID (If Any)								
	Other Items	PAN No.(If Applicable)								
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR			Full Name	Adv S M Shah					
Location	NASHIK									
Year	2019-2020 One Time			Flat/Block No.	S.No. 443/1/1 to 3/443/2/1 to 4/443/3/1 to 3					
Account Head Details		Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE		125.00	Road/Street	443/4/5/1						
			Area/Locality	Nashik						
			Town/City/District							
			PIN		4	2	2	0	0	1
			Remarks (If Any)	5 Years						
			Amount In	One Hundred Twenty Five Rupees Only						
Total		125.00	Words							
Payment Details	BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	02202292019120506140	91248015					
Cheque/DD No.		Bank Date	RBI Date	05/12/2019-18:02:03	Not Verified with RBI					
Name of Bank		Bank-Branch	BANK OF INDIA							
Name of Branch		Scroll No. , Date	Not Verified with Scroll							

Department ID :

Mobile No. : 8007075055

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "सर्च फी" अदी लागू कारणसामील लागू आहे. इतर कारणसामी किंवा नोंदणी न करतायारया दस्तांसामी लागू नाही.

