

TITLE REPORT

MAHA RERA

“SHILPA MADHUVAN”

Title issued by –

MANISH S. CHINDHADE.
ADVOCATE.



Format-A

(Circular No. 28/2021)

To,

Maha RERA,

MAHARASHTRA.

LEGAL TITLE REPORT

Sub - Title clearance certificate with respect to all that piece of the N.A. property bearing area **adm. 6200.00 Sq. Mtrs.** of the **S.No. 249/3/2B/2**, having C.T.S. No. 8852 and construction thereon of the Project known as **"SHILPA MADHUVAN"** as per the sanctioned Building Plan, property situated at **Deolali**, Tal & Dist. **Nashik**, within the limits of Nashik Municipal Corporation, Nashik. (Hereinafterreferred to as **"the said property"**)

I have investigated the title of **"the said property"** mentioned aboveon the request of and on the basis of following documents-

1) DESCRIPTION OF PROPERTY -

All that piece ofthe N.A. property bearing area **adm. 6200.00 Sq. Mtrs.** of the **S. No. 249/3/2B/2**, having C.T.S. No. 8852 and construction thereon of the Project known as **"SHILPA MADHUVAN"**as per the sanctioned Lay-out Plan, property situated at **Deolali**, Tal & Dist. **Nashik**, within the limits of



Nashik Municipal Corporation, Nashik. The same is bounded as follows -

East	The undivided area of Property out of S. No. 249/3+2B (S. No. 249/3/2B) owned by the Mr. Pandharinath Gabaji Gaikwad.
West	The undivided area of Property out of S. No. 249/3+2B (S. No. 249/3/2B) owned by the Mr. Tryambak Gabaji Gaikwad.
South	The undivided area of Property out of S. No. 249/3+2B (S. No. 249/3/2B) owned by the Mr. Dnyaneshwar Gabaji Gaikwad acquired for D.P. Road.
North	S. No. 250 and S. No. 253.

The Property as mentioned hereinabove with all its easement rights and commonpassage, easement rights, etc.

2) THE LIST OF DOCUMENTS OF THE "SAID PROPERTY" -

- a) 7/12 Extract and Mutation Entries.
- b) Copy of Latest CTS Extract.
- c) Copy of Sale Deed dated 20/11/2020 along with the receipt of registration (NSK-2, Reg. No. 6640).
- d) Copy of Confirmation Deed dated 27/11/2020 along with the receipt of registration (NSK-1, Reg. No. 7440).
- e) Copy of Tahsildar order dated 02/09/2021.
- f) Copy of N.A. Order dated 02/7-8/2021.
- g) Copy of Commencement certificate dated 25/03/2022.
- h) Copy of TDR Sale Deed dated 26/03/2022 along with the receipt of registration (NSK-6, Reg. No. 3459).





- 3) 7/12 extract or property card issued on-line dated 09/10/2021, Mutation Entry No. 36768.
- 4) Search report for 30 years from the year 20/08/1992 till 20/08/2022.

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 the owner is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

5) OWNER OF THE LAND -

M/S. SHILPA ESTATES, a Partnership Firm,
Through Partner-
MR. JAYESH VALLABHDAS THAKKAR.

- 6) LAND - All that piece of the N.A. property is bearing area adm. 6200.00 Sq. Mtrs. of the S.No. 249/3/2B/2, having C.T.S. No. 8852 and construction thereon of the Project known as "SHILPA MADHUVAN" as per the sanctioned Lay-out Plan, property situated at Deolali, Tal & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik.

- 7) Qualifying comments / remarks if any -NIL.



8) The report reflecting the flow of the title of "*the said property*" is enclosed herewith as annexure.

Encl: Annexure.

Date - 20/08/2022



MANISH S. CHINDHADE

ADVOCATE.





FORMAT-A
(Circular no. 28/2021)

FLOW OF THE TITLE OF "THE SAID PROPERTY"

- 1) The land bearing S. No. 249/2B/3 area adm. 2H-47R +0H-01R, Total area adm. 2H-48R originally owned and possessed by RevubaiGabaji Gaikwad before the year 1984.
- 2) The owner- RevubaiGabaji Gaikwad died in the year 1984, leaving behind heirs as follows -
 - ❖ Mr. TyambakGabaji Gaikwad (son)
 - ❖ Mr. Vasudev Gabaji Gaikwad (son)
 - ❖ Mr. PandharinathGabaji Gaikwad (son)
 - ❖ Mr. Dnyaneshwar Gabaji Gaikwad(son)
 - ❖ Mr. GabajiAwdaji Gaikwad (widower)
 - ❖ Mrs. Sakubai Babu Dhondage(married daughter)

Accordingly, their names mutated to the owner's column of the property extract and the name of the married daughter mutated to the other rights column of the property extract vide Mutation Entry No. 10108 11/09/1985.

- 3) That a Mutation Entry No. 10987 dated 30/07/1988 has been affected to the revenue record however the same has been cancelled and deleted as per the order passed in RTS



Appeal, by Deputy Officer, Nashik, therefore the said Mutation Entry has no effect.

- 4) Mr. Gabaji Awdaji Gaikwad died on 01/08/2010, leaving behind heirs as follows:

- ❖ Mr. Tyambak Gabaji Gaikwad (son)
- ❖ Mr. Vasudev Gabaji Gaikwad (son)
- ❖ Mr. Pandharinath Gabaji Gaikwad (son)
- ❖ Mr. Dnyaneshwar Gabaji Gaikwad (son)
- ❖ Mrs. Sakubai Babu Dhondage (married daughter)

The names of the heirs have already been mutated to the owner's column of the property extract. The name of deceased has been deleted and presents Mutation entry has been certified vide No. 25123 dated 02/04/2012.

