



Mr. Pawan Pramod Chandratre (B.Com., LL.B.)
ADVOCATE

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FORMAT - A

(Circular No.:- 28/2021)

To

Maha RERA
Mumbai

LEGAL TITLE OPINION REPORT

Sub: Title clearance certificate with respect to **Plot No. 7** area adm. 312.00 Sq. Mtrs. out of **Survey No. 964/12 & Plot No. 8** area adm. 312.00 Sq. Mtrs., out of **Survey No. 964/15** situated at village **Nashik**, Taluka, & District: Nashik within the limits of Nashik Municipal Corporation, Nashik (hereinafter referred as the said plot").

1/- I have investigated the title of the said plot on the request of **Mr. Mahesh Nanakram Chawla and Mr. Sanjay Nanak Chawla** and following documents i.e. :-

1) Description of the property.

All that piece and parcel of the property bearing **Plot No. 7** area adm. 312.00 Sq. Mtrs. out of **Survey No. 964/12 & Plot No. 8** area adm. 312.00 Sq. Mtrs., out of **Survey No. 964/15** situated at village **Nashik**, Taluka, & District: Nashik within the limits of Nashik Municipal Corporation, Nashik and bounded as follows:

On or Towards East	:	As per approved layout plan
On or Towards West	:	As per approved layout plan
On or Towards South	:	As per approved layout plan
On or Towards North	:	As per approved layout plan

2) The documents of allotment of plot.

- TDR Sale Deed registered at Sr. No. 4067/2023 on 27/03/2023 at Nashik 5 executed by Mr. Ashok Shravan Sonje in favour of Mr. Sanjay Nanikram Chawla and Mr. Mahesh Nanikram Chawla in respect of TDR
- Notice of Lis-pendence registered at Sr. No. 4450/2017 on 23/06/2017 at Nashik-1 executed by Mr. Gulam Kokani in respect of Survey No. 964.
- Notice of Lis-pendence registered at Sr. No. 4325/2015 on 22/07/2015 at Nashik-3 executed by Mr. Ahemad Faraj Fajjoddin Kokani in respect of Survey No. 964
- Confirmation Deed registered at Sr. No. 223/2012 on 06/01/2012 at Nashik 3 executed by Late Bahavoddin Shamsoddin Kokani through legal heirs Smt. Abedakhatun Bahuddin Kokani, Smt. Firoza Bahavoddin Kokani alis Firiza Hasnain Phalake and others in favour of Mr. Mahesh Nanikram Chawla and Mr. Sanjay Nanikram Chawla in respect of Survey No. 965
- Sale Deed registered at Sr. No. 224/2012 on 06/01/2012 at Nashik 3 executed by Late Bahavoddin Shamsoddin Kokani through legal heirs Smt. Abedakhatun Bahuddin Kokani, Smt. Firoza Bahavoddin Kokani alis Firiza Hasnain Phalake and others in favour of Mr. Mahesh Nanikram Chawla and Mr. Sanjay Nanikram Chawla in respect of Survey No. 964 Part
- Special Power of Attorney registered at Sr. No. 5219/2011 on 23/06/2011 at Nashik 1 executed by Smt. Firoza Bahavoddin Kokani alias Firoza Hasnain Phalake and others in favour of Mr. Sharad Chotalal Shah in respect of Survey No. 965
- Notice of Lis-pendence registered at Sr. No. 4455/2010 on 17/05/2010 at Nashik-1 executed by M/s. Dhramantah Enterprises partnership firm through partner Mr. Atul Shah in respect of Survey No. 964.
- Notice of Lis-pendence registered at Sr. No. 6222/2003 on 17/07/2003 at Nashik-1 executed by Dastgir Gulam Mohammad Kokani in respect of Survey No. 964
- Notice of Lis-pendency registered at Sr. No. 1956/2006 on 18/03/2006 at Nashik-1 executed by Dastgir Gulam Mohammad Kokani in respect of Survey No. 964

- j) N.A. Order by Collector of Nashik bearing No. Maha/Kaksha/3/4/533/2013 Dt. 08/01/2013
- k) General Power of Attorney Dt. 21/02/1997
- l) Development Agreement Dt. 21/02/1997
- m) MOU Dt. 30/08/2017
- n) Tentative Layout by NMC bearing No. TPD/CD/B3/TL/12 Dt. 05/06/2012
- o) Sanad by Tahsil Karyalay Nashik bearing No. Jamal/02/2013 Dt. 10/01/2013_for Residential purpose
- p) Final Layout Order by NMC bearing No. Nagarrachana/Antim/A3/FL/15 Dt. 31/07/2017
- q) Commencement Certificate by NMC bearing No. LND/BP/A1/220/2023 Dt. 31/03/2023
- r) Title Report Dt. 28/02/2023 by Adv. Manish Vilas Lonari
- s) Title Report Dt. 20/05/2018 by Adv. Jagdish Popat Kajale
- t) Property Tax Receipt Dt. 10/03/2023
- u) N.A. Tax Receipt Dt. 21/12/2022
- v) 7/12 Extract Dt. 26/10/2020

3) 7/12 Extract Dt. 26/10/2020 or property card issued by, Talathi, Nashik

4) Search report for 30 years from 1994 to 2023

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 **Mr. Mahesh Nanikram Chawla and Mr. Sanjay Nanikram Chawla** i.e. owner of the land i.e. **Plot No. 7** area adm. 312.00 Sq. Mtrs. out of **Survey No. 964/12 & Plot No. 8** area adm. 312.00 Sq. Mtrs., out of **Survey No. 964/15** situated at village **Nashik**, Taluka, & District: **Nashik** within the limits of **Nashik Municipal Corporation, Nashik** is clear and marketable and without any encumbrances, Subject to litigation mentioned below. Details of litigation is mentioned in the Separate Sheet attached with this report.

Owners of the Land :

Mr. Mahesh Nanikram Chawla

Mr. Sanjay Nanikram Chawla

for Plot No. 7 & Plot No. 8

(4) Qualifying comments/remarks if any – Title of Property is clear and marketable, Subject to clearance of litigations as mentioned in this opinion report.

3/- The report reflecting the flow of the title of the **Mr. Mahesh Nanakram Chawla and Mr. Sanjay Nanak Chawla** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 29/08/2023.

Yours Faithfully,



Advocate

Pawan P. Chandratre

B.Com., LL.B. Advocate

Off. 1, Second Floor, Kuruvilla House,
Near San Infotech, Canada Corner,
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Sharanpur Road, Nashik - 5.



Mr. Pawan Pramod Chandratre (B.Com., LL.B.)
ADVOCATE

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FLOW OF THE TITLE OF THE SAID LAND.

