
Office : Balwant Chambers, New Pandit Colony Corner, Sharanpur Road, NASHIK - 422 002. Ph. (0253) 2574114

Chamber : 102, Advocates' Chambers (Ground Floor), Building No.2, District Court Compound, NASHIK-422 002.

To,
Maha RERA
Mumbai

LEGAL TITLE CERTIFICATE

Sub: Title Certificate with respect all that piece and parcel of land of non-agricultural tenure bearing S. No 694/2/Plot No/9/10 admeasuring about 936.80 Sq. Mtrs. lying and being at Nashik City-3 Tal. & Dist. Nashik within the limits of Registration and Sub-Registration District of Nashik and also within the limits of Nashik Municipal Corporation (herein after referred as the Said Plot).

Dear Sir,

I have investigated the title of the Said Plot on the request of **M/s Ramji's Realty**, A Sole Proprietary Concern of **Mr. Vinod Dilipkumar Majithia** for his upcoming project **Babubhai's KrishnaKunj**

1) Description of the property

All that piece and parcel of land of non-agricultural tenure bearing S. No 694/2/Plot No/9/10 ULPIN 24101429620 admeasuring about 936.80 Sq. Mtrs. lying and being at Nashik City-3 Tal. & Dist. Nashik within the limits of Registration and Sub-Registration District of Nashik and also within the limits of Nashik Municipal Corporation and which is bounded as per sub-division as follows:

On or towards the East	:	By 15 & 16 and layout in the road
On or towards the West	:	By 9 and 10 and layout in the road
On or towards the South	:	By Plot No 17
On or towards the North	:	By Plot No 14

2) The documents of allotment of said plot

I. Smt. Mandakini Keshavrao Jagale purchased an area of 1873.60 Sq. Mtrs. bearing plot No 9,10,15 and 16 from Mrs. Suchita Baburao Chavan under a sale deed duly registered at Sr. No. 5123 on 26.07.1988.

II. Smt. Mandakini Keshavrao Jagale along with her family members executed a Development Agreement in favour of Mr. Vinod Dilipkumar Majithia with respect to plot No. 9, 10 and 15 from and out of S No 694/1/1 and the Development agreement was duly registered at Sr. No. 6600-2007 on 02.08.2007 in the office of the Sub Registrar Nashik -3. A power of attorney is also registered at Sr. No. 6601-2007 on 02.08.2007.

3) 7/12 extracts for 30 yrs issued by Talathi Nashik and lastly of 23.09.2022 and Mutation entries bearing No.:-121, 34025, 61957, 88688, 103318, 103319, 301065, 300322, 301159, 301863.

4) Search report for 30 yrs from 1993 to 2022 taken as per available online records. and challan for payment of the necessary charges is attached herewith. No adverse entry is seen affecting title of the subject plot property. The said record is subject to data entry errors and computer glitches.

2/- On perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot I am of the opinion that the title of following owner is free, clear and marketable and free from encumbrances.

Owners of the land

(i) **Smt. Mandakini Keshavrao Jagale** for the property bearing S. No 694/2/Plot No/9/10 ULPIN 24101429620 admeasuring about 936.80 Sq. Mtrs. lying and being at Nashik City-3 Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik and registration District of Nashik and Sub Registration District Nashik.

The Promoters **M/s Ramji Reality**, a sole proprietary concern of **Mr. Vinod Dilipkumar Majithia** has acquired rights of development of the said property for his project **Babubhai's Krishnakunj**.

3/- The report reflecting the flow of the title of owner **Smt. Mandakini Keshavrao Jagale** for property bearing S. No 694/2/Plot No/9/10 ULPIN 24101429620 admeasuring about 936.80 Sq. Mtrs. lying and being at Nashik City-3 Tal. & Dist. Nashik being developed by **M/s Ramji's Realty**, A Sole Proprietary Concern of **Mr. Vinod Dilipkumar Majithia** for his upcoming project **Babubhai's KrishnaKunj** upon the said plot is enclosed herewith as annexure.

Date: 19.06.2023.

