



SWATI L. SANAP
ADVOCATE

Add :- Flat No. 406, Krushna Kamal Apartment, Near Renuka Nursing Home, Pathardi Phata, Nashik -422010, Mob-7507579973

DATE : 06/01/2023

FORMAT – A
(Circular No. 28/2021)

To,

1. MahaRERA
2. New Shree Pawanputra Developers Partnership Firm Through Partner
 1. Rakesh Chandrakant Amrutkar
 2. Yatin Vinod Kothari
 3. Jayshree Pravin Malpure
 4. Shankarlal Tejumal Bitrai
 5. Priyanka Kishor Malpure

LEGAL TITLE REPORT

Sub :- Title Clearance Certificate with respect to Non Agricultural **Hissa No. 03** area adm. 3989 Sq. Mtrs. & as per Govt. measurement area adm. 3989 Sq. Mtrs. out of **Survey No. 220/1/2** area adm. 4000 Sq. mtrs. having **CTS No. 1229** at village **Pathardi - 1**, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik.
(hereinafter referred to as the said Property)

I have investigated the title of the said property on the request of Owner New Shree Pawanputra Developers Partnership Firm Through Partner 1. Rakesh Chandrakant Amrutkar, 2. Yatin Vinod Kothari, 3. Jayshree Pravin Malpure, 4. Shankarlal Tejumal Bitrai, 5. Priyanka Kishor Malpure and following documents produced before me for the investigation of title.

1. Description of the Property : All its piece and parcel of the property bearing **Hissa No. 03** area adm. 3989 Sq. Mtrs. & as per Govt. measurement area adm. 3989 Sq. Mtrs. out of **Survey No. 220/1/2** area adm. 4000 Sq. mtrs. having **CTS**


Adv. Swati L. Sanap
B.A.LLB
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No.1229 at village **Pathardi - 1**, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik.

New Shree Pawanputra Developers Partnership Firm Through Partner 1. Rakesh Chandrakant Amrutkar, 2. Yatin Vinod Kothari, 3. Jayshree Pravin Malpure, 4. Shankarlal Tejumal Bitrai, 5. Priyanka Kishor Malpure Purchased the said Non Agricultural land bearing **Hissa No. 03** area adm. 3989 Sq. Mtrs. & as per Govt. measurement area adm. 3989 Sq. Mtrs. out of **Survey No. 220/1/2** area adm. 4000 Sq. mtrs. having **CTS No.1229** at village **Pathardi - 1**, Vide Sale Deed Sr. No. 6910/2022 on 11/07/2022, Which is Registered in the Office of Sub registrar, class 2, Nashik 7.

2. The documents of Property : 7/12 extract from year 1970-71 to till year 2021-22, Mutation entries, Non Agricultural Permission.
3. 7/12 extract or property card : Issued by Talathi Pathardi – 1, Tal. & Dist. Nashik.

Mutation Entry Nos. 1054, 2747, 3633, 3787, 4654, 5572, 9467, 15287, 24870, 25955 & 27269.

4. Search Report for 30 year : From 1992 to Till 2022.

5. 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 following New Shree Pawanputra Developers Partnership Firm Through Partner Rakesh Chandrakant Amrutkar and Other 4 is clear, marketable and without any encumbrances.

Owner of the Land :- New Shree Pawanputra Developers Partnership Firm Through Partner Rakesh Chandrakant Amrutkar and Others 4 i.e **Hissa No. 03** area adm. 3989 Sq. Mtrs. & as per Govt. measurement area adm. 3989 Sq. Mtrs. out of **Survey No. 220/1/2** area adm. 4000 Sq. mtrs. having **CTS No.1229** at village **Pathardi - 1**, Tal. & Dist. Nashik



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6. Qualifying comments/remarks if any : The said property mentioned in Para 1 is a non agricultural property and Collector, Nashik issued Non Agricultural Permission vide their Letter No. Masha/Kaksha/3/7-2/SR/46/2020, Dated 02/09/2020.
7. As per Commencement Certificated that New Shree Pawanputra Developers and Partnership firm through partner, Mr. Rakesh Chandrakant Amrutkar and others 4 develop the said **Hissa No. 03** area adm. 3989 Sq. Mtrs. & as per Govt. measurement area adm. 3989 Sq. Mtrs. out of **Survey No. 220/1/2** area adm. 4000 Sq. mtrs. having **CTS No.1229** at village **Pathardi - 1**, Tal. & Dist. Nashik and obtained Residential + Commercial Area **Commencement Certificate** bearing No. **LND/ BP/ B2/ 148/ 2022 Dt. 10/08/2022** from NMC.
8. The report reflecting the flow of the title of the owner New Shree Pawanputra Developers Partnership Firm Through Partner Rakesh Chandrakant Amrutkar and Others 4 on the said land is enclosed herewith as annexure.

Encl. :- Annexure.

Date :- 06/01/2023


Advocate

SWATI LAXMAN SANAP

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/ 12 extract / P.R. Card as on date of application for registration issued by Talathi Pathardi-1 Tal. & Dist Nashik
2. Mutation Entry No. 1054, 2747, 3633, 3787, 4654, 5572, 9467, 15287, 24870, 25955 & 27269.
3. Search report for 30 years from 1982 till 2022.
4. Any other relevant title – Nil
5. Litigations if any – Nil


Advocate

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B.A.LLB
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Date: 06/01/2023

Advocate

Place: Nashik