1. Previously **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik was owned by Ahamad Hasan Kahtib, Bahodin Shamsaaddin Kokani, Mohammad Saheb Hassan Saheb Khatib, Ikbai Ahmadsaheb Khatib and others in 1992 and before AND Tulsabai Baburao Khode, Latabai Dattu Shete, Malti Dilip Gore, Pramila Suresh Gore, were the Tenants in the said land.
2. It appears by M. E. No. 29732 Dt. 25/09/1992 that Ahamad Hasan Kahtib expired on 03/01/1992. After his demise, his legal heirs Mushtaque Ahmad Khatib, Ikbai Ahmad Khatib, Shabbir Ahmad Kahtib, Ajaj Ahmad Khatib, Bisa Dastagir Kokani, Faruk Shahid Kahtib, Nadira Anwar Khatib and Sabida Salim Kokani were brought on the record of rights of said property. Accordingly M.E. No. 29732 was made & certified.
3. It appears by M. E. No. 30318 Dt. 11/03/1993 that as per application and Old Mutation Entries given by Bahodin Shamsaaddin Kokani name of Fakira Mohammad Ahmadsaheb Kokani and Murlidhar Shirdhar Dindorkar were deleted from the other rights column of said property. Accordingly M.E. No. 30318 was made & certified.
4. It appears that Bahodin Shamsaaddin Kokani, Mohammad Saheb Hassan Saheb Khatib and others entered into Development Agreement with M/s. Dharmnath Enterprises a Partnership Firm through its partner Mr. Nanak Jesaram Chawala in respect of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik, as per Development Agreement Dt.21/02/1997. Said Development Agreement is notarized by Arun Narayanrao Sawant at Sr. No. B/Feb/59/1997.
5. It appears that Bahodin Shamsaaddin Kokani, Mohammad Saheb Hassan Saheb Khatib and others gave Power of Attorney to Mr. Nanak Jesaram Chawala in respect of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik, as per General Power of Attorney Dt.21/02/1997. Said General Power of Attorney is notarized by Arun Narayanrao Sawant at Sr. No. B/Feb/61/1997.
6. It appears by M. E. No. 36761 Dt. 23/09/1997 that as per Order Dt. 23/09/1997 by Talathi, Nashik in Tenancy Case No. 6/1997, Possession of said land given to Land Owners. Therefore, names of Tenants were deleted from other rights column of 7/12 Extract of the said property. Accordingly M.E. No. 36761 was made and certified.
7. It appears by M. E. No. 39165 Dt. 18/12/1998 that Pyribani Nijamoddin Kokani expired on 21/09/1994. After her demise, her legal heirs Mainoddin Nijamoddin Kokani was brought on the record of rights of said property. Accordingly M.E. No. 39165 was made & certified.
8. It appears by M. E. No. 38098 Dt. 20/05/1998 that Mohammad saheb Hassan Saheb Khatib expired on 04/04/1998. After his demise, his legal heirs Mehrunnisa Mohammad saheb Khatib, Jahid Hussain Mohammad Saheb Kahtib, Anwarhussain Mohammad Saheb Kahtib, Jakir Hussain Mohammad Saheb Kahtib, Farook Hussain Mohammad Saheb Kahtib, Nasir Hussain Mohammad Saheb Kahtib, Sherbano Mushtaque Khatib, Nasim Shabbir Khatib, Shakila Gilani Kahtib were brought on the record of rights of said property. Accordingly M.E. No. 38098 was made & certified.

9. It appears by M. E. No. 39141 Dt. 16/12/1998 that Rahat AhmadSaheb Khatib, Mushtak Ahmadsaheb Kokani, Faruque Jahir Khatib, Nasir Anwar Khatib and others made partition between themselves. As per said partition, land bearing **Survey No. 621/1 to 10/7, 529/1, 529/2, 986, 648, 776, 964 & 965**, situated at **Nashik**, Tal. & Dist. Nashik went to the share of Rahat AhmadSaheb Khatib, Mushtak Ahmadsaheb Kokani, Iqbal Ahmadsaheb Khatib and others. Accordingly M.E. No. 39141 was made and certified.
10. It appears by M. E. No. 39165 Dt. 18/12/1998 that Pyaribani Nijjamoddin Kokani expired on 21/09/1994. After her demise, name of her legal heirs Mainoddin Nijjamoddin Kokani were brought on 7/12 extract of said property i.e. **Survey No. 776 (p), Survey No. 964 (p) and Survey No. 965 (p)** situated at **Nashik**, Tal. & Dist. Nashik. Accordingly M.E. No. 39165 was made and certified.
11. It appears by M. E. No. 41123 Dt. 17/12/1999 that Bahauddin Shamasudin Kokani expired on 12/11/1999. After his demise, his legal heirs Nooralmtin Bahauddin Kokani, Aabeda Bahauddin Kokani, Faroja Hussnin falke, Bushra Bahauddin Kokani, Shamsuddin Bahauddin Kokani, Furkana shahbaj Sure, Mubruso Bahauddin Kokani were brought on the record of rights of said property. Accordingly M.E. No. 41123 was made & certified.
12. It appears by M. E. No. 50171 Dt. 23/01/2004 that Iqbal Ahmadsaheb Khatib expired on 11/08/2002. After his demise, his legal heirs Farad Iqbal Khatib, Ramija Iqbal Khatib, Saif Iqbal khatib were brought on the record of rights of said property. Accordingly M.E. No. 50171 was made & certified.
13. It appears by M. E. No. 52244 Dt. 09/12/2004 that as per Order from Tahsildar Nashik bearing No. Tenancy /Case No./11/2004 Dt.27/09/2004, name of tennent Hiranman Khandu Bombale and Vasant Amruta Bombale were deleted from 7/12 extract of said property i.e. **Survey No. 776, Survey No. 964 and Survey No. 965**. Accordingly M.E. No. 52244 was made and certified.
14. It appears by M. E. No. 53531 Dt. 30/06/2005 that Mustaque Mohammad Saheb Khatib, Shabbir Mohammad Saheb Khatib, Ajaj Ahmed saheb Kahtib, Saif Iqbal Khatib, Farahat Iqbal Khatib, Ramija Iqbal Khatib entered into Deed of Declaration of Trust in respect of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik and other properties, thereby formed Mohammadsaheb Khatib Family Trust. Therefore Name of **Mohammadsaheb Khatib Family Trust** was recorded on the record of rights of said property. Accordingly M.E. No. 53531 was made & certified.
15. It appears by M. E. No. 59455 Dt. 04/10/2007 that Dastagir Gulam Mohammad Kokani filed RCS no. 327/2003 against Mohammad Mainoddin Kokani, Mohinoddin Sirajoddin Kokani and Gausiya Jalaloddin Kokani and others, before Hon'ble Court of Civil Judge Senior Division Nashik and also filed Notice of Lis-pendence registered on 17/07/2003. Therefore, remark of "RCS No. 327/2003 is pending" recorded to other right column of 7/12 extract of **Survey No. 776, Survey No. 964 and Survey No. 965**. Accordingly M.E. No. 59455 was made and certified. As per Online records, said suit i.e. RCS No. 327/2003 is disposed on 30/07/2008.
16. It appears by M. E. No. 61228 Dt. 21/04/2008 that Jainoddin Gayasoddin Kokani expired on 17/06/1998. After his demise, name of his legal heirs Jubeda Jainoddin Kokani, Razvana Jainoddin Kokani, Ruksana Nijamoddin Kokani, Shahin Jainoddin Kokani, Rumana Mainoddin Kokani, Abedin Jainoddin Kokani, Gayasoddin Jainoddin Kokani, Nafisa Abdul Ajij Jin, Tanjila Shahnawaj Kokani were brought on 7/12 extract of said property i.e. **Survey No. 776, Survey No. 964 and Survey No. 965**. Accordingly M.E. No. 61228 was made and certified.
17. It appears by M. E. No. 64307 Dt. 04/05/2009 that Mohammadsaheb/ Ahmadsaheb Khatib Family Trust Nashik through Trustee Mustak Ahmadsaheb Khatib, Shabbir Ahmadsaheb Khatib, Ajaj Ahmadsaheb Khatib gifted land area adm. 5416.00 Sq. Mtrs., out of **Survey No. 776**, Land area adm. 2458.33 Sq. Mtrs., out of **Survey No.**

964, Land area adm. 1441.66 Sq. Mtrs., out of **Survey No. 965** and other properties, as per Oral Gift (Hibba). Accordingly M.E. No. 64307 was made and certified.