Encl: Annexure

S.L. DESHPANDE, ADVOCATE
Balwant Chambers,
New Pandit Colony Corner,
Sharanpur Road Nashik-422 002
Advocate 921 2574114

S.L. DESHPANDE
Balwant
New Pandit
Sharanpur Road
Phone 921 2574114

AnnexureFLOW OF THE TITLE OF THE SAID PLOT :-

1) Digitised 7/12 extract dtd 19.06.2020 showing ownership of Smt. Mandakini Keshavrao Jagale for property bearing S. No 694/2/Plot No/9/10 ULPIN 24101429620 admeasuring about 936.80 Sq. Mtrs. lying and being at Nashik City-3 Tal. & Dist. Nashik.

2) Mutation entry - as discussed below

1. The land bearing S No 694/1/1 lying and being at Nashik was owned and possessed by Mrs. Suchita Baburao Chavan. As the said land was Inam Land Class V, she paid necessary Nazarana amount on 20.10.1969 and permission was granted to hold the land for agricultural purpose.

2. It is seen that Mrs. Suchita Baburao Chavan prepared the layout of the land and got the same approved from the Chief Officer, Nashik Municipal Corporation, Nashik bearing order No 121 dtd. 07.10.1969.

3. It is seen that Smt. Mandakini Keshavrao Jagale purchased an area of 1873.60 Sq. Mtrs. bearing plot No 9,10,15 and 16 from Mrs. Suchita Baburao Chavan under a sale deed duly registered at Sr. No. 5123 on 26.07.1988 and her name is recorded for that area as per mutation entry No. 34025 dtd.. 22.02.1996.

4. It is seen that Smt. Mandakini Keshavrao Jagale along with her family members executed a Development Agreement in favour of Mr. Vinod Dilipkumar Majithia with respect to plot No. 9, 10 and 15 from and out of S No 694/1/1 and the Development agreement was duly registered at Sr. No. 6600-2007 on 02.08.2007 in the office of the Sub Registrar Nashik -3. A power of attorney is also registered at Sr. No. 6601-2007 on 02.08.2007.

5. It is seen that Hissa form No 12 is made applicable to S. No. 694/1/1 owned by Mrs. Suchita Baburao Chavan and area of the plots owned by Mandakini Keshavrao Jagale and others following amendment was carried out. Accordingly S. No. 694/2 admeasuring 3 H 92 Ares come in existence and name of Mrs. Suchita Baburao Chavan and other are recorded. Smt. Mandakini Keshavrao Jagale is shown as owner of area of 1873.60 Sq. Mtrs out of S No 694/2. Mutation entry No. 61957 dtd. 03.07.2008 is passed in records.

6. It is seen that a permission was sought for use of the land for non-agricultural use and Nazrana amount was paid and the Hon Collector, Nashik issued order for conversion vide letter No Watan/ Kavi/ 110/2009 dtd. 21.09.2009 and the final order issued by the Hon. Revenue Minister, Maharashtra State vide order No BIW/2011/Pra. Kra/ 369/L-4 dtd. 27.02.2012.

7. It is seen that Mr. Pramod Atmaram Sakhare and Mrs. Sandhya Pramod Sakhare purchased Plot No 15 from Smt. Mandakini Keshavrao Jagale with the consent of Mr. Vinod Dilipkumar Majithia under a sale deed duly registered at Sr. No 3697-2013 on 26.03.2013 in the office of the Sub Registrar Nashik -4. Accordingly name of Mr. Pramod Atmaram Sakhare and Mrs. Sandhya Pramod Sakhare are recorded as owners of Plot No 16 vide mutation entry No. 88688 dtd. 04.04.2013.

8. It is seen that the Plot No 9 and 16 is converted for non-agricultural residential use as per order of the Hon Collector, Nashik vide order No Maha/

Kasha-3/4/Bin She Pra Kra/541/2012 dtd. 18.01.2013 and the Plot No 10 and 15 are converted for non-agricultural residential use as per order of the Hon Collector, Nashik vide order No Maha/ Kasha-3/4/Bin She Pra Kra/346/2013 dtd. 21.07.2014.