- 5) Mrs. Sakubai Babu Dhondage released her share in respect of S. No. 249/3+2B and few other properties in favour of her brothers by executing a **Release Deed**. The same is registered in the office of Sub-Registrar Nashik, vide, Reg. No. 3424 on 28/03/2012. Thereby, the name of Mrs. Sakubai Babu Dhondage deleted from the property extract vide Mutation Entry No. 25124 dated 02/04/2012.

- 6) Mutation Entry No. 31979 shows that, the Revenue record updated as Online record as per the Government





Notification vide Letter No. Bhu/A/Letter No./180/L -1 on 07/05/2016 along with the order of Tahsildar Nashik dated 15/01/2017. It appears that accordingly the changes were made to the revenue record.

- 7) Mutation Entry No. 32940 shows that, the Revenue record updated as Online record as per the Government Notification vide Letter No. Bhu/A/Letter No./180/L -1 on 07/05/2016 along with the order of Tahsildar Nashik dated 26/04/2018. It appears that accordingly the changes were made to the revenue record.
- 8) Dnyaneshwar Gabaji Gaikwad executed a **Sale Deed** in respect of his share, i.e., the **undivided area adm. 6200.00 Sq. Mtrs.** out of the **S. No. 249/3+2B** in favor of M/s. Shilpa Estates, a Partnership Firm through the Partner- Mr. Jayesh Vallabhdas Thakkar with the consent of Tryambak Gabaji Gaikwad, Mr. Vasudeo Gabaji Gaikwad, Mr. Pandharinath Gabaji Gaikwad, Mrs. Vandana Dnyaneshwar Gaikwad and Mr. Nakul Dnyaneshwar Gaikwad. The same is registered in the office of Sub-Registrar Nashik2, vide, Reg. No. 6640 dated 20/11/2020. Thereby, **M/s. Shilpa Estates, a Partnership Firm through the Partner- Mr. Jayesh Vallabhdas Thakkar acquired ownership rights** in respect of the said property and accordingly, its name mutated to the owner's column of the property extract vide Mutation Entry No. 35726 dated 27/11/2020.



- 9) That, son of Dnyaneshwar Gabaji Gaikwad, Mr. Nitin Dnyaneshwar Gaikwad has confirmed the rights created by way of execution of the Sale Deed dated 20/11/2020 in favour of **M/s. Shilpa Estates, a Partnership Firm through the Partner- Mr. Jayesh Vallabhdas Thakkar** in respect of the **undivided area adm. 6200.00 Sq. Mtrs.** out of the **S. No. 249/3+2B**. The **Confirmation Deed** is registered in the office of Sub-Registrar Nashik-1, Reg. No. 7440 dated 27/11/2020.
- 10) **Non-Agricultural Permission** - **M/s. Shilpa Estates, a Partnership Firm through the Partner- Mr. Jayesh Vallabhdas Thakkar**, owner of the **undivided area adm. 6200.00 Sq. Mtrs.** out of the **S. No. 249/3+2B** converted the use of the said property owned by them to **Non-Agricultural purpose** by the order of the Deputy Collector, Nashik, vide order no. Masha /Kaksha /3 / 4/ Ru.Ka.Aa / Pra /Kra. 450/2021/2021 dated 02/08/2021. Thereby, Pot-Hissas were formed and the revenue extract was separated. The new Survey Number has been numbered as **S. No. 249/3/2B/2, which is the subject matter of the Present Title.** Mutation Entry No. 36768 dated 09/10/2021 is certified to the same effect.
- 11) **Commencement Certificate** - The Owner prepared a building plan for the construction of and the same has been





sanctioned by the Nashik Municipal Corporation, Nashik
vide order no. LND/BP/C3/484/2022 dated 25/03/2022.

- 12) The owner- **M/s. Shilpa Estates, a Partnership Firm** through the Partner- **Mr. Jayesh Vallabhdas Thakkar** purchased area adm. 600.15 Sq. Mtrs. from Mr. Ravindra Maruti Fad by way of **TDR Sale Deed**. The same is registered in the office of sub-Registrar Nashik-6, vide, Reg. No. 3459 on 26/03/2022.
- 13) I have verified the 7/12 extracts in respect of **"the said property"** and the name of the owner **M/s. Shilpa Estates, a Partnership Firm through the Partner- Mr. Jayesh Vallabhdas Thakkar** has been mutated to the owner's column of the property extract.
- 14) I have verified the copy of C.T.S. extract of the property numbered as 8852, area adm. 110796.00 Sq. Mtrs,. The same is not updated.
- 15) I have verified a 'Zoning Certificate', & 'Sanad' dated 02/09/2021 which shows that the Land is in Residential Zone as per the Development Plan 09/01/2017.
- 16) It is further learnt from the Owner that, the Project constructed / to be constructed on and over the **"the said property"** shall be named as **"SHILPA MADHUVAN"**.



From the above discussion it can be said that, the title of **"the said property"** i.e., all that piece of the N.A. property bearing area adm. 6200.00 Sq. Mtrs. of the S.No. 249/3/2B/2, having C.T.S. No. 8852 and construction thereon of the Project known as **"SHILPA MADHUVAN"** as per the sanctioned Lay-out Plan, property situated at Deolali, Tal & Dist. **Nashik**, within the limits of Nashik Municipal Corporation, **Nashik is clear and marketable, and the property is unencumbered.**

- a) 7/12 extract / P. R Card as on date of application for registration.
- b) Mutation Entry No.36768
- c) Search report for 30 years from 20/08/1992 till 20/08/2022 taken from Sub - Registrar' office at Nasik.
- d) Any Other Relevant Title - NIL.
- e) Litigations if any- Not found.

Date -20/08/2022.


MANISH S. CHINDHADE
ADVOCATE.