18. It appears by Confirmation Deed registered at Sr. No. 210/2012 on 06/01/2012 at Nashik - 3 that Late Bahawoddin Shamshoddin Kokani Abedakhatun Bahuddin Kokani, Firoza Bahuddin Kokani alias Firoja Hasnain Falke, Busera Bahuddin Kokani alias Busera Anas Khatib, Shamsamuddin Bahuddin Kokani, Nurulmatin Bahuddin Kokani, Furkana Bahuddin Kokani alias Furkana Shahenaz Suse, Mubsera Bahuddin Kokani alias Mubsera Mohammad Amin Mohimtule through GPA holder M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawala entered into Confirmation Deed with Mr. Vijay Fakirchand Sabadra, Sunanda Vijay Sabadra, Hansaben Sharad Shah, Amish Sharad Shah, Pratik Pramod Shah through GPA holder Mr. Pramod Shewantilal Shaha, Mr. Sandip Mahendralal Shah in respect of Survey No. 776 adm. 6.50 R., Survey No. 964 adm. 2.95 R. & Survey No. 965 adm. 2814.15 Sq. Mtrs.
19. It appears by M. E. No. 78875-A Dt. 31/03/2012 and Release Deed registered at Sr. No. 6179/2013 on 16/07/2013 at Nashik-1 that Sherbano Mushtaque Khatib, Nasim Shabbir Khatib, Shakila Gilani Kahtib rlesased their rights in respect of **Survey No. 776, Survey No. 964** and **Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik in favour of Jahid Hussain Mohammad Saheb Kahtib, Anwarhussain Mohammad Saheb Kahtib, Jakir Hussain Mohammad Saheb Kahtib, Farook Hussain Mohammad Saheb Kahtib, Nasir Hussain Mohammad Saheb Kahtib therefore their names were deleted from the record of rights of said property. Accordingly M.E. No. 78875 was made & certified.
20. It appears by M.E. No. 78899 Dt. 31/03/2012 that Jauddin Gayasuddin Kokni expired on 28/03/1993. After his demise, name of his legal heirs Shahnawaz Jauddin Kokni, Kutubuddin Jauddin Kokni, Salauddin Jauddin Kokni, Allauddin Jauddin Kokni, Mainuddin Jauddin Kokni, Dulhanbi Rafiquoddin Kokni, Khwajabi Ibrahim Saheb Gin were brought on record of rights of the said property. Accordingly M.E. No. 78899 was made and certified.
21. It appears by M. E. No. 78901 Dt. 31/03/2012 that Nuranissa GAYasuddin Kokani expired on 03/02/1992. After her demise, her legal heirs Jauddin Gayasuddin Kokani, Jainuddin Gayasuddin Kokani, Ladlibegam Mainuddin Kokani, Aminabi Gayasuddin Kokani and Khairunnisa Gayasuddin Kokani were brought on the record of rights of said property. Accordingly M.E. No. 78901 was made & certified.
22. It appears by M. E. No. 78902 Dt. 31/03/2012 that Mehrunnisa Mohammadsaheb Khatib expired on 10/01/2003. After her demise, her legal heirs were already brought on the record of rights of said propety as per mutation entry No. 38098. Accordingly M.E. No. 78902 was made & certified.
23. It appears by M. E. No. 78903 Dt. 31/03/2012 that Hissamoddin Jainoddin Kokani expired on 28/08/2005. After his demise, his legal heirs Muddasir Rahan Hissamoddin Kokani, Asim Begam Hissamoddin Kokani were brought on the record of rights of said property. Accordingly M.E. No. 78903 was made & certified.
24. It appears by M. E. No. 78904 Dt. 31/03/2012 that Mohammad saheb Kahtib, Khatijabi Khatib, Hasan Ahmad Khatin, Ismail Khatib and others sold area out of **Survey No. 776, Survey No. 964** and **Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik to following persons,

Name of Pruchaser	Details of Sale Deed	Area purchased
Mr. Rajendra Keshavrao Patil	3857/1995 on 29/06/1995	00 H. 20 R
Mr. Vijay Shriram Bhattad	3858/1995 on 29/06/1995	00 H. 20 R
Mr. Shekhar Radhavallabh Bang	3859/1995 on 29/06/1995	00 H. 20 R
Mr. Ajay Shriram Bhattad	3860/1995 on 29/06/1995	00 H. 20 R
Mr. Subhash Magannath Nahar	3861/1995	00 H. 20 R

	on 29/06/1995	
Mr. Narayan Purhsottam Patil	3862/1995 on 29/06/1995	00 H. 20 R
Mr. Radhavallabh Shankarlal Bang	3863/1995 on 29/06/1995	00 H. 20 R
Vimalabai Shriram Bhattad	3864/1995 on 29/06/1995	00 H. 20 R
Mr. Kishor Maganlal Nahar	3865/1995 on 29/06/1995	00 H. 20 R

Accordingly M.E. No. 78904 was made & certified.

25. It appears by M. E. No. 78905 Dt. 31/03/2012 that Gulamgaus Jauddin Kahtib, Mahirunnisa Mohammadsaheb Khatib, Jubedabegam Jainuddin Kokani and others sold area out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik, Tal. & Dist. Nashik** to following persons,

Name of Pruchaser	Details of Sale Deed	Area purchased
Mr. Ashok Manohar Nikam	3881/1995 on 28/06/1995	00 H. 20 R
Mr. Tanasji Narhari Gavli	3882/1995 on 28/06/1995	00 H. 20 R
Mr. Madhav Ramji Gavli	3883/1995 on 28/06/1995	00 H. 20 R
Mr. Nivrutti Nanu Kuyate	3884/1995 on 28/06/1995	00 H. 20 R
Mr. Dnyaneshwar Valu Kuyte	3885/1995 on 28/06/1995	00 H. 09 R
Mr. Dilip Valu Kuyte	3886/1995 on 28/06/1995	00 H. 20 R
Mr. Jagan Daman Karande	3887/1995 on 28/06/1995	00 H. 20 R
Mr. Shankar VALu Kuyte	3888/1995 on 28/06/1995	00 H. 20 R
Mr. Narhari Yashwant Gavli	3889/1995 on 28/06/1995	00 H. 20 R
Mr. Rajaram Jagan Karande	3890/1995 on 28/06/1995	00 H. 20 R
Mr. Ashok Jagan Karande	3891/1995 on 28/06/1995	00 H. 20 R

Accordingly M.E. No. 78905 was made & certified.