9. It is seen that as per the application submitted by Mr. Pramod Atmaram Sakhare and Mrs. Sandhya Pramod Sakhare for separation of independent 7/12 extracts before the authorities and as per Order No Jama-1/Kavi/61/2014 dtd. 28.08.2014 of Tahsildar Nashik the S No 694/2 is subdivided and accordingly Plot No 15 admeasuring 468.80 Sq. Mtrs is shown to share of Mr. Pramod Atmaram Sakhare and Mrs. Sandhya Pramod Sakhare and Plot No 10 admeasuring 468.40 Sq. Mtrs is shown to ownership of Smt Madakini Keshav Jagale.

10. Mutation entry No 103318 dtd. 03.12.2016 shows that as the mutation entries for Nashik city have crossed numbers over 100000, new mutation entries with number as A-1 is passed, till 03.12.2016 mutation entries till A-3317 are passed but as the said records being digitized and no facility being available in software to start mutation entry with alphabet the entries earlier passes as A-1 to A-3317 are renumbered as 100001 to 103317 accordingly said entries are made.

11. Mutation entry No 103319 dtd. 03.12.2016 shows that as per the order of Hon. District Collector Nashik bearing No Desk 4/ Ku. Ka-Setu-606/201 dtd. 30.11.2016 and order of the Tahsildar Nashik bearing No Ku Ka/ Kavi/ 1392/2016 dtd. 03.12.2016, the city of Nashik is divided in 5 revenue villages as Nashik 1, Nashik 2, Nashik 3, Nashik 4 and Nashik 5. Accordingly S. No. 694 and its parts are shown within the limits of Nashik -3.

12. It is seen that Mr. Vinod Dilipkumar Majithia decided to amalgamate the plot No 9 and 10 and accordingly obtained amalgamation order from Nashik Municipal Corporation, Nashik vide order No LND/AML/Nashik/ DCR/ 0096/2018 dtd. 03.10.2018, accordingly the said plots are amalgamated and plot No 9 and 10 totally admeasuring 936.80 Sq. Mtrs came in existence and mutation entry No. 301065 dtd. 02.11.2018 is passed in records.

13. Mutation entry No 300322 dtd. 03.11.2018 is with respect to corrections carried out in 7/12 records to remove errors caused while digitising the records.

14. Mutation entry No 301159 dtd. 18.12.2018 is with respect to corrections carried out in 7/12 records to remove errors caused while digitising the records.

15. Mutation entry No. 301863 dtd. 21.11.2019 is with respect to the corrections carried out in digitised records to match the same with hand written records.

Thus Smt. Mandakini Keshavrao Jagale is absolute owner of the said plot. On account of the Development Agreement executed in favour of Mr. Vinod Dilipkumar Majithia has acquired rights of the said plot property to cause development work and carry out construction.

3) **Search**

Search of index II records is taken for period of 30 years i.e. from 1993 to 2022 as available taken online, and online challan for payment of the necessary charges is attached herewith. The said record is subject to data entry errors and computer glitches. No adverse entry is seen affecting title of the subject property.

S.L. DESHI
Balwan
New Pand
Sharanpur Ro
Phone

4. Any other relevant comment on title:
- i) Non Agricultural tax is paid for the period 2022-23 on 24.09.2022.
 - ii) Public notice for title verification was inserted in Daily Deshdoot on 14.10.2021 and none has raised objection thereto.
 - iii) Building permission and Commencement Certificate issued by Nashik Municipal Corporation, Nashik bearing No LND/ BP/ A1/RBP/37 on 25.01.2022 on the terms and conditions mentioned in the said letter and and the same is duly revised as per letter No LND/ BP/ A1/ 78/2022 dtd 19.08.2022 on the terms and conditions mentioned in the said letter. The said permission is sanctioned along with TDR of 370 Sq. Mtrs out of DRC No 996 dtd. 22.10.2021. The same is revised again vide permission LND/ BP/ A1/RBP/37 on 14.06.2023. As per the sanction condition of commencement certificate, stamp duty for sell of the constructed premises is to be borne by the developer.
 - iv) The Vacant Plot Tax is paid on 17.02.2022.
5. Litigation if any :
Not observed from documents or online search and as informed by the Developer.

Thanking you,

Nashik
Date-19.06.2023

S. L. DESHPANDE, ADVOCATE
Chambers,
New Shanti Colony Corner,
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