26. It appears by M. E. No. 78906 Dt. 31/03/2012 that Mainuddin Sirajuddin Kokani, Mohiyoddin Sirajuddin Kokani, Gausiya Begam Sirajuddin Kokani sold area out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik, Tal. & Dist. Nashik** to following persons

Name of Pruchaser	Details of Sale Deed	Area purchased
Mr. Subhash Shivraj Davange	3866/1995 on 28/06/1995	00H. 19.75 R
Mr. Nivrutti Madhav Davange	3867/1995 on 28/06/1995	00H. 20 R.
Mr. Kisan Narayan Davange	3868/1995 on 28/06/1995	00H. 20 R.
Mr. Govind Tukaram Davange	3869/1995 on 28/06/1995	00H. 20 R.
Mr. Samapt Namdeo Davange	3870/1995 on 28/06/1995	00H. 20 R.
Mr. Bajirao Laxman Kuchre	3871/1995 on 28/06/1995	00H. 20 R.
Mr. Dagu Narayan Jadhav	3872/1995 on 28/06/1995	00H. 20 R.

Accordingly M.E. No. 78906 was made & certified.

27. It appears that Mr. Rajendra Keshavrao Patil and others entered into Development Agreement and General Power of Attorney in respect of Area adm. 18000.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik with M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla & others as per Development Agreement & General Power of Attorney Dt. 27/07/1995. This document is duly stamped and Deficite Stamp Duty along with penalty was paid on said document in the officer of Collector of Stamp Dt. 25/07/2005.
28. It appears that Mr. Rajendra Keshavrao Patil and others through GPA holder M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla & others entered into Agreement with M/s. Bagad Associates Proprietary concern through its Proprietor Mr. Deepak Ramchandra BAGad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mrs. Dipashri Jayant Bhatambarekar in respect of Area adm. 18000.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik. This document is duly stamped and Deficite Stamp Duty along with penalty was paid on said document in the officer of Collector of Stamp Dt. 27/12/2011. Said Document was confirmed as per confirmation Deed registered at Sr. No. 198/2012 on 06/01/2012 at Nashik-3.
29. It appears by Release Deed registered at Sr. No. 481/2012 on 12/01/2012 at Nashik-1 that Late. Ruksana Nijamuddin Kokani through its legal heirs Mr. Nijamuddin Haidersaheb Kokani, Mr. Haidersaheb Nijamuddin Kokani, Vsim Nijamuddin Kokani and Arafat Nijamuddin Kokani released their rights in respect of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik in favour of Mr. Abedeen Jainuddin Kokani and Mr. Gayasuddin Jainuddin Kokani.
30. It appears by M. E. No. 78907 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 206/2012 on 06/01/2012 at Nashik-3 that M/s. Bagad Associates Proprietary concern through its Proprietor Mr. Deepak Ramchandra BAGad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mrs. Dipashri Jayant Bhatambarekar purchased **Land** area adm. 2330.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Rabiya Ibneali Khatib, Gulamali Ibneali Khatib, Samina Ibenali Khatib, Sajida Ibenali Khatib, Sana Ibenali Khatib and others through GPA holder through GPA holder M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla & others with the consent of M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla & others. Accordingly M.E. No. 78907 was made & certified.
31. It appears by M. E. No. 78908 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 241/2012 on 06/01/2012 at Nashik-1 that M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Jesaram Chawla purchased **Land** area adm. 00H. 40 R. i.e. 4000.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Shahnawaj Jauddin Kokani, Kutubuddin Jauddin Kokani, Salahuddin Jauddin Kokani, Alahuddin Jauddin Kokani, Mainuddin Jauddin Kokani and others. Accordingly M.E. No. 78908 was made & certified.
32. It appears by M. E. No. 78909 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 208/2012 on 06/01/2012 at Nashik - 3 that M/s. Bagad Associate, a Proprietary Firm through its Prop. Mr. Deepak Ramchandra Bagad through GPA holder Mr. Ajinkya Chandrakant Bagad and M/s. Bhatambarekar & Co., a Partnership Firm through Partner Dipshree Jayant Bhatambarekar purchased adm. 1919.48 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 & Survey No. 965**, situated at **Nashik**, Tal. & Dist. Nashik from Gulam Gaus Pirsahab Khatib, Zubeda Gulam Gaus Khatib, Gulam Mahammad Gulam Gaus Khatib, Sahebbani Begum Gulam Gaus Khatib, Shagufta Gulam Gaus Khatib, Sajeda Gulam Gaus Khatib, Sufiya Gulam Gaus Khatib, Chhotesaheb Pirsahab Khatib, Sugrabai Chhotesaheb Khatib, Gulam Dastagir Pirsahab Khatib, Gulam Mustafa Pirsahab Khatib, Khairunnisa Pirsahab Khatib, Shamsunnisa Pirsahab Khatib, Jaibunnisa Pirsahab Khatib through GPA holder M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawla, M/s.

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Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawala, Atul Shewantilal Shaha & Sunanda Vijay Sabadra. Accordingly M.E. No. 78909 was made and certified.

33. It appears by M. E. No. 78910 Dt. 31/03/2012 and Confirmation Deed registered at Sr. No. 190/2012 on 06/01/2012 at Nashik-3 and Sale Deed registered at Sr. No. 191/2012 on 06/01/2012 at Nashik-3 that M/s. Bagad Associates Proprietary concern through its Proprietor Mr. Deepak Ramchandra Bagad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mrs. Dipashri Jayant Bhatambarekar purchased **Land** area adm. 00H. 40 R. i.e. 4000.00 Sq. Mtrs., out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Jubeda Jainoddin Kokani, Razvana Jainoddin Kokani, Ruksana Nijamoddin Kokani, Shahin Jainoddin Kokani, Rumana Mainoddin Kokani, Abedin Jainoddin Kokani and others through GPA holder M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla with the consent of M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla. Accordingly M.E. No. 78910 was made & certified.
34. It appears by Confirmation Deed registered at Sr. No. 194/2012 on 06/01/2012 at Nashik - 3 that Mr. Atul Shewantilal Shaha, Sunanda Vijay Sabadra, Late Chiragoddin Jiyaoddin Kokani through legal heirs Mainoddin Chiragoddin Kokani, Bibi Ayesha Gulam Mahammad Kokani, Late Pyariben Nijamoddin Kokani through GPA holder legal heirs Mainoddin Nijamoddin Kokani, Late Rukaiyyabegam Yasin Kokani through legal heirs Salim Yasin Kokani, Gulam Khwaja Yasin Kokani, Jakira Mohiyoddin Kokani, Naaz Dastagir Kokani, Yasin Alisaheb Kokani through GPA holder M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawala and M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawala entered into Confirmation Deed with M/s. Bagad Associate, a Proprietary Firm through its Prop. Mr. Deepak Ramchandra Bagad through GPA holder Mr. Ajinkya Chandrakant Bagad and M/s. Bhatambarekar & Co., a Partnership Firm through Partner Dipshree Jayant Bhatambarekar in respect of Survey No. 776 adm. 06.50 R., Survey No. 965 adm. 2.95 R. & land area adm. 5900.00 Sq. Mtrs. Out of Survey No. 965.
35. It appears by Release Deed registered at Sr. No. 481/2012 on 12/01/2012 at Nashik-1 that late Ruksana Nijamoddin Kokani through legal heirs Nijamoddin Kokani, Haidarsaheb Kokani, Vasim Nijamuddin Kokani, Arafat Kokani released their rights in favour of Abedin Jainoddin Kokani and Gayasuddin Kokani in respect of **Survey No. 776, Survey No. 964 and Survey No. 965 (P)** situated at **Nashik**, Tal. & Dist. Nashik.
36. It appears by M. E. No. 78911 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 176/2012 on 05/01/2012 at Nashik-3 that M/s. Bagad Associates Proprietary concern through its Proprietor Mr. Deepak Ramchandra BAgad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mrs. Dipashri Jayant Bhatambarekar purchased **Land** area adm. 483.02 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Rabbani Pirsahab Khatib, Vijay Rabbani Khatib, Juned Rabbani Khatib and others. Accordingly M.E. No. 78911 was made & certified.
37. It appears by M. E. No. 78912 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 197/2012 on 06/01/2012 at Nashik-3 that M/s. Bagad Associates Proprietary concern through its Proprietor Mr. Deepak Ramchandra BAgad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mr. Sanjay Bhaskarrao Bhatambarekar purchased **Land** area out of 2330.00 Sq. Mtrs. out of **Land** area adm. 00H. 40 R. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Gulamhussain Sadroddin Khatib, Gausiya Mainoddin Kokani, Khwajabi Sadroddin Khatib, Iftekarbano Sadroddin Khatib, Nadim Gulamhussian Khatib, Nilipher Murtaja Khatib and others through GPA holder M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla with the consent of M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla. Accordingly M.E. No. 78912 was made & certified.

38. It appears by M. E. No. 78913 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 195/2012 on 06/01/2012 at Nashik-3 that M/s. Bagad Associates Proprietary concern through its Proprietor Mr. Deepak Ramchandra BAgad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mr. Sanjay Bhaskarrao Bhatambarekar purchased **Land** area adm. 5900.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Mainuddin Chiragoddin Kokani, Bebi Ayesha Gulm Mohammad Kokani, Jainuddin Nijamoddin Kokani, Salim Yasin Kokani, Gula Khwaja Yasin Kokani and others through GPA holder M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla with the consent of M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla, Mr. Atul shah And Sunanda Vijay Sabadra. Accordingly M.E. No. 78913 was made & certified.
39. It appears by Sale Deed registered at Sr. No. 203/2012 on 06/01/2012 at Nashik - 3 executed by M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawala, Atul Shewantilal Shaha, Sunanda Vijay Sabadra, Pyaribani Mohiyoddin Khatib, Shahin Rafique Khatib, Tahesin Mantujib Khatib, Rabiya Gulam Mohiyoddin Khatib, M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawala, Jahid Husain Mahammasaheb Khatib, Anwar Husain Mahammasaheb Khatib, Jakir Husain Mahammasaheb Khatib, Farooq Hasain Mahammasaheb Khatib, Nasar Husain Mahammasaheb Khatib, Khatibji Mohiyoddin Khatib, Hasan Mahammad Mohiyoddin Khatib, Ismail Mohiyoddin Khatib in favour of M/s. Bagad Associate, a Proprietary Firm through its Prop. Mr. Deepak Ramchandra Bagad through GPA holder Mr. Ajinkya Chandrakant Bagad and M/s. Bhatambarekar & Co., a Partnership Firm through Partner Dipshree Jayant Bhatambarekar in respect of Survey No. 776 adm. 6.50 R., Survey No. 994 adm. 2.95 R. & Survey No. 965 adm. 633.33 Sq. Mtrs.
40. It appears by M. E. No. 78914 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 204/2012 on 06/01/2012 at Nshik-3 that M/s. Bagad Associates Proprietary concern through its Proprietor Mr. Deepak Ramchandra BAgad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mr. Sanjay Bhaskarrao Bhatambarekar purchased **Land** area adm. 633.33 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Jahirhussain Mohammad Khatib, Anwarhussain Mohammad Khatib, Jakirhussian Mohammad Khatib, Nasirhussain Mohammad Khatib, Khatijabi Mohiyoddin Khatib and others through GPA holder M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla with the consent of M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla, Mr. Atul shah And Sunanda Vijay Sabadra. Accordingly M.E. No. 78914 was made & certified.
41. It appears by M. E. No. 78915 Dt. 31/03/2012 and confirmation Deed registered at Sr. No. 192/2012 on 06/01/2012 at Nshik-3 and Sale Deed registered at Sr. No. 193/2012 on 06/01/2012 at Nshik-3 that M/s. Bagad Associates Proprietary concern through its Proprietor Mr. Deepak Ramchandra BAgad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mr. Sanjay Bhaskarrao Bhatambarekar purchased **Land** area adm. 3800.00 Sq. Mtrs. out of **Land** area adm. 9316.67 Sq. Mtrs. out of out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Saif Ekbali Khatib through GPA holder M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla with the consent of M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla, Mr. Atul shah And Sunanda Vijay Sabadra. Accordingly M.E. No. 78915 was made & certified.
42. It appears by Confirmation Deed registered at Sr. No. 205/2012 on 06/01/2012 at Nashik - 3 that Gulam Mohiyoddin Gulamali Khatib, Faimida Jainulabeddin Kokani through GPA holder M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawala, Late Gulamali Abdul Raheman Khatib through legal heirs Ibneali Gulamali Khatib Gulamali Khatib, Samina Ibneali Khatib, Gulamali Ibneali Khatib, Sajiya Ibneali Khatib, Sana Ibneali Khatib, Moin Ibneali Khatib, M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawala, Atul Shewantilal Shaha & Sunanda Vijay Sabadra entered into Confirmation Deed with M/s. Bagad Associate, a Proprietary Firm through its Prop. Mr. Deepak



Ramchandra Bagad through GPA holder Mr. Ajinkya Chandrakant Bagad and M/s. Bhatambarekar & Co., a Partnership Firm through Partner Dipshree Jayant Bhatambarekar in respect of Survey No. 776 adm. 6.50 R., Survey No. 994 adm. 2.95 R. & Survey No. 965 adm. 2330.00 Sq. Mtrs.

43. It appears by Sale Deed registered at Sr. No. 206/2012 on 06/01/2012 at Nashik - 3 that M/s. Bagad Associate, a Proprietary Firm through its Prop. Mr. Deepak Ramchandra Bagad through GPA holder Mr. Ajinkya Chandrakant Bagad and M/s. Bhatambarekar & Co., a Partnership Firm through Partner Dipshree Jayant Bhatambarekar purchased Survey No. 776 adm. 6.50 R., Survey No. 994 adm. 2.95 R. & Survey No. 965 adm. 2330.00 Sq. Mtrs. From Gulam Mohiyoddin Gulamali Khatib, Faimida Jainulabeddin Kokani Kokani through GPA holder M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawala, Late Gulamali Abdul Raheman Khatib through legal heir Late Ibneali Gulamali Khatib through legal heirs Sabiyabi Ibneali Khatib, Samina, Ibneali Khatib, Gulamali Ibneali Khatib, Sajiya Ibneali Khatib, Sana Ibneali Khatib, Moin Ibneali Khatib, M/s. Dharmanath Enterprises, a Partnership Firm through its Partner Mr. Nanak Jesaram Chawala, Atul Shewantilal Shaha & Sunanda Vijay Sabadra.
44. It appears by Confirmation Deed registered at Sr. No. 207/2012 on 06/01/2012 at Nashik - 3 that M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawala, Gulam Gaus Pirsahab Khatib, Zubeda Gulam Gaus Khatib, Gulam Mahammad Gulam Gaus Khatib, Sahebbanibegam Gulam Gaus Khatib, Shagufta Gulam Gaus Khatib, Sajeda Gulam Gaus Khatib, Sufiya Gulam Gaus Khatib, Chhotesaheb Pirsahab Khatib, Atul Shewantilal Shaha, Sunanda Vijay Sabadra, Sugrabai Chhotesaheb Khatib, Gulam Dastgair Pirsahab Khatib, Gulam Mustafa Pirsahab Khatib, Khairunissa Pirsahab Khatib, Shamsunniya Pirsahab Khatib, Jaibunnisa Pirsahab Khatib entered into Confirmation Deed with M/s. Bagad Associate, a Proprietary Firm through its Prop. Mr. Deepak Ramchandra Bagad through GPA holder Mr. Ajinkya Chandrakant Bagad and M/s. Bhatambarekar & Co., a Partnership Firm through Partner Dipshree Jayant Bhatambarekar in respect of Survey No. 776 adm. 6.50 R., Survey No. 994 adm. 2.95 R. & Survey No. 965 adm. 1919.48 Sq. Mtrs.
45. It appears by Agreement For Sale Dt. 02/08/2008 that Mr. Mahesh Nanak Chawla and Mr. Sanjay Nanak Chawla purchased **Land** area adm. 6502.75 Sq. Mtrs. out of land area adm 9317.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Abedakhatun Bahuddin Kokani, Firoja Bahuddin Kokani alias Firoja Hasnain, Busera Bahuddin Kokani alias Busera Anas Khatib, Shamsuddin Bahuddin Kokani and others through GPA holder M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla with the consent of M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla. But Stamp duty in respect of said Agreement is not paid. Therefore, requisite stamp duty and penalty is paid on 27/12/2011. Accordingly, Collector of Stamps issued certificate on 29/12/2011 regarding same. Hence, Both parties entered into Confirmation Deed registered at Sr. No. 223/2012 on 06/01/2012 at Nashik 3 regarding same.
46. It appears by M. E. No. 78916 Dt., 31/03/2012 and Sale Deed registered at Sr. No. 224/2012 on 06/01/2012 at Nashik-3 that Abedakhatun Bahuddin Kokani, Firoja Bahuddin Kokani alias Firoja Hasnain, Busera Bahuddin Kokani alias Busera Anas Khatib, Shamsuddin Bahuddin Kokani and others through GPA holder M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla with the consent of M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla entered into Sale Deed with Mr. Mahesh Nanak Chawla and Mr. Sanjay Nanak Chawla in respect of **Land** area adm. 6502.75 Sq. Mtrs. out of land area adm 9317.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik. Accordingly M.E. No. 78916 was made & certified.
47. It appears by M. E. No. 78917 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 211/2012 on 06/01/2012 at Nashik-3 that Mr. Vijay Fakirchand Sabadra, Sunanda Vijay Sabadra, Hansaben Sharad Shah, Amit Shard Shah, Pratik Pramod Shah through

GPA holder Mr. Pramod shevantilal Shah and Mr. Sandip Mahendralal Shah purchased **Land** area adm. 2814.15 Sq. Mtrs. out of land area adm 9317.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Abedakhatun Bahuddin Kokani, Firoja Bahuddin Kokani alias Firoja Hasnain, Busera Bahuddin Kokani alias Busera Anas Khatib, Shamsuddin Bahuddin Kokani and others through GPA holder M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla with the consent of M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla. Accordingly M.E. No. 78917 was made & certified.

48. It appears by M. E. No. 78918 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 320/2012 on 07/01/2012 at Nashik-2 that Mr. Vijay Fakirchand Sabadra, Sunanda Vijay Sabadra, Hansaben Sharad Shah, Amit Shard Shah, Pratik Pramod Shah through GPA holder Mr. Pramod shevantilal Shah and Mr. Sandip Mahendralal Shah purchased **Land** area adm. 18633.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Asiyabegam Hisamoddin Kokani, Muddasir Rahan Hisamodin Kokani, Mehrunnisa Fajloddin Kokani, Ahmed Faraj Kokani, Najmused Kokani, Nabila Kokani, Malika Begam Jainuddin Kokani and others through GPA holder M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla with the consent of M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla. Accordingly M.E. No. 78918 was made & certified.
49. It appears by M. E. No. 78919 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 249/2012 on 06/01/2012 at Nashik-3 that M/s. Bagad Associates Proprietary concern through its Proprietor Mr. Deepak Ramchandra Bagad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mr. Sanjay Bhaskarrao Bhatambarekar purchased **Land** area adm. 00H. 40 R. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from M/s. Dharmanath Enterprise a Partnership Firm through its Partner Mr. Nanad Jesaram Chawla, with the consent of M/s. Dharmanath Enterprise a Partnership Firm through its Partner Mr. Nanad Jesaram Chawla. Accordingly M.E. No. 78919 was made & certified.
50. It appears by Confirmation Deed registered at Sr. No. 201/2012 on 06/01/2012 at Nashik - 3 that M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawla, Sunanda Vijay Sabadra, Mr. Nivrutt Madhav Davange, Mr. Kisan Narayan Davange, Mr. Govind Tukaram Davange, Sampat Namdeo Davange, Bajirao Laxman Kuyte, Dagu Narayan Jadhav, M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawla and Mr. Autl Shewantilal Shaha entered into Confirmation Deed with M/s. Bagad Associate, a Proprietary Firm through its Prop. Mr. Deepak Ramchandra Bagad through GPA holder Mr. Ajinkya Chandrakant Bagad and M/s. Bhatambarekar & Co., a Partnership Firm through Partner Dipshree Jayant Bhatambarekar in respect of Survey No. 776 adm. 6.50 R., Survey No. 964 adm. 2.95 R., Survey No. 965 adm. 1.73 R. & land area adm. 3502.17 Sq. Mtrs. Out of Survey No. 965(p).
51. It appears by M. E. No. 78920 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 202/2012 on 06/01/2012 at Nashik-3 that M/s. Bagad Associates Proprietary concern through its Proprietor Mr. Deepak Ramchandra Bagad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mr. Sanjay Bhaskarrao Bhatambarekar purchased **Land** area adm. 3502.17 Sq. Mtrs. out of area adm. 13975.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Mr. Subhash Davange, Mr. Nivrutti Madhav Davange, Kisan Narayan Davange, Govind Tukaram Davange, Sasmpat Namdeo Davange, Bajirao Laxman Kuchre and Dagu Narayan Jadhav through GPA holder M/s. Dharmanath Enterprise a Partnership Firm through its Partner Mr. Nanad Jesaram Chawla, with the consent of M/s. Dharmanath Enterprise a Partnership Firm through its Partner Mr. Nanad Jesaram Chawla & others. Accordingly M.E. No. 78920 was made & certified.
52. It appears by Confirmation Deed registered at Sr. No. 196/2012 on 06/01/2012 at Nashik - 3 that Sunanda Vijay Sabadra, Nilofar Murtaja Khatib, Moin Murtaza



Khatib, Mudassir Murtaza Khatib, Sarfaraz Murtaza Khatib, Taslim Murtaza Khatib through GPA holder M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawala, Gulam Husain Sadroddin Khatib, Gausaiya Mainoddin Kokani, Khwajabi Saddraoddin Khatib, Ifteqarbanu Sadroddin Khatib, Jakki Gulab Husain Khatib, Nadim Gulam Husain Khatib, Late Murtaza Sadroddin Khatib through legal heirs, M/s. Dharmanath Enterprises, a Partnership Firm through Partner Mr. Nanak Jesaram Chawala & Atul Shewantilal Shaha entered into Confirmation Deed with M/s. Bagad Associate, a Proprietary Firm through its Prop. Mr. Deepak Ramchandra Bagad through GPA holder Mr. Ajinkya Chandrakant Bagad and M/s. Bhatambarekar & Co., a Partnership Firm through Partner Dipshree Jayant Bhatambarekar in respect of Survey No. 776 adm. 6.50 R., Survey No. 994 adm. 2.95 R. & land area adm. 2330.00 Sq. Mtrs. Out of Survey No. 965(p).

53. It appears by M. E. No. 78921 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 199/2012 on 06/01/2012 at Nashik-3 that M/s. Bagad Associates Proprietary concern through its Proprietor Mr. Deepak Ramchandra Bagad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mr. Sanjay Bhaskarrao Bhatambarekar purchased **Land** 18000.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Mr. Rajendra Keshavrao Patil, Mr. Vijay Sjriram Bhattad, Mr. Shekhar Radhavallabh Bang, Mr. Ajay Shriram, Mr. Subhash Mahdanlal Nahar and others through GPA holder M/s. Dharmanath Enterprise a Partnership Firm through its Partner Mr. Nanad Jesaram Chawla, with the consent of M/s. Dharmanath Enterprise a Partnership Firm through its Partner Mr. Nanad Jesaram Chawla & others. Accordingly M.E. No. 78921 was made & certified.
54. It appears by M. E. No. 78922 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 213/2012 on 06/01/2012 at Nashik-3 that Mr. Dilip Shankarrao Bankar purchased **Land** area adm. 4600.00 Sq. Mtrs. out of area adm. 13975.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Mr. Subhash Shivray Davange, Mr. Nivrutti Madhav Davange, Mr. Kisan Narayan Davange, Mr. Govind Tukrama Davange, Sampat Namdeo Davange, Bajirao Laxman Kupte and Dagu Narayan Jadhav through GPA holder M/s. Dharmanath Enterprise a Partnership Firm through its Partner Mr. Nanad Jesaram Chawla, with the consent of M/s. Dharmanath Enterprise a Partnership Firm through its Partner Mr. Nanad Jesaram Chawla. Accordingly M.E. No. 78922 was made & certified.
55. It appears by M. E. No. 78923 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 243/2012 on 06/01/2012 at Nashik-3 that Mr. Vijay Fakirchand Sabadra, Sunanda Vijay Sabadra, Hansaben Sharad Shah, Amit Sharad Shah, Pratik Amit Shah through GPA holder Mr. Pramod Shevantilal Shah. Sandip Mahendralal Shah purchased **Land** area adm. 5872.83 Sq. Mtrs. out of area adm. 13975.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Mr. Subhash Shivray Davange, Mr. Nivrutti Madhav Davange, Mr. Kisan Narayan Davange, Mr. Govind Tukrama Davange, Sampat Namdeo Davange, Bajirao Laxman Kupte and Dagu Narayan Jadhav through GPA holder M/s. Dharmanath Enterprise a Partnership Firm through its Partner Mr. Nanad Jesaram Chawla, with the consent of M/s. Dharmanath Enterprise a Partnership Firm through its Partner Mr. Nanad Jesaram Chawla. Accordingly M.E. No. 78923 was made & certified.
56. It appears by M. E. No. 78924 Dt. 31/03/2012 and Sale Deed registered at Sr. No. 247/2012 on 06/01/2012 at Nashik-3 that Mr. Vijay Fakirchand Sabadra, Sunanda Vijay Sabadra, Hansaben Sharad Shah, Amit Sharad Shah, Pratik Amit Shah through GPA holder Mr. Pramod Shevantilal Shah, Mr. Sandip Mahendralal Shah purchased **Land** area adm. 19062.50 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik from Mr. Ashok Manohar Nikam, Tanaji Narhari Gavli, Madhav Ravji Gavli, Nivrutti Valu Kuchre, Dnyaneshwar Valu Kuchre, Dilip Valu Kuchre, Jagan Daman Konde and others through GPA holder M/s. Dharmanath Enterprise a Partnership Firm through its Partner Mr. Nanad Jesaram Chawla, with the consent of M/s. Dharmanath Enterprise a Partnership Firm through its Partner Mr. Nanad Jesaram Chawla. Accordingly M.E. No. 78924 was made & certified.

57. It appears by M.E. No. 86931 Dt. 12/11/2012 that as per Order by Tahsildar, Nashik bearing No. Adhi/Abhi/Kavi/2922/2012 Dt. 12/11/2012 that remark in pencil of 'forfeitted as per Court Order No. 615/36' is deleted. Accordingly M.E. No. 86931 was made and certified.
58. It appears by M. E. No. 89418 Dt. 06/06/2013 that as per Order of Tahsildar Dt. 27/05/2013 and as per the Order of Circle officer Dt. 05/06/2013, possession of land out of Survey No. 776, 964, 965 was allotted to the various purchasers (who purchased land from Bahoddin Shamshoddin Kokani and others). As per said Order, name of Mr. Mahesh Nanakram Chawla and Mr. Sanjay Nanak Chawla was recorded in resp[ect of land area adm. 00H 65.0275 R i.e. area adm. 6502.75 Sq. Mtrs. out of Survey No. 964 (p). Accordingly M.E. No. 89418 was made and certified.
59. It appears by Confirmation Deed registered at Sr. No. 79/2014 on 14/08/2014 at Nashik-7 that Mohammdi Muzhasmi Ladon entered into confirmation Deed in respect of Land area adm. 1919.48 Sq. Mtrs., out of 2330.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik with M/s. Bagad Associates Proprietary concern through its Proprietor Mr. Deepak Ramchandra Bagad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mr. Sanjay Bhaskarrao Bhatambarekar.
60. It appears by Confirmation Deed registered at Sr. No. 623/2015 on 31/01/2015 at Nashik-6 that Late. Mustafa Ibrahim Jeen through its legal heirs Mr. Shaheed Gulam Mustafa Jeen, entered into Confirmation Deed with M/s. Bagad Associates through proprietor Mr. Deepak Ramchandra Bagad and others in respect of Confirmation Deed registered at Sr. No. 190/2012, Sale Deed registered at Sr. No. 191/2012, 194/2012, 195/2012 and 249/2012.
61. It appears by M. E. No. 98139 Dt. 20/07/2015 that as per Order of Tahsildar Nashik bearing No. Adhi/Abhi/Kavi/1308/1/2015 Dt. 15/07/2015, remark of "RCS No. 327/2003 [New Spl. Civil Suit No. 398/2008] is pending" deleted from other right column of 7/12 extract of Survey No. 964 & 965 and said remark is recorded to other right column of 7/12 extract of Survey No. 776/4. Accordingly M.E. No. 98139 was made and certified. As per Online records, said Suit i.e. Spl. Civil Suit No. 398/2008 is disposed on 08/07/2016.
62. It appears by Confirmation Deed registered at Sr. No. 4525/2015 on 27/08/2015 at Nashik-6 that Mr. Anwar Abdul Razzaq Khatib and others entered into confirmation Deed in respect of 1/3rd share in **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik with M/s. Bhatamberkar and Comp. a Partnership Firm through its Partner Mr. Sanjay Bhaskarrao Bhatambekar.
63. It appears by M. E. No. 99259 Dt. 31/10/2015 and Sale Deed registered at Sr. No. 5291/2015 on 31/10/2015 at Nashik-6 that Vikrant Suryakant Bagad Gautam Mohanlal Sakhala, Dipak Ramchandra Bagad purchased land area adm. 00 H 19 R i.e. 1900.00 Sq. Mtrs., out of **Survey No. 964**, situated at **Nashik**, Tal. & Dist. Nashik from Mr. Ashok Manohar Nikam, Mr. Tanaji Nahar Gavali and others. Accordingly M.E. No. 99259 was made and certified.
64. It appears by Confirmation Deed registered at Sr. No. 2808/2017 on 24/04/2017 at Nashik-1 that Abedakhatur Bahuddin Kokani, Firoja Bahuddin Kokani alias Firoja Hasnain, Busera Bahuddin Kokani alias Busera Anas Khatib, Shamsuddin Bahuddin Kokani and others through GPA holder M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak Chawla with the consent of M/s. Dharmanath Enterprises a Partnership Firm through its Partner Mr. Nanak entered into Confirmation Deed in respect of land area adm 9317.00 Sq. Mtrs. out of **Survey No. 776, Survey No. 964 and Survey No. 965** situated at **Nashik**, Tal. & Dist. Nashik with Chawla Mr. Vijay Fakirchand Sabadra, Sunanda Vijay Sabadra, Hansaben Sharad Shah, Amit Shard Shah, Pratik Pramod Shah through GPA holder Mr. Pramod shevantilal Shah and Mr. Sandip Mahendralal Shah.
65. It appears by Confirmation Deed registered at Sr. No. 5145/2017 on 15/07/2017 at Nashik-1 that Mr. Abdul Rauf gulam and others through GPA holder M/s.

Dharmanath Enterprises a Partnership Firm through its Partner Mrs. Sunanda Vijay Sabdra through Special power of attorney Mr. Vijay Fakirchand Sabdra and others entered into confirmation Deed with M/s. Bagad Associates Proprietary Concern through its Proprietor Mr. Dipak Ramchandra Bagad and M/s. Bhatambarekar & Company a Partnership Firm through its Partner Mr. Sanjay Bhaskarrao Bhatambarekar in respect of Confirmation Deed registered at Sr. No. 190/2012, Sale Deed registered at Sr. No. 191/2012, 194/2012, 249/2012 and Confirmation Deed registered at Sr. No. 623/2015.

66. It appears by M. E. No. 500206 Dt. 23/11/2017 that Mr. Vijay Fakirchand Sabdra and others, M/s. Bagad Associates Proprietary Concern through its Proprietor Mr. Dipak Ramchandra Bagad and M/s. Bhatambarekar & Company a Partnership Firm, Mr. Mahesh Nanakram Chawla and Mr. Sanjay Nanak Chawla made layout of Survey No. 964. Assistant Director Town Planning Department Nashik, NMC approved layout as per Order bearing No. Nagarachna/ Antim/A4/ FL/15 Dt. 31/07/2017. Collector, Nashik granted N. A. permission as per Order bearing No. bearing No. Maha/Kaksha/3/4/533/2013 Dt. 08/01/2013, for residential purpose. As per approved layout, said land is divided into various plots and Plot nos. 7, 8, 9, 15, 16, 39, 40, 41 were shown in the name of Mr. Mahesh Nanakram Chawla and Mr. Sanjay Nanak Chawla. Accordingly M.E. No. 500206 was made and certified.
67. It appears by TDR Sale Deed registered at Sr. No. 4067/2023 on 27/03/2023 at Nashik 5 that Mr. Sanjay Nanikram Chawla and Mr. Mahesh Nanikram Chawla purchased TDR from Mr. Ashok Shravan Sonje.
68. It appears that **Mr. Mahesh Nanikram Chawla and Mr. Sanjay Nanikram Chawla** decided to develop the said plots and obtained Commencement Certificate by NMC bearing No. LND/BP/A1/220/2023 Dt. 31/03/2023 for Plot No. 7 & 8 _ for Residential purpose.

Date: 29/08/2023.



Yours Faithfully,

Advocate

Pawan P. Chandratre

B.Com., LL.B. Advocate
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Mr. Pawan Pramod Chandratre (B.Com., LL.B.)
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FORMAT-A

(Circular No. 28/2021)

Sr. No.

- 1) 7/12 extract/P.R. Card as on date of application for registration is in the name of **Mr. Mahesh Nanakram Chawla and Mr. Sanjay Nanak Chawla**
- 2) Mutation Entry No. : M. E. No. 78916 and M. E. No. 500206
- 3) Search Report for 30 Years from 1994 to 2023 (30 Years) taken from Sub-registrar's Office at Nashik

I have taken online search on IGR website of the record available at that time for the year 1994 to 2023 (30 Years). Some Index-II entries may not be found due to non-availability of record on IGR website / due to technical issues / human error. Out of available record, as per my opinion, no adverse entry is found in respect of the said property. As per the documents produced before me, I am of the opinion that there is no encumbrance on the said property.

- 4) Any other relevant title- NIL
- 5) **Litigations if any.** – Yes, As per Notice of Lis-pendence registered at Sr. No. 4450/2017 on 23/06/2017 at Nashik-1 that Mr. Gulam Kokani filed RCS No. 773/2016 against Vijay Fakirchand Sabadra and others in respect of Survey No. 773, 964 & 965. As per Online records, said Suit i.e. RCS No. 773/2016 is pending and next date is 16/09/2023.

Date: 29/08/2023.

Yours Faithfully,

Advocate

Pawan P. Chandratre
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ANNEXURE

SHEET ON LITIGATION

1. It appears by Notice of Lis-pendency registered at Sr. No. 1956/2006 on 18/03/2006 at Nashik-1 and Notice of Lis-pendence registered at Sr. No. 6222/2003 on 17/07/2003 at Nashik-1 that Dastgir Gulam Mohammad Kokani RCS No. 327/2003 [New Spl. Civil Suit No. 398/2008] is pending" deleted from other right column of 7/12 extract of Survey No. 773, 964 & 965 and other properties. As per Online records, said Suit i.e. RCS No. 327/2003 is disposed on 30/07/2008 and Spl. Civil Suit No. 398/2008 is disposed on 08/07/2016.
2. It appears by Notice of Lis-pendence registered at Sr. No. 4455/2010 on 17/05/2010 at Nashik-1 that M/s. Dhramantah Enterprises partnership firm through partner Mr. Atul Shah filed RCS No. 255/2010 against Abedakhatun Bahauoding Kokani and others in respect of Survey No. 773, 964 & 965. As per Online records, said Suit i.e. RCS No. 255/2010 is disposed on 15/09/2018, as said suit is dismissed.
3. It appears by Notice of Lis-pendence registered at Sr. No. 4325/2015 on 22/07/2015 at Nashik-3 that Mr. Ahemad Faraj Fajjoddin Kokani filed SCS No. 297/2015 against M/s. Dhramantah Enterprises partnership firm through partner Mr. Atul Shah and others in respect of Survey No. 773, 964 & 965. As per Online records, said Suit i.e. SCS No. 297/2015 is disposed on 23/01/2018.
4. It appears by Notice of Lis-pendence registered at Sr. No. 4450/2017 on 23/06/2017 at Nashik-1 that Mr. Gulam Kokani filed RCS No. 773/2016 against Vijay Fakirchand Sabadra and others in respect of Survey No. 773, 964 & 965. As per Online records, said Suit i.e. RCS No. 773/2016 is pending and next date is 16/09/2023.

Date: 29/08/2023.

Yours Faithfully,

Advocate